



Planning Committee

Date: Tuesday, May 6, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Also Present: Councillor Derek Dang

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meetings of the Planning Committee held on Tuesday, November 19, 2013 and Wednesday, April 23, 2014 be adopted.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY COTTER ARCHITECTS INC. FOR REZONING AT 3471 CHATHAM STREET FROM THE "STEVESTON COMMERCIAL (CS3)" ZONE TO A SITE SPECIFIC "COMMERCIAL MIXED USE (ZMU26) - STEVESTON VILLAGE" ZONE**

(File Ref. No. 12-8060-20-009138; RZ 13-643436) (REDMS No. 4188666 v. 2)

Wayne Craig, Director, Development, briefed Committee on the proposed application and highlighted the following:

- the site is designated within the Steveston Conservation Strategy area;

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- the proposed development will have three-storeys and include residential and commercial units;
- access to the proposed development is through a rear lane parallel to Chatham Street;
- the proposed development will include salvaged art panels from the Gulf and Fraser Credit Union building; and
- the proposed development will provide contributions to the Steveston Village Heritage Conservation Grant Program and the City's Affordable Housing Strategy.

In reply to queries from the Chair, Mr. Craig advised that three-storey developments could be permitted on both sides of Chatham Street.

Discussion ensued with regard to the building height allowances in the Steveston Conservation Strategy and in reply to queries from Committee, Mr. Craig and Sara Badyal, Planner 2 advised that (i) the existing zoning would allow for a three-storey building on the site; (ii) some areas of the proposed building would exceed the 12 metre height; and (iii) the proposed development's design would include heritage and modern characteristics.

Discussion ensued with regard to the form and character of the proposed development, and Committee raised concern that the proposed development does not conform to the heritage character of the neighbourhood.

Discussion then ensued regarding the approval process and Mr. Craig noted that any form and character concerns can be discussed at the Development Permit stage. Joe Erceg, General Manager, Planning and Development, added that staff are not anticipating any changes to the proposed height and density on the site as part of the Area Plan review.

The Chair commented on the heritage guidelines included in the Steveston Heritage Strategy and was of the opinion that the proposed development's design does not conform to the Steveston Heritage Strategy, and as such should not proceed to the Development Permit stage. Also, he raised concern that the Steveston area is losing many of its heritage structures.

Rob Whetter, Architect, Cotter Architects commented on the proposed development's form and character, noting that the design was not intended to mimic the existing structures, but to create an evolving design that would complement the heritage aspects of the neighbourhood. He added that salvaged art panels from the Gulf and Fraser Credit Union building will be incorporated into the proposed development.

In reply to queries from Committee, Mr. Whetter noted that changes can be made to incorporate more heritage aspects into the design of the proposed development.

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Discussion ensued with regard to current structures in Steveston that comply with the Sakamoto Guidelines and in reply to queries from Committee Mr. Whetter noted that the proposed development complies with most aspects of the Sakamoto Guidelines; however, he added that the applicant can work with staff to change design aspects of the proposed development.

In reply to queries from Committee, Mr. Erceg advised that details for architectural form and character are typically discussed at the Development Permit Panel; however staff may receive direction from Council regarding any changes to design at the Public Hearing stage.

Loren Slye, 11911 3rd Avenue, commented on the heritage status of the Gulf and Fraser Credit Union building, and was of the opinion that the building was not a heritage building. Mr. Slye was of the opinion that structures in Steveston does not have a homogenous heritage architectural theme.

Terry Crowe, Manager, Policy Planning, noted that the Sakamoto Guidelines will be included in a forthcoming staff report on amendments to the Steveston Village Conservation Strategy, anticipated to be presented to Council in June 2014.

Edith Turner, 3411 Chatham Street, referenced speaking notes, (attached to and forming part of these minutes as **Schedule 1**) and expressed concern with regard to the (i) architectural form and character; (ii) size and height; (iii) lot size in proportion to the building size; (iv) proposed construction materials; (v) rear lane bench features; (vi) potential of loitering in the rear lane after business hours; and (vii) loss of privacy for nearby residents.

Ralph Turner, 3411 Chatham Street, expressed concern with regard to the proposed development and in particular height restrictions. He was of the opinion that the proposed development's design was not appropriate for the site and added that he has relayed his concerns to the developer. Also, he commented on the potential shadow that would be cast on his property and the potential loss of privacy

Janie Slye, 11911 3rd Avenue, expressed support for the proposed development and was of the opinion that the proposed development will enhance the neighbourhood.

Robert Matthewson, 3520 Broadway Street, expressed concern with regard to the (i) shadowing effect due to the proposed from building height; (ii) potential noise from mechanical rooftop units; (iii) potential rodent issues; and (iv) potential excessive water run-off from the roof.

In reply to queries from Committee, Mr. Craig advised that drainage will be contained within the site and that the mechanical units will need to conform to the City's Noise Regulation Bylaw No.8856. He added that it is anticipated that the proposed development utilize more efficient mechanical systems than those installed on the Credit Union building.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9138 to: create “Commercial Mixed Use (ZMU26) - Steveston Village”; and to rezone 3471 Chatham Street from “Steveston Commercial (CS3)” to “Commercial Mixed Use (ZMU26) - Steveston Village” be introduced and given first reading.

