



**Regular Council meeting for Public Hearings
Monday, November 20, 2017**

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

Claudia Jesson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9753**
(Location: 10451/10453 No.1 Road; Applicant: 1008358 BC Ltd)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/10-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9753 be given second and third readings.

CARRIED



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Monday, November 20, 2017**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9762**
(Location: 7151 No. 2 Road; Applicant: Konic Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/10-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9762 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9765**
(Location: 9600/9620 Glenacres Drive; Applicant: KNS Enterprises Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/10-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9765 be given second and third readings.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9773**
(Location: 12431 McNeely Drive; Applicant: Darlene Dueckman, Mark Dueckman, and John Goossen)

Applicant's Comments:

The applicant was available to respond to queries.



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Written Submissions:

None.

Submissions from the floor:

None.

PH17/10-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9773 be given second and third readings.

CARRIED

5. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9062 & RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9063**

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

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Brenda Yttri, President, Steveston Community Society, (Schedule 1)
- (b) Bob King, 11100 Railway Avenue, (Schedule 2)
- (c) Mark Real, (Schedule 3)
- (d) Vern Renneberg, 4211 Bayview Street, (Schedule 4)
- (e) Mike Ogryzlo, 4233 Bayview Street, (Schedule 5)
- (f) Kelvin Higo, Richmond Resident, (Schedule 6)
- (g) Rob Chan, 4311 Bayview Street, (Schedule 7)
- (h) Erika Simm, 4991 Westminster Highway, (Schedule 8)
- (i) John Roston, 12262 Ewen Avenue, (Schedule 9)
- (j) M. Burke, 4311 Bayview Street, (Schedule 10)

Submissions from the floor:

John Roston, 12262 Ewen Avenue, spoke on the community amenity contribution and read from his submission (attached to and forming part of these minutes as Schedule 9).



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Sadru Ramji, 7951 Bennett Road, expressed concern with the proposed development. He was of the opinion that if the proposed development is approved, the community will endure hardship with regard to businesses competing with one another. Mr. Ramji noted that there should be fair compensation to the community.

Erika Simm, 4991 Westminster Highway, expressed concern with the Applicant's intentions with the development site and read from her submission (attached to and forming part of these minutes as Schedule 8).

Sean Lawson, 6463 Dyke Road, spoke in support of the daycare and boutique hotel as complimentary uses of the development property, however expressed concern with regard to including retail restaurant space in the remaining portion of the site. He was of the opinion that allowing retail restaurant space will negatively impact current landowners and business owners in Steveston Village, and noted that the amenity contribution should be used to improve new initiatives in the community. Mr. Lawson remarked that office space, seniors centre, fitness facility, museum or library are some beneficial resources for the community and would be an acceptable use for the development site. He then noted that the proposed boutique hotel needed to be revisited and expressed concern regarding no amenity contribution for the location of the proposed hotel.

Don Flintoff, 6071 Dover Road, expressed concern regarding the Applicant's intentions for the future of the development site, as Council will lose control if rezoning is granted. Mr. Flintoff noted that the amenity contribution amount was not sufficient enough and that compensation should be increased.

In response to Council query, staff confirmed that the conversion of the proposed hotel to condominiums would require a rezoning.

Cynthia Rautio, 12282 English Avenue, spoke on the lack of amenity contribution for the building location for the proposed hotel. Ms. Rautio remarked that the proposed hotel would be situated within a residential neighbourhood and was concerned with traffic, and the people that would be residing in the hotel. She was of the opinion that these buildings would be better suited for office space, a museum or a library and urged Council to consider the residents of Steveston Village when making a decision.

Lorne Slye, 11911 3rd Avenue, spoke in favour of the proposed hotel, noting that it would provide much needed viability to the area. He was of the opinion that the amenity contribution should be put towards a marina to increase tourism within Steveston Village.



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Mayor Brodie acknowledged the conclusion of the first round of public speakers and invited the Applicant to address Council on comments made by the public delegations.

Chris Evans, Vice-President, Onni Development, and Brendan Yee, Development Manager, Onni Development, spoke on various efforts made by Onni to address the concerns of the City. Mr. Evans advised that this project is an important stepping stone for Onni Development and they believe that Onni has made every effort to address the comments of the different stakeholders in Steveston Village, and is of the opinion that the proposed 32-unit hotel will be a tremendous addition to the area.