The question on the motion was not called as discussion ensued regarding (i) building height and the effects of shadowing; (ii) architectural form and character; and (iii) potential changes to the design prior to the development permit stage.

In reply to queries from Committee, Mr. Craig advised that the building height allows for access to amenities on the rooftop; however he noted that changes in the slope of the roof and reductions in floor-to-ceiling height can reduce the overall height of the building.

Mr. Craig advised that in addition to the receiving approval for a development permit, the application requires Council approval for a heritage alteration permit prior to construction. He noted and that staff can work with the applicant to make the necessary changes to the proposed design.

Discussion ensued with regard to the placement of the art panels and the park benches in an open area. In reply to queries from Committee, Ms. Badyal noted that staff can work with the applicant to relocate the art panels and park benches.

Discussion then ensued regarding the height maximums permitted in the neighbourhood.

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

It was moved and seconded

That the staff report titled, Application by Cotter Architects Inc. for Rezoning at 3471 Chatham Street from the “Steveston Commercial (CS3)” Zone to a Site Specific “Commercial Mixed Use (ZMU26) - Steveston Village” Zone, dated April 29, 2014, from the Director, Development, be referred back to staff to examine changes to the design of the proposed development that would address aspects of building height and architectural form and character.

CARRIED

Opposed: Cllrs. Barnes
Halsey-Brandt

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2. **APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE STEVESTON MARITIME MIXED USE (ZMU12) ZONE AND THE STEVESTON MARITIME (ZC21) ZONE**

(File Ref. No. 08-4105-20; RZ 13-633927) (REDMS No. 4211729)

Mr. Craig briefed Committee on new aspects of the proposed application and highlighted the following:

- lease options and building space required for the expansion of the Steveston library;
- amenity package enhancements which would include either additional cash contributions or options for leasing building space;
- potential development of a marina; and
- the implementation and administration of the lease termination clause provisions.

Discussion ensued with regard to the industrial zoning leasing rates and it was noted that such rates range approximately \$8.00 to \$15.00 per square foot.

In reply to queries from Committee, Mr. Craig noted that it is anticipated that there would be adequate parking on the site to accommodate a library; however any leasing arrangement that includes parking space would need to be discussed with the applicant.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that provisions for the expansion of the library is currently not included in the budget. She noted that capital costs for such expansion is estimated to be \$3.35 million with an annual operating budget of \$400,500.

Discussion then ensued with regard to (i) the most suitable location for a library in Steveston; (ii) the area that will be allocated for the new library in relation to the total area of the subject site; and (iii) negotiating lower lease rates. It was suggested that City-owned land adjacent to the current library would be more appropriate for a new expanded library.

Discussion ensued with regard to the amenity contributions and in reply to queries from Committee, Mr. Erceg advised that the proposed zoning application can proceed without necessarily having provisions for the library; however, he noted that there is a need to ensure that the value of the amenity contribution remains. Also, he noted that rezoning only portions of the site would not be practical.

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Discussion ensued with regard to (i) the value from the proposed rezoning application; (ii) the leasing rate applied for a potential library; (iii) the inclusion of a library on the subject site and the effects on commercial development.

Danny Leung, Wydanco Development Corp., (representing Onni Development Corp.) referred to letters addressed to the City, dated April 30, 2014 and May 6, 2014 (attached to and forming these minutes as **Schedule 2** and **Schedule 3**) and commented on the proposed contribution enhancements options. He noted that approval of the space or cash contribution options would be at the discretion of the City.

In reply to queries from Committee, Mr. Leung advised that the lease rate for a portion of the library would be zero; therefore, the average lease rate for the entire library space would fall below market industrial zone lease rates.

Discussion ensued with regard to the duration of the proposed reduced lease rates and the possibility to extend the terms of the reduced lease rates.

Peter Hume, Hume Consulting Corp., commented on the methodology used in the retail analysis of the proposed zoning application and noted that the analysis factored the addition of commercial development in their assessment of lease rates.

Discussion ensued with regard to the leasing the library space at industrial zone rates and using the land lift value for the community in cash or amenity space contributions.

In reply to queries from Committee, Mr. Erceg noted that the net present value of the proposed lease would be approximately \$400,000 to \$800,000.

Mr. Leung suggested that the proposed application proceed to first reading and that any changes requested by Council following first reading can be referred back to the applicant.

The Chair expressed concern with regard to the short time frame associated with the proposed application proceeding to first reading and suggested that the proposed application be referred back to staff.

Discussion ensued with regard to the potential value gained from rezoning the site and the size of the amenity contribution proposed by the applicant.

Cllr. Dang left the meeting (5:27 p.m.) and did not return.

The Chair cautioned that other aspects of the proposed application require further discussion and cannot be addressed in the suggested time frame. It was then suggested that other members of Council be included in the discussion to approve the proposed application.

Discussion then ensued with regard to the land lift calculations and the proportion of the land lift that will be allocated for the community.

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

It was moved and seconded

That the staff report titled, "Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend the Steveston Maritime Mixed Use (ZMU12) zone and the Steveston Maritime (ZC21) zone," dated April 30, 2014, from the Director of Development be referred back to staff to review:

- (1) options to enhance the community amenity contribution;*
- (2) options to determine the preferred type of community amenity contribution; and*
- (3) potential sites for the expansion of the Steveston Library.*

and report back to a forthcoming General Purposes Committee.

The question on the referral was not called as discussion ensued regarding potential sites for an expanded Steveston Library.

The question on the referral was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:41 p.m.).

CARRIED

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Planning Committee

Date: Tuesday, May 6, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 5:52 p.m.

The Chair invited members of the public to delegate on Item No. 2.

2. **APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE STEVESTON MARITIME MIXED USE (ZMU12) ZONE AND THE STEVESTON MARITIME (ZC21) ZONE**

(File Ref. No. 08-4105-20; RZ 13-633927) (REDMS No. 4211729)

Peter Tong, Owner, Pharamasave, expressed concern with regard to the proposed application and commented on (i) current rezoning and lease rates of the site; (ii) efforts by the applicant to lease the site; and (iii) the potential effects to existing businesses if large commercial tenants occupy the subject site.

In reply to queries from Committee, Mr. Tong expressed that he was of the opinion that large commercial tenants on the subject site will negatively affect existing businesses and Steveston's neighbourhood character. He added that the he does not expect that new commercial development will attract more business traffic to the area.

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Mr. Tong added that the business traffic in the area is seasonal in nature and was of the opinion that the proposed rezoning will adversely affect business traffic during the low season.

Referring to notes (attached to and forming these minutes as **Schedule 4**), John Roston, 12262 Ewen Avenue commented on potential uses for the buildings on the proposed rezoning site. He suggested that some of the buildings be leased for a library, maritime museum or a river ecology museum.

In reply to queries from Committee, Mr. Roston noted that museums do not necessarily require large spaces and that the exhibits could be interactive and electronic in nature.

Jim van der Tas, Steveston Merchants Association, commented on the methodology of the retail analysis report submitted by the applicant. He calculated that the statistics detailing community demand for commercial amenities were exaggerated. Mr. van der Tas added that a survey of Steveston Merchants Association members indicate that there is little support to completely rezone the site for retail space.

Also, Mr. van der Tas spoke of the applicant's effort to lease the subject site under the current zoning and noted that he observed very little marketing material available for the subject site.

In reply to queries from Committee, Mr. van der Tas stated that the Steveston Merchants Association anticipates that the Steveson Merchants Association's proposal of a 25% Maritime Mixed Use, 50% Office Space, 25% Retail space for the subject site would increase available parking space after business hours.

Sarah Gordon, Owner, Pieces in Steveston, expressed her support for an expanded Steveston Library and noted that the community is growing and current library facilities are inadequate for the demand.

Gerry Biggar, Owner, Shady Island Seafood Bar and Grill, spoke of his support to zone the subject site for amenities that would benefit seniors and children. Referring to letters and a petition from local merchants and residents, (attached to and forming these minutes as **Schedule 5**) Mr. Biggar indicated that many community members are not in favour of the proposed rezoning application. Also, Mr. Biggar expressed that the area should maintain its heritage character and referenced a newspaper article, (attached to and forming these minutes as **Schedule 6**) which outlined Steveston being nominated as a World Heritage site.

Dominique Jarry, 12000 1st Avenue, expressed his opposition to the proposed rezoning application and was of the opinion that due to the seasonal nature of business traffic in the area, new large commercial developments in the neighbourhood will adversely affect existing merchants.

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Davood and Eileen Khatmi, Owners, Bean & Beyond Cafe Bistro, suggested that the subject site be used for a children's museum. They were of the opinion that such a facility would provide amenities and attract families to the Steveston area.

Janice Sieg, Owner, Pierside Deli, expressed her opposition to the proposed rezoning application and was of the opinion that commercial development would negatively affect existing merchants in the area.

Iqbal Ladha, Owner, Steveston Marine and Hardware, spoke of his opposition to the proposed application. He was of the opinion that there is demand to lease industrial spaces at the industrial lease rates. He also suggested that developing a marina in the area would attract more businesses willing to lease industrial spaces. He added that he would also be in favour of alternate uses for the subject site such as a museum or library.

Discussion then ensued with regard to the current lease rates for existing merchants in the area.

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

It was moved and seconded

That staff examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site and report back.

CARRIED

Discussion ensued with regard to consumer choice and the response by existing merchants in Steveston to competition. In reply to queries from Committee, Mr. Tong advised that due to the seasonal nature of the business environment in Steveston, current business models would not be able to sustain the loss of business traffic in the low season if large-scale commercial development is introduced in the area.

Discussion then ensued with regard to the role of the municipal government and the role private sector to provide amenities in the community.