In reply to queries from Council, Mr. Evans advised that the proposed boutique hotel would be small and would be targeted towards families, parents, and residents. He noted that the rooms would be similar to that of a studio apartment with a small kitchenette. Mr. Evans provided background information on an Onni development in Vancouver.

Discussion took place on short-term rentals in Steveston and it was queried whether Onni was prepared to sign a restrictive covenant on the property for only a hotel or Mixed Maritime Use. In reply to queries from Council, Mr. Evans advised that he believed that Onni has adhered to everything that was requested of them however he noted that he was unable to comment on any legal commitments.

In reply to queries from Council, Mr. Evans advised that allocation of the community amenity contribution is up to the discretion of Richmond Council.

Two speakers then addressed Council for a second time with new information.

Erika Simms, 4991 Westminster Highway, provided background information on a proposed marina, from when she was a representative on a Committee regarding the rezoning of the BC Packers waterfront site. She advised that the marina proposal was not approved at the time as it would interfere with the fishing fleets. She spoke in opposition to the proposed hotel being built in a residential area however was in favour of Steveston Hardware being relocated to that area.

Loren Slye, 11911 3rd Avenue, noted that Steveston has changed significantly since he has lived there and was of the opinion the proposed hotel would increase tourism and elevate the vibrancy of the community.

The Chair advised the conclusion of the Public Hearing submissions.



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Council discussed the proposal and subsequent steps, and the following **motion** was introduced:

It was moved and seconded

That the rezoning considerations be amended to read as follows:

“6. City acceptance of the developer's offer to voluntarily contribute \$4,750,000 towards the Steveston Community Amenity provision account.”

The question on the motion was not called as Council discussed the merits of referring the matter back to staff versus deferring Council consideration to the December Public Hearing. The Chair suggested that if Council was not satisfied with the land uses, that a referral back to staff would be appropriate.

As a result of the discussion, the following **referral motion** was introduced:

PH17/10-5

It was moved and seconded

That Council consideration of Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be deferred to the December 18, 2017 Public Hearing scheduled for 7:00 p.m. in the Council Chambers at Richmond City Hall for further consideration regarding the amenity contribution component.

The question on the motion was not called as materials were distributed (attached to and forming part of these minutes as Schedule 11) regarding a past marina proposal from BC Packers.

Council expressed concern with regard to the amenity contribution and direction was provided to staff to examine the analysis of the uplift value.

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

ADJOURNMENT

PH17/10-6

It was moved and seconded

That the meeting adjourn (9:12 p.m.).

CARRIED



**Regular Council meeting for Public Hearings
Monday, November 20, 2017**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, November 20, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Claudia Jesson)



Steveston Community Society

Serving the Community of Steveston Since 1946

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

11 October 2017

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

To Public Hearing
Date: <u>Nov. 20, 2017</u>
Item # <u>5</u>
Re: <u>Onni - Bylaws</u>
<u>9062, 9063</u>

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 20, 2017.

Dear Mayor Brodie and Members of Council:

At the meeting of the directors of the Steveston Community Society on Tuesday, September 19, 2017, Mr. Brendan Yee, Development Manager of the ONNI Group, presented an update regarding proposed changes to their zoning application with the City of Richmond.

Our board appreciated the update, and asked members to submit any feedback on the proposal. A few responded with respect to the pledged \$2.3M contribution towards a new community centre for Steveston, and suggested this amount should be larger considering the size and scope of the planned redevelopment of the Steveston Community Centre. Aside from this specific comment, our board has no further feedback to offer at this time.

Yours truly,

Brenda Yttri
President
Steveston Community Society

cc: Brendan Yee, Development Manager
ONNI Group

Steve Baker, Area Coordinator
Steveston Community Centre



Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

Mayor and Councillors

From: Bob King <bobkingcpa@gmail.com>
Sent: Wednesday, 18 October 2017 14:11
To: Mayor and Councillors
Subject: Omni development

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

To Public Hearing
Date: Nov. 20, 2017
Item # 5
Re: Omni - Bylaws
9062, 9063

Council:

Seriously, if anyone ever believed, even from the outset, that the Steveston development would end up as marine use, they are seriously corrupt or naive and have no business running our city's business.

Omni and the city are dancing, as expected, and eventually we will have the restaurants, souvenir shops and commercial use that was anticipated by all at the outset.

Given that the city laid down and permitted the development to begin with, please make sure we don't lose more by giving it all to Omni.

I'm sure any respectable accounting firm can value the lift properly using generally accepted valuation principles and that is the amount Omni needs to pay. Why would we subsidize Omni?