Mr. Tong commented on the current industrial lease rates and efforts by the applicant to lease the site. He suggested that the subject site would not be vacant if current industrial lease rates are offered by the applicant. Mr. van der Tas also commented on the efforts by the applicant to lease the site and noted that he has observed very little marketing material promoting the subject site.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:49 p.m.).

CARRIED

Planning Committee
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Certified a true and correct copy of the Minutes of the meetings of the Planning Committee of the Council of the City of Richmond held on Tuesday, May 6, 2014.

Councillor Bill McNulty
Chair

Evangel Biason
Auxiliary Committee Clerk

- almost my worst nightmare
- wrong in so many ways - where to begin - not enough time
- lengthy letter - ^{Feb.} staff managed to turn everything in favour
of developer - PLN 27 - conservation
strategy, no views seen

Meeting initiates process to rezone.

- rezone back to residential
 - 1928
 - commercial - we were non conforming
 - late 1970's ^{commercial sprawl outside village core} _{arbitrarily} changed to residential. - Do Duck Inn
 - preference for 5th Ave style that fits the neighborhood
 - this one's a bad fit

- doesn't "transition" from village commercial to residential when it's bigger than everything around it
- doesn't "anchor" the corner. it overwhelms the corner overshadowing adjacent residences, on N & W.

① Massive size is our biggest concern.

- over allowable height - add tower. 15 m. 10x10

PLN 44 - monstrosity makes our house look like a cottage ^{vacation}

② Design - reflection of small buildings on small lots

- 1 & Moncton / Mutual bldg
- 3rd & Bayview

③ Cladding - ^{Des. Permit Guidelines on industrial buildings} corrugated metal - we're going to be looking at a whole wall of it. - backdrop for our yard.
^{staff accepts}
PLN 30

- last summer - owner moved panel to next side → Jan plan - now they've been moved to rear

- placement of bench in lane to allow people to admire panel
 - pull patrons - after hours water hole
 - garbage / glass / cigarettes
 - pruned over trees - perfect screening
 - camp site.
- I could go on - haven't even broached the
 - rooftop garden issue
 - privacy concerns from 3rd floor balconies overlooking our back yard

The guidelines (Section 9.3.2.1; page 53) further suggest in part that "...new development of greater scale should ensure that larger structures do not unnecessarily block views from or impact the privacy of smaller ones."

New growth should not "disrupt the character and existing fabric of the community which is so valued" (Steveston Area Plan Overview 1.0). Unfortunately, this proposal is intrusive and disruptive and we would appreciate it if the City would abide by its own regulations and reject this proposal as currently presented.

contravenes accepted urban policy of the city for building in Steveston



April 30, 2014

Ms. Sara Badyal
Planner 2
Development Applications Division
City of Richmond

Dear Sara,

Re: Community Amenity Contribution - Imperial Landing

As a consultant to Onni Group, I have been authorized by the developer to present **three options** for providing some additional community amenity contributions related to its Imperial Landing commercial development in response to Planning Committee's direction:

Option 1

- **4,000 square feet of floor area within Imperial Landing will be leased to the City of Richmond for a 5-year term at a below market rate of \$25 per square foot (triple net). One 5-year renewal option would be provided at the same rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer in the range of \$340,000 to \$500,000.**
- **Future lease rates (i.e. after Year 10) for the 4,000 square feet of space will be calculated based on the average annual increase in the Consumer Price Index over the preceding 10 years.**
- **An additional \$500,000 cash contribution would be contributed to the Steveston Community Amenity provision account.**
- **A lease termination clause will be inserted in all leases entered into for Building 6 to provide for possible maritime related uses in the future. Modifications have been made to the proposed termination clause since the Planning Committee meeting of April 8.**

Option 2

- **4,000 square feet of floor area within Building 6 would be leased to the City of Richmond at \$0 per square foot (triple net) for one 5-year lease term. There would be one 5-year renewal option at a below a market rental rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer of approximately \$840,000 to \$1,000,000.**

- The balance of the commercial floor area in Building 6 (approximately 5,000 square feet) would be leased to the City of Richmond for one 5-year term at a below market rental rate of \$25 per square foot (triple net). One 5-year renewal option would be provided at the same rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer in the range of \$425,000 to \$625,000.
- Future lease rates (i.e. after Year 10) will be calculated based on the average annual increase in the Consumer Price Index over the preceding 10 years.
- A \$500,000 cash contribution would be contributed to the Steveston Community Amenity provision account.

Option 3

- 4,000 square feet of floor area within Building 5 would be leased to the City of Richmond at \$0 per square foot (triple net) for one 5-year lease term. There would be one 5-year renewal option at a below a market rental rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer of approximately \$840,000 to \$1,000,000.
- The balance of the commercial floor area in Building 5 (approximately 8,828 square feet) would be leased to the City of Richmond for one 5-year term at a below market rental rate of \$25 per square foot (triple net). One 5-year renewal option would be provided at the same rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer in the range of \$750,380 to \$1,103,500.
- Future lease rates (i.e. After Year 10) for entire Building 5 (approximately 12,828 square feet) would be leased to the City of Richmond at following rate which is below Market rental rate
 - Year 11- 15, at a below Market rental rate of \$28 per square foot (triple net).
 - Year 16-20, at a below Market rental rate of \$30 per square foot (triple net).
- A \$500,000 cash contribution would be contributed to the Steveston Community Amenity provision account.

These options are offered on the basis that if either Option 1 or Option 2 or Option 3 is accepted, the developer (Onni) would be free to lease and operate the remaining commercial space in compliance with the zoning guidelines as per the Zoning Text Amendment application. No other conditions, restrictions, or limitations would be applied.

It should be noted that Onni has previously committed to:

- voluntarily contribute \$1,500,000 towards the Steveston Community Amenity provision account
- voluntarily contribute \$136,206 to go towards development of the Road Works DCC projects
- voluntarily contribute \$605 to go towards development of the Storm Drainage DCC projects
- a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation

We trust that the additional community amenity contributions offered in Option 1 or Option 2 or Option 3 address Planning Committee direction as per the Planning Committee meeting of April 8.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Danny C. F. Leung", with a long horizontal flourish extending to the right.

Danny C. F. Leung
Consultant

Encl.

Schedule C

Change Retail/ Commercial Use to Maritime Mixed Use (MMU).

The Landlord reserves the right to terminate this Lease or to relocate the leasee in order to facilitate City of Richmond when the Marina is built and agree to covert Building Six to Mixed Maritime Use. The premises to which the Tenant is relocated shall be referred to as the "New Premises".

1) Landlord's Right of Termination

If the Landlord intends to expand or make alternations to Building Six for the use of Maritime Mixed Use, it may, upon providing at least eighteen (18) months written notice to the Tenant, elect to either:

- a) Cancel this Lease without any compensation whatsoever to the Tenant, in which case this Lease shall terminate on the date set out in such notice without prejudice, however, to any rights or obligations arising hereunder or accruing to either party before the date of such termination; or
- b) No reduction or discontinuance of service under this Article shall be construed as a breach of the Landlord's covenant for quiet enjoyment or as an eviction of the Tenant or entitle the Tenant to any abatement of Basic Rent, Additional Rent and Percentage Rent or release the Tenant from any obligation under this Lease.

2. Tenant's Right to Elect Relocation After the Early Termination

- a) Should the Tenant or Landlord elect to relocate the Tenant on or before the 5th anniversary of the Commencement Date, the Landlord shall be responsible for the cost of improving the New Premises to a standard which is, in the reasonable opinion of the Landlord, similar to that of the Lease Premises as of the date of relocation (the " Previous Standard"); and
- b) Should the Tenant or Landlord elect to relocate the Tenant after the 5th anniversary of the Commencement date, the Landlord and the Tenant shall bear equally the cost of improving the New Premises to the Previous Standard.

3. Owner's obligation After Early Termination from the change of Retail/ Commercial Use of to MMU in Building Six

- a) After the marina is built and in operation, the owner have the obligation to present all the future Lease offers of the MMU in Building Six to City of Richmond for pre-approval before accepting the offer and enter into the head lease.
- b) the owner consent the City of Richmond to post the MMU usage to the city website in conjunction with Marina usage in Building Six Only on the property.

May 6, 2015

Sara Badyal
 Planner 2
 Development Applications Division
 City of Richmond

Dear Sara,

Re: Comparable Retail Leasing Rates

I was asked by Danny Leung to review the Staff Report to Planning Committee dated April 30, 2014 and provide some market data that indicates current rental rates for retail space in developments comparable to Imperial Landing. Grocery store anchored developments that serve Steveston residents as the best comparable as these developments would be most directly competitive and attract similar types of uses and traffic.

Retail Project	Unit #	Size (sq. ft.)	Base Rent (per sq. ft.)	Additional Rent	Comments
Blundell Centre	140	3109	\$36.00	\$14.48	Supermarket anchor
	180	1278	\$35.00	\$14.67	Supermarket anchor
Seafair Centre	6	1016	\$42.00	\$9.28	Supermarket anchor
Ironwood Plaza	n/a	2500	\$28.00	14.00	Sublease at lower than market rate; market rate is \$35-\$40
Terra Nova Plaza	Recent	850-2,000	\$25.00-\$30.00	\$12.00-\$13.00	Supermarket anchor
Broadmoor S.C.	Recent	850-2,200	\$30.00-\$35.00	\$12.00-\$13.00	Supermarket anchor
The Gardens	New (u/c)	750-5,000	\$32.00-\$40.00	\$11.00-\$12.00	New, Supermarket anchor; 75,000sf, mixed use; no office
Sands Plaza (11180 No. 5 Rd)	New (u/c)	862-2,083	\$28.00-\$30.00	n/a	Near Ironwood; 30,000 sf strip plaza; no supermarket anchor

I spoke with several commercial leasing agents/developers active in the Richmond/Steveston markets during the process of gathering this information. They have confirmed that rental rates for good quality, well-located, supermarket-anchored developments, base rents are currently in the range of \$30-\$40 per square foot with additional charges (i.e. CAM and taxes) in the range of \$10-\$14 per square foot. Leasing agents indicated that rental rates along Bayview for newer and/or high quality spaces are in the \$30-\$35 per square foot range. Based on my research and discussions, Imperial Landing can be expected to achieve rental rates in the low to mid \$30's (triple net) due to the high quality of development, desirable waterfront location, potential supermarket anchor, and the resulting strong tenant mix that it will attract.