It's now a matter of principal. Don't let us down.

Respectfully,

Bob King
19-11100 Railway Ave
Richmond, BC V7E 6J8
604 868 7545



Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

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

Mayor and Councillors

From: Mark Real <Mark_Real_4@hotmail.com>
Sent: Tuesday, 17 October 2017 12:25
To: Mayor and Councillors
Subject: ONNI in Steveston

To Public Hearing
Date: Nov. 20, 2017
Item # 5
Re: Onni - Bylaws
9062, 9063

Mayor and Councillors,

Having read about the fiasco in Steveston, be well aware that this is not the first time ONNI has been up to shenanigans. And there are many more examples...

<http://www.nsnews.com/news/split-council-ok-s-onni-bowling-bid-1.21227298>



Split council OK's Onni bowling bid - North Shore News

www.nsnews.com

If you dig it, they will bowl. That was the outcome of Monday's City of North Vancouver council meeting in which a Central Lonsdale bowling alley was approved and a ...

CITY OF RICHMOND
DATE
OCT 17 2017
RECEIVED
CITY CLERK'S OFFICE

Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

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

MayorandCouncillors

From: Vern Renneberg <vrennebe@telus.net>
Sent: Friday, 3 November 2017 15:49
To: MayorandCouncillors
Subject: Onni Rezoning Imperial Landing

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Public Hearing
Date: Nov 20, 2017
Item # 5
Re: Onni - Bylaws
9062, 9063

Dear Mayor and City Councilors

Re: Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500m Amendment Bylaw 9063 (RZ 13-633927)

These pictures were taken Oct 31, 2017

Picture 0153 shows 4080 Bayview St where the daycare is located that was added to the existing zoning. The picture shows the loading dock installed by Onni in order to service the lower floor of the building where a grocery store is proposed. This loading dock faces west but is not useable because pup tractor trailers cannot back into it from Bayview. Any trailers approaching from No 1 road (as proposed by Onni) cannot back into the loading dock as the turn is too sharp when backing up. Even if they were able to make it they would block the whole entrance to the underground parking, and the sidewalk which creates a safety and emergency access problem. The picture also shows how busy Bayview can be with parents parking in the loading zone located across the street that belongs to Imperial Village

Pup tractor trailers are not able to approach from the east because they cannot make it around the roundabout located at the corner of Easthope St and Bayview St. without running up on the curbs located there. Even firetrucks run over the curb now when approaching from the east. If they did come this way they would still be blocking any access to the underground parking. This underground parking is also for residents.





Picture 0155 has a better view of the loading dock and shows the 5 ton truck blocking half the entrance to the parking lot.



Please reconsider any changes to the zoning for this whole complex. Come and see for yourself the many problems with Onni's proposals. More pictures are available if you wish.

Vern Renneberg
4211 Bayview St.
604 274 5761

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

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

MayorandCouncillors

From: Mike O <fishingvancouver@shaw.ca>
Sent: Sunday, 5 November 2017 20:06
To: MayorandCouncillors
Subject: FW: Fwd: onni rezoning imperial landing on bayview in steveston

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Public Hearing
Date: Nov 20, 2017
Item # 5
Re: Onni - Bylaw's
9062, 9063

From: Mike Ogryzlo
Sent: 2017-11-05 7:59 PM
To: Fishingvancouver@shaw.ca
Subject: Fwd: Fwd: onni rezoning imperial landing on bayview in steveston

Let's not get duped. Onni is playing us for patsies. I encourage you all to move slowly on this decision. The pace of change lately has led to undesirable results because it is nearly impossible for legislators to keep ahead of things; like real estate Investment, money laundering, birthing hotels, monster houses in the ALR, short term rentals. Let's slow down and evaluate before making an irreversible rezoning mistake with the most valuable property in Richmond; Our crown jewel.