The review of comparable retail rental rates demonstrates that the City of Richmond would be receiving a significant additional non-cash community amenity contribution through the below

market rental rates being offered under the 3 Options presented by the developer. For example, Under Option 3 the effective rental rate for Building 5 would be \$17.27 per square foot (triple net) for the first five years compared to a market rental rate of \$32-\$35 per square foot (triple net). This represents a rent reduction (contribution) totalling \$950,000-\$1,146,000 in the first 5 years alone.

Sincerely yours,

HUME CONSULTING CORPORATION

A handwritten signature in black ink that reads "PHume". The "P" is large and stylized, followed by "Hume" in a cursive script.

Peter Hume

Richmond Planning Committee – May 6, 2014 – Onni Re-zoning Application

Suggestions from John Roston, 12262 Ewen Ave. (Imperial Landing resident)

1. Re-zone Buildings 1-4 for commercial use as currently requested by the applicant on the conditions already specified.
2. Insert a condition to set aside for 6 months an appropriate amount of space at market rents in Building 4 for marina services while a marina feasibility study is done.
3. Re-zone Buildings 5 and 6 for “Library and Exhibit” use with Building 5 used for a new Steveston Library and Building 6 for a Maritime museum on agreed long term rental terms.
4. Consider following rental terms that seem reasonable given long term reliability of tenant, large amount of space and increased rental value for Buildings 1-4 given traffic generated by a library and museum:
 - a) Rent to be paid only on half the space in Buildings 5 and 6.
 - b) Rent to be \$20 sq.ft. in years 1-5 with options to renew each building’s lease @ \$22 in years 6-10, \$24 in years 11-15 and \$26 in years 16-20.
 - c) Total Onni revenue and costs to City at these rates shown on reverse side of this sheet.
5. Insert a condition that there is an option to abandon the Maritime Museum lease on Building 6 after a 6 month feasibility study is done. In that case, Building 6 to be re-zoned on the same basis as Buildings 1-4.

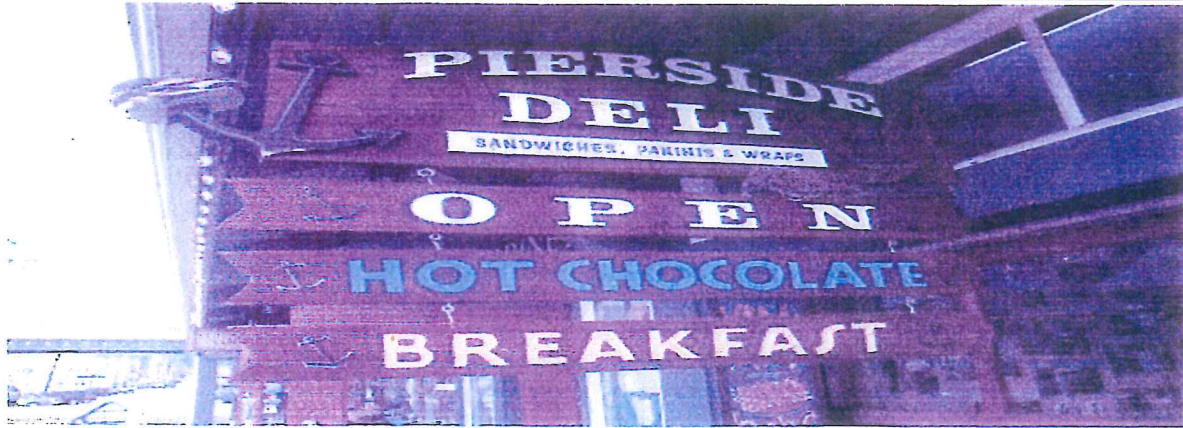
Suggestion that the Maritime Museum be a River Ecology Museum

1. There are a number of successful small museums throughout the world that are of similar size to Building 6 (9,000 sq.ft.). There would primarily be large interactive touchscreen computer-driven displays showing text, animated drawings and live and recorded video with a limited number of physical artifacts displayed.
2. A River Ecology Museum could possibly attract shipping industry funding that would minimize the cost to the City. It would not be a replacement for the major purpose-built destination museum plan. It could be part of a “Shoreline Museum Trail” from Gulf of Georgia Cannery to Britannia Heritage Shipyard.
3. It is worth taking 6 months to commission an independent study that considers various maritime museum possibilities and costs involved for both Building 6 and other possible Steveston locations.
4. Building 6 is particularly well suited to a minimum cost River Ecology Museum. Possible exhibits include:
 - a) animation showing evolution of the mouth of the Fraser River including formation of islands, movement of silt, settlement by First Nations and Europeans and establishment of the fishing industry;
 - b) description of UVic Ocean Networks underwater observatory off Iona Jetty studying marine life and deposition of silt with live data feeds from instruments and possibly video;
 - c) display of ship and fishing vessel traffic in the Gulf of Georgia and passing by Steveston using live transmission of ship transponder data and recorded video of Steveston based vessels;
 - d) live and recorded video from Steveston based pilot boat showing rendezvous with large ships and subsequent radio contact with pilots describing what they are doing;
 - e) temporary exhibits on current activities such as dredging and local issues such as presenting both sides of the controversy over what sorts of cargo should be allowed to pass by Steveston, including jet fuel and coal, so that residents can educate themselves on managing their environment.

Comment: The City should be responsible for soliciting public feedback at the applicant's expense. The feedback solicited by Onni continues to ignore the option of a library and/or a maritime museum. This includes the latest local resident petition submitted by Onni. Public feedback solicited by the City always presents all of the options clearly. The Onni solicited feedback is solely aimed at selling its point of view.

Size	Current Location 4000 ft. Steveston CC	9,197 ft. Building 6 as Museum	12,929 ft. Building 5 as Library	Onni Revenue
Programmable space	3,750 ft.	8,597 ft.	12,329 ft.	
Non-public space	250 ft.	600 ft.	600 ft.	
A. Operational Costs (utilities, staffing, janitorial, collections)	\$646,200	\$700,000	\$720,000	
Technology Maintenance		\$20,000		
B. Common Area Fees on entire space (\$10/ ft.)	Nil	\$91,970	\$129,290	\$221,260
C. Rent only on half of the space Year 1-5 - \$20 ft. Year 6-10 - \$22 ft. Year 11-15 - \$24 ft. Year 16-20 - \$26 ft.	Nil	\$ 91,970 \$101,167 \$110,364 \$119,561	\$129,290 \$142,219 \$155,148 \$168,077	\$221,260 \$243,386 \$265,512 \$287,638
Subtotal (A+B+C) Year 1-5 Year 6-10 Year 11-15 Year 16-20		\$903,940 \$913,137 \$922,334 \$931,531	\$ 978,580 \$ 991,509 \$1,004,438 \$1,017,367	\$442,520 \$464,646 \$486,772 \$508,898
Deduct		\$100,000 Admission revenue	\$646,200 Current operating costs	
Increase to Operating Budget Year 1-5 Year 6-10 Year 11-15 Year 16-20		\$803,940 \$813,137 \$822,334 \$831,531	\$332,380 \$345,309 \$358,238 \$371,167	
Capital Costs		\$3,000,000 *	\$3,655,460	

* As a Capital Cost comparison, the U.S. National Naval Aviation Museum recently added a 9,000 sq.ft. wing of the Museum called the Flight Adventure Deck at a cost of U.S. \$2 million including 38 interactive devices, 11 educational kiosks, an interactive wind tunnel and four computer-based flight simulators.



May 5 2014

To whom it may concern:

I am writing this letter in regards to the rezoning application east of #1 road and Bayview (The Omni Project). In regards to the commercial units I do not believe that this would be beneficial to any small business owners or their establishments in Heritage Steveston.

Steveston is built on the foundation of small businesses and small close community standards. Big box businesses such as Tim Hortons, franchises businesses that can carry their own in the slow months would be detrimental to any small business trying to survive in Steveston.

If this rezoning is approved many small businesses, coffee shops and such will be phased out and will no longer be apart of this community and it's small town feel. While we understand growth is a part of any community, Steveston has always been a small town community that thrives on businesses helping one another out and supporting the small town business feel. Please strongly reconsider this change in rezoning and consider the small business owners personal lives, and livelihood. In no way will it be a positive move for any small business owners in our community.

Best Regards,

Owners: Janice Sieg, Rainer Sieg, Kirsten Gaiser



CHARTHOUSE RESTAURANT AT STEVESTON HARBOUR

200-3866 Bayview Street

Richmond, B.C. V7E 4R7

Tel: 604 271-7001

May 5, 2014

Planning Department

City of Richmond

6911 No. 3 Road

Richmond, B.C.

V6Y 2C1


Dear Sirs:

Re: Proposed Omni Developments Bayview Street Rezoning

I, George Triantafillou the owner of Charthouse Restaurant located at 200-3866 Bayview Street, wish to express my opposition to the rezoning application by Omni Developments for their project on Bayview Street from Maritime Mixed Use to Commercial.

I feel that the addition of approximately 62,000 square feet of commercial space in the Steveston area is far in excess of the demand for retail space in this area and would result in many vacancies with some smaller retail businesses going out of business. Further, I feel that the parking situation for commercial space in that development is extremely inadequate.