Do you believe regular citizens came out to the last council in support of onni? I think not. Were those more likely people with a vested interest? Damn straight. The rezoning would likely result in beer parlour activity pouring out onto the boardwalk. I live with hundreds of fellow residents in a strata across the street. 4111 4211 4233 bayview and 4280 Moncton. Every resident I talk to is strongly opposed to changing the zoning. Onni is sitting on a hundred million dollars worth of properties there. I estimate that if we redone we would be handing them another fifty million in value, which they would probably promptly sell to investors. I took a quick look at property evaluations. It looks to me like they should currently be paying four times as much property tax. Thanks. Mike Ogryzlo 308 4233 bayview street Richmond bc V7e6t7



Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

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

MayorandCouncillors

From: CityClerk
Sent: Tuesday, 14 November 2017 11:33
To: MayorandCouncillors
Subject: FW: Onni Development in Steveston

To Public Hearing
Date: Nov. 20, 2017
Item # 5
Re: Onni - Bylaws
9062 9063

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Badyal,Sara
Sent: Wednesday, 8 November 2017 16:50
To: CityClerk
Subject: FW: Onni Development in Steveston



From: kelvin Higo [mailto:kelvinhigo@gmail.com]
Sent: Saturday, 21 October 2017 18:38
To: Badyal,Sara
Subject: Onni Development in Steveston

I read with interest the reporting on the recent re-zoning meeting held at City Hall. I have followed this development closely since it was first presented at public hearings a number of years ago. I also believe that Onni never intended to fulfill their proposal to develop maritime uses at their site along the boardwalk but rather agreed to that just to get the majority of their project a go ahead.

If the City agrees to Onni's proposal without proper compensation, it sets a dangerous precedent for other developers who can agree to anything at the public hearing phase and then claim hardship later on to get their property re-zoned. The reason we have a public hearing process is to find the right balance between the developers desires and the public's issues. Neither side normally gets everything they want, but the process that developers are subjected to ensures that the right compromise is reached. I wrote previously that agreeing to the after school daycare is the start of the "slippery slope" even though I agreed that childcare was probably a good use of the site. Now we are looking at whether a hotel would be an appropriate use. Nothing further should be considered until the matter of compensation is resolved.

I have always felt that the Onni issue now distills down to two issues. One relates to the type of use along the boardwalk and I have expressed my thoughts to Onni directly that their site is the last piece of important waterfront in the Steveston area and as such Onni has the responsibility along with the City to ensure that the future uses add to the ambience of Steveston rather than compete with the existing commercial businesses. The second responsibility is the amount of compensation that Onni should pay to receive the benefit of this re-zoning. Clearly what Onni has offered so far is insufficient for the benefits they will accrue as a result of re-zoning. The City's counter-offer is probably a bit high but I cannot ascertain this as I haven't had the information to make an informed decision but I can surmise that Onni's offer is still not enough for what they will receive in return.

As a lifelong resident of Steveston, I am perfectly content to leave those buildings vacant until such time that Onni compensates the City appropriately.

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

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

MayorandCouncillors

From: CityClerk
Sent: Tuesday, 14 November 2017 13:53
To: MayorandCouncillors
Subject: FW: By-law 9063 (RZ13-633927)

To Public Hearing
Date: Nov. 20, 2017
Item # 5
Re: Onni - Bylaws
9062, 9063

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Badyal, Sara
Sent: Thursday, 2 November 2017 13:55
To: CityClerk
Cc: Zoning
Subject: FW: By-law 9063 (RZ13-633927)

From: Zoning
Sent: Monday, 30 October 2017 15:59
To: Badyal, Sara
Subject: FW: By-law 9063 (RZ13-633927)

FYI – this was emailed to the zoning email.

Debbie Poon

From: Robert Chan [<mailto:rchan127@gmail.com>]
Sent: Monday, 30 October 2017 14:43
To: Zoning
Subject: By-law 9063 (RZ13-633927)



I know that the public hearings have already happened but I was unable to attend any of them. I am an owner at 5 - 4311 Bayview Street which would be one of the residents directly affected with the zoning change.

I understand the need to change the zoning and that the city will receive compensation from ONNI for the zoning change. My request out of this would be the following:

I would like to see the area brought back up to standards, the boulevards in front of my units 4311 Bayview street are terrible and as part of the zoning changes and requirements from ONNI I would like to see either the boulevards updated with new grass (sod) with inground sprinklers installed or put paving stones down given that the boulevards in front of my house is a high traffic area where pedestrians always seems to cross in front off.

I would also like to know what is being done to protect the street parking that we have available to us? Would we be able to be granted permits (Free) to park on the street and restrict parking congestion in front of our houses?

I would also like to know if there will be restrictions to Commercial trucks from entering the Bayview street and that truck access will be from Number 1 road.

These are a few concerns that I have and would like to see addressed given that the zoning is a benefit to the City and ONNI and provides very little if no benefits to us residents.

Please feel free to contact me if you wish to discuss my concerns.

Take Care,
Rob Chan
604-809-5147

To Public Hearing	
Date:	Nov. 20, 2017
Item #	5
Re:	Onni - Bylaws 9062, 9063

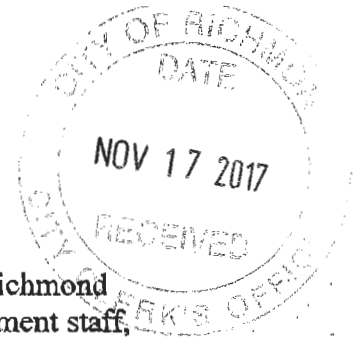
TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Nov. 17, 2017

To Mayor and Council
City of Richmond
6911 No 3 Road
Fax: 604-278-5139

from Erika Simm
4991 Westminster Hwy
Richmond, V7C 1B7

Schedule 8 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 20, 2017.



Dear Mayor and Councillors,

As some of you may remember, in the late 1990's I was a representative for Richmond citizens on a large committee consisting of City of Richmond Planning Department staff, B.C. Packers representatives, Fisheries Union representatives, and Steveston residents, a committee that was tasked with recommendations to Council for the rezoning of the coveted B.C. Packers waterfront site in Steveston.

The zoning of the Packers lands, including the waterfront area at that time was **INDUSTRIAL**.

Contrary to the Richmond Packers reps, who wanted multi-residential zoning on this site to maximize their profits, all others wanted and fought for a zoning that would lend itself to a **re-vitalization of the Steveston waterfront to provide a self-sustaining environment for the fishing industry, a Granville Island style commercial zone which would include maritime uses and educational elements, while maintaining the areas unique and historic industrial character, - that of a fishing village.**

Hence the original industrial zoning was changed to a new zoning for the waterfront, the Maritime Mixed Use zone (MMU)

I don't think that almost all the proposals from Onni Development meet the criteria of the Maritime Mixed Use. Not by a long shot. And I don't think that Onni took the above vision into consideration when they built the buildings on this very special site.

It is, after all, situated in the heart of Steveston Village, with the Harbour Authority and Britannia Heritage Shipyard to the east, and the fishing fleet moorage, Georgia Cannery and Harbour Authority to the west.

Council has only one time to get this right. If Council chooses to accept a monetary compensation for upgrading this zoning from MMU to commercial at all, then in all fairness Onni has to pay the City the full amount of the upgrade. At this time their offer is laughable. A full 100% compensation is just the cost of doing business, and the citizens of Richmond deserve no less.

I would urge Onni to try harder to accommodate this special MMU Zoning, and refurbish the existing buildings exterior to reflect the fishing village character of their unique one in a million site.

Erika Simm

Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

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

MayorandCouncillors

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: Thursday, 16 November 2017 15:20
To: MayorandCouncillors
Cc: Badyal,Sara
Subject: Submission to Public Hearing on Nov. 20, 2017.
Attachments: Roston - Onni Imperial Landing Amenity Contribution New Info Nov 16 2017.pdf

To Public Hearing
Date: NOV-20, 2017
Item # 5
Re: Onni - Bylaws
9062, 9063

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

Dear Mayor and Councillors,
My submission to the Public Hearing on Nov. 20 with reference to the Onni Imperial Landing Amenity Contribution is attached.

Your patience and determination to arrive at a fair amenity contribution is very much appreciated.

john.roston@mcgill.ca

John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254



Onni Imperial Landing Rezoning Amenity Contribution – New Information

I'd like to thank Chris Evans of Onni for calling me to discuss the calculation of the amenity contribution. It was most helpful. I'd also like to thank Sean Lawson, the well-known realtor in Steveston, for calling me to discuss his calculation of the amenity contribution. They are both real estate professionals with a lot of experience, as are some of the city councillors, and I am not. I'm a Richmond citizen with an interest in seeing that Onni pays the City a fair amenity contribution that can be used to improve local municipal services in Steveston.

It was most unfortunate that the City's consultant on the amenity contribution did not have all the relevant information for arriving at a fair amenity contribution calculation as I explained in my previous submission. It's important that the consultant be given the opportunity to update his report. It's also important that Mr. Lawson's amenity calculation be considered since he has an intimate knowledge of the commercial lease rates in Steveston and the potential demand for space in the development.

Mr. Evans made the point that the actual tenants in the development are irrelevant. Tenants will come and go. This is about new permitted uses in each building and the effect that has on the building's value. Nevertheless, Mr. Evans spoke about Steveston Marine and Hardware as a potential tenant and the fact that he no longer has a grocery or a bank as potential tenants. By his own assertion, these potential tenants and non-tenants are irrelevant to the discussion. Steveston Marine and Hardware could wind up in Building 5 or 6 or those buildings could remain empty.

One important factor is that Onni has asked for financial services as a permitted use in Buildings 1 and 4. Banks pay very high lease rates which in turn increase the uplift and the amenity contribution. Since Onni doesn't have a bank as a potential tenant, it could remove financial services as a permitted use in Buildings 1 and 4. This would reduce the total uplift shown in the calculation I submitted previously from \$12 million to \$10.5 million. Should a bank come along, Onni could then request that financial services be added.

In my previous calculation submission, I used a cap rate of 5%. Mr. Lawson feels that 4% is a more appropriate conservative rate. Mr. Evans feels that 4% is way below what anyone would use in a comparable situation. If a compromise rate of 4.5% is used in my calculation, it increases the uplift by about \$1 million. Additional expert opinion is required on cap rates.

In my calculation, I used the lease rate for a restaurant of \$33 ft² for the ground level of Building 2 and for Building 4. Mr. Evans feels strongly that Building 2 cannot be leased as a whole for even \$30 ft² and the building cannot be subdivided. Mr. Lawson feels strongly that it can be subdivided and the lease rate should be \$35 ft². Again, additional expert opinion is required on subdividing Building 2 and the appropriate lease rate. It would be interesting to ask a restaurant designer to make a couple of sketches of how a subdivided Building 2 might look and then publish them in the newspaper with a note that we are looking for restaurateurs interested in leasing at \$35 ft². A bit unconventional, but it would answer the question.

Mr. Evans indicated that they are willing to pay 75% of the uplift. I urged Council to insist on 100%. Mr. Lawson uses 80%.

City councillors, Mr. Evans and Mr. Lawson have all said that they want the amenity contribution to be based on fact. We are getting close to doing that. It requires direction from Council to bring in some additional expert expertise followed by discussion between Onni and the City to arrive at a fair amenity contribution that will benefit the local Steveston residents.

John Roston, 12262 Ewen Ave., Richmond, 604-274-2726

ON TABLE ITEM

Date: Nov-20, 2017
Meeting: Public Hearing
Item: #5 - Onni

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

CityClerk

From: Badyal, Sara
Sent: Monday, 20 November 2017 11:21
To: CityClerk
Subject: FW: Onni Imperial Landing Amenity Contribution
Attachments: Onni Imperial Landing Rezoning Amenity Contribution New Info Chart.pdf; Onni Assessment Calculation Nov 2017.pdf

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

From: John Roston, Mr [mailto:john.roston@mcgill.ca]

Sent: Monday, 20 November 2017 11:06

To: Brodie, Malcolm; Johnston, Ken; Au, Chak; Loo, Alexa; Dang, Derek; McPhail, Linda; McNulty, Bill; Steves, Harold; Day, Carol

Cc: Badyal, Sara

Subject: Onni Imperial Landing Amenity Contribution

Dear Mayor and Councillors,

At the Public Hearing this evening I will be using the attached updated chart and picture which may be easier to see in the attached copy than on the projector. It reflects the updated information I received from Mr. Evans of Onni and Mr. Lawson, the Steveston realtor.

In addition to the that material, I will be mentioning that Onni convinced BC Assessment to dramatically lower the assessment on the buildings a few years ago. The attached chart shows that using the new assessed value, the square footage for each building and a likely cap rate of 5%, the lease rates for the buildings would work out almost exactly to \$6 a square foot except for Building 2 which is \$8.50 per square foot. BC Assessment is supposed to use the highest rate at which the buildings could be leased without regard to how they are actually being used. We have been using the MMU lease rate of \$15 a square foot. Onni appears to have been seriously underpaying its taxes.

Thank you for your consideration.

John Roston

john.roston@mcgill.ca

John Roston

12262 Ewen Avenue

Richmond, BC V7E 6S8

Phone: 604-274-2726

Fax: 604-241-4254



Onni Imperial Landing Rezoning Amenity Contribution Roston Calculation – Additional Information Nov.20,2017.
 (After additional input to Mr. Roston from Mr. Evans of Onni and Mr. Lawson, Steveston Realtor)

The main point is that the original report by the City's consultant, Mr. Wozny, was based on outdated and misleading information. The new staff report is irrelevant since it is based on the assumption that Mr. Wozny's initial report is the last word. Mr. Wozny told Mr. Roston that he would welcome the opportunity to update his report. City staff told Mr. Roston that a request for an updated report and input from other experts requires a motion passed by City Council and this was not done at the last public hearing.

Three factors have a major impact on the amenity contribution:

1. Removing financial services as a use in the buildings. Mr. Evans says that they no longer have a bank as a tenant.
2. Using a 4% cap rate instead of 5%. Mr. Lawson says that his research concludes that 4% is a conservative rate.
3. Whether the ground floor of Building 2 can be subdivided. Mr. Evans says it can't. Mr. Lawson says it can. See picture on next page.

Each column should be compared to the column on its left.

	Highest Lease Rate Use	Previous Submission	Remove Financial Serv.	No Financial & 4% Cap Rate	No Fin., 4% Cap & Bldg. 2 Undivided	No Fin., 5% Cap & Bldg. 2 Undivided
Building 1	Financial Services	\$38.50 ft ²	\$33.00 ft ²			
Building 2 Ground Level	Restaurant	\$33.00 ft ²	\$33.00 ft ²		\$25.00 ft ²	\$25.00 ft ²
Building 2 Upper Level	Daycare	\$22.00 ft ²	\$22.00 ft ²			
Building 3	Restaurant	\$33.00 ft ²	\$33.00 ft ²			
Building 4	Financial Services	\$38.50 ft ²	\$33.00 ft ²			
Net Increase in Annual Rent		\$660,398.	\$589,888.	\$589,888.	\$462,520.	\$462,520.
Capitalization Rate		5.0%	5.0%	4.0%	4.0%	5.0%
Increase in Value Using Cap Rate		\$13,207,960.	\$11,797,760.	\$14,747,200.	\$11,563,000.	\$9,250,400.
Less: Increase in Leasing Costs		\$1,313,688.	\$1,313,688.	\$1,313,688.	\$1,313,688.	
Net Increase in Value		\$11,894,272.	\$10,484,072.	\$13,433,512.	\$10,249,312.	\$7,936,712.

Similar building to Bldg. 2. Note wooden beams at top that could possibly be extended to ground to subdivide.



Onni Imperial Landing

	Land	Building	Total Assessment	Net Leaseable Area	Rate per Foot	Lease Revenue	Cap Rate
4020 Bayview	\$373,000	\$445,000	\$818,000	6,794	\$6.00	\$40,764	5%
4080 Bayview	\$2,119,000	\$1,742,000	\$3,861,000	22,874	\$8.50	\$194,429	5%
4100 Bayview	\$55,700	\$158,000	\$213,700	1,781	\$6.00	\$10,686	5%
4180 Bayview	\$461,000	\$265,000	\$726,000	6,028	\$6.00	\$36,168	5%
4280 Bayview	\$1,166,000	\$491,000	\$1,657,000	13,765	\$6.00	\$82,590	5%
4300 Bayview	\$753,000	\$371,000	\$1,124,000	9,342	\$6.00	\$56,052	5%

ON TABLE ITEM

Date: Nov 20, 2017
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TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

From: Webgraphics
Sent: Monday, 20 November 2017 12:58
To: Mayor and Councillors
Subject: Send a Submission Online (response #1187)

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

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

Send a Submission Online (response #1187)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/20/2017 12:57:33 PM

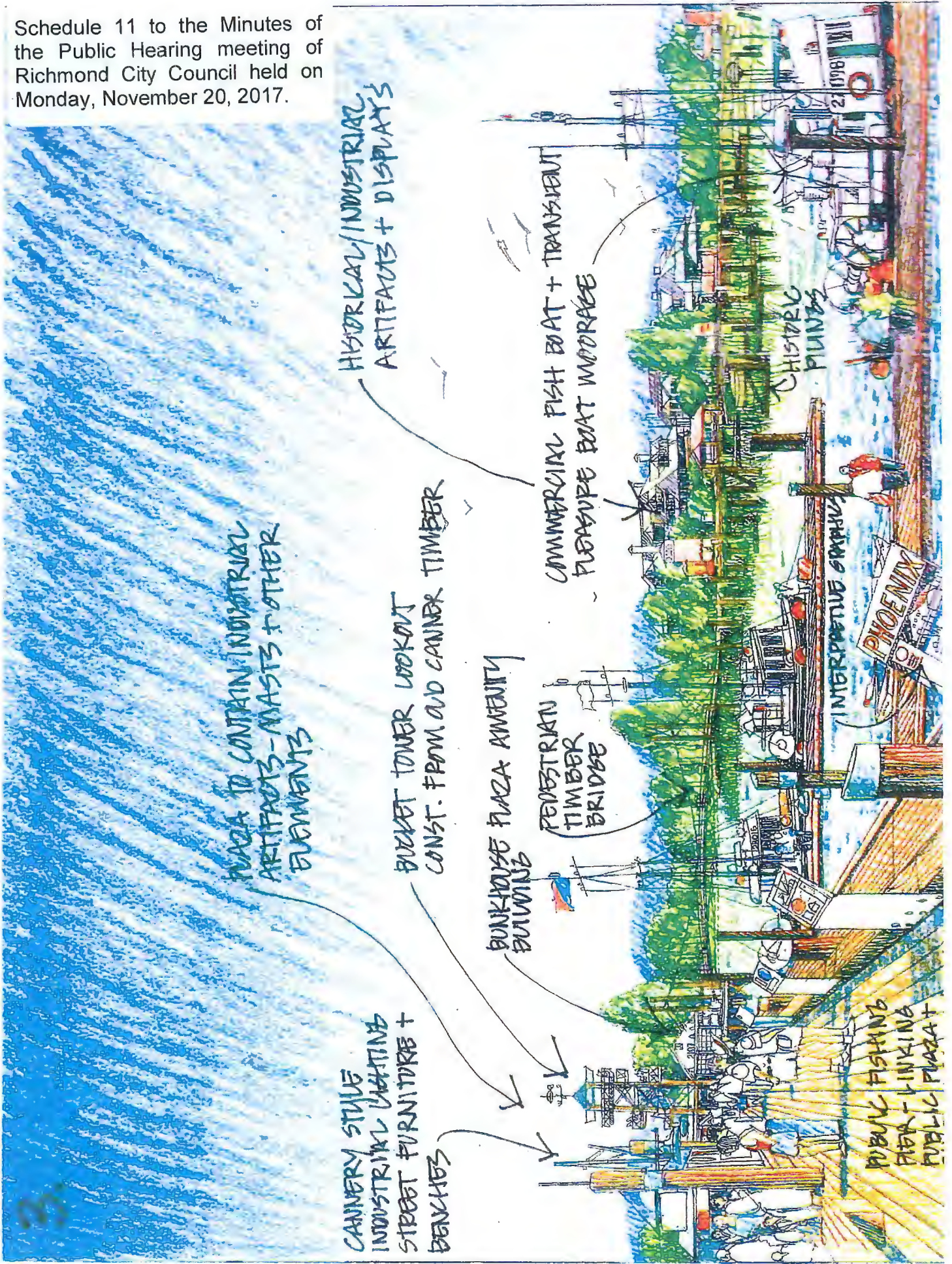


Survey Response

Your Name	M Burke
Your Address	4311 Bayview Street
Subject Property Address OR Bylaw Number	Bylaw amendment 9062 and 8500
Comments	Another hearing? I doubt many residents of the Bayview area will have the heart to make submissions this time. Neither Onni nor city staff nor its council have shown the slightest concern for neighbourhood impacts. The only issue is one that has nothing to do with that: how much money can be extracted from the developer in return for its increased profit. Deeply disappointing.

Perspective Sketch - The Phoenix Pond

Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.



PLAZA TO CONTAIN INDUSTRIAL ARTIFACTS - MASTS + OTHER ELEMENTS

BUCKET TOWER LOOKOUT
CONST. FROM OLD CANNEX TIMBER

BUNKHOUSE PLAZA AMENITY BUILDING

PEDESTRIAN
TIMBER
BRIDGE

COMMERCIAL FISH BOAT + TRANSPARENT PURSUPE BOAT MOORAGE

HISTORICAL/INDUSTRIAL ARTIFACTS + DISPLAYS

CANNEYRY STYLE INDUSTRIAL LIGHTING STREET FURNITURE + BENCHES

PUBLIC FISHING PIER - LINKING PUBLIC PLAZA +

INTERPRETIVE SPARKS
PHOENIX

HISTORIC PLUMBING

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

PHOENIX POND
+ OUTDOOR
EXHIBIT

EXISTING
HOUSING

SHEDDER
TANK

PUBLIC
PHOENIX MARSH
SHORELINE
WALKWAY

WORKING EXHIBIT -
FISH BOAT OR
HISTORIC
DISPLAY

HISTORIC NET LOFT
BLDG. RETAINED FOR
CONTINUED INDUSTRIAL
USE