Yours truly,



George Triantafillou

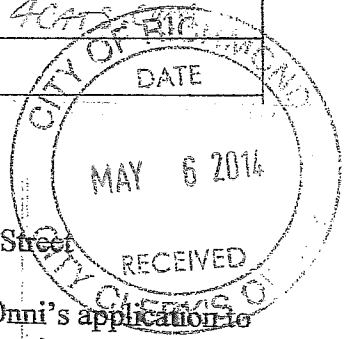


PETITION TO RICHMOND CITY COUNCIL

RE: Rezoning Application by Onni Development Regarding 4300 Bayview Street

The undersigned business owners of the community of Steveston wish to petition against Onni's application to change the existing MMU zoning to additional commercial uses. We feel that Steveston is over-built commercially without the population density to support the existing businesses year round and that additional commercial use space will have a major negative impact on the existing businesses.

NAME	BUSINESS NAME	PHONE NO.	EMAIL ADDRESS
Ran Hill	Village Books & Cafe	272-6601	villagebooks@shaw.ca
Robin Forgrave	Steveston Marine	604-277-7051	robin@stevestonmarine.com
ES FRANK		778-999-9014	TARIES@TREUS.NET
Doug Fraser	Salt Sand Sea	604-519-7233	doug@saltsandsea.com
Nick Kallakis	PHINNEY PAFF	604-272-1222	nick.kallakis@shaw.ca
Greg Labuier	Brook's Building	604-277-1191	greg@brooks65.com
NADIS PROAMSII	UNICUTTERS	604-272-4247	nadis@shaw.ca
Dianne Nielsen	NIELSEN COMPANY COA	604-275-3244	dianne@shaw.ca
Sosie Hamburger	SOPPS Pizzeria	604-837-5220	
Peter Chin	PAT'S GALLERY	604-277-1112	pat@shaw.ca
R. BURBOWORTH	ELVES Embroid	604-275-8191	ELVES_Embroidery@Telus.net
Suzanne Stettin	SERENDIPITY'S	604-275-7683	serendipity@telus.net
LYSA KAYRA	4CATS ARTS	778-628-4092	STEVESTON@4CATS.COM



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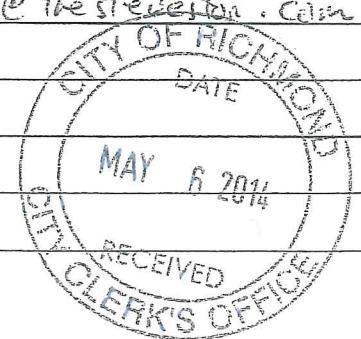
NAME	BUSINESS NAME	PHONE NO.	EMAIL ADDRESS
HOMAS CHAN	338 KITCHEN	604-720-8770	KILBYTHOMAS@HOTMAIL
Ramona Bianco	FOCUS PICTURES	604-591-6543	ramonabianco@gmail.com
DR. M. LU	DML INC	604-271-2007	manager@TenderTooth.ca
SCOTT LUNGO ROJE	STEVESTON ACUPUNCTURE	604-916-3833	STEVESTONACU@GMAIL.COM
RYAN WALKER	STEVESTON TATTOO	604-284-5030	WALKERTATTOO@HOTMAIL
Sam Lu	SUPERGROWER	604-271-2722	sam@supergrower.ca

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NAME	BUSINESS NAME	PHONE NO.	EMAIL ADDRESS
<i>[Signature]</i>	South Steveston	604-277-3008	
JUSTIN	STEVESTON PHO	604 870 3708	
C Heringer	Heringers Meats	274-MEAT	
K Heringer	" "	" "	
David	Beams & Beyond	604-277-7687	clavood/kh@h-forest.com
<i>[Signature]</i>	" "	604-277-2687	
SEPO	SEPO'S AUTO	604/204-0415	
JEREMY TSE	Steveston Pharmacy	604-271-2820	
Sira Sigales	MAMA'S PIZZA	604 271 6400	
PHILIPPE LEROUX	Damien's waffles	604 304 28 84	Damienswaffles@hotmail.com
Mark Westolich	Pacific Net & Tech	604-274-7238	
Lina Wong	Meat & Barb	604 271-3647	meatbarbavenue@shaw.ca
Glenda Walliser	BON RETOUR	604-370-1951	glenda@bonretour.com
<i>[Signature]</i>	SHIP STORE	604 272-4822	
Sue Kinkaid	Nurse Nette	604.644.5524	richmond@nursenette.com
Zilgen Duh	Tefferson cleaner	604-271-8223	
Jay Kim	Golden Apple	604-468-9918	
Nafada Langdon	Algeria Cafe	604-514-1215	nlangdon@msn.com
E. M. YASUITA	NIKKA FISHING + MARKET	604-271-6332	
ANDREW FLORENDO	BUDGET APPLIANCE RENTALS	604-271-0666	budgetappliance@live.com
Genessee Langdon	The Steveston Hotel	604.277.9511	genessee@thebuckandear.com
<i>[Signature]</i>	Buck & Earl Bartolucci	604-277-9511	dauid@thesteveston.com



Steveston nominated as heritage site

MICHAEL MUI

24 hours
michael.mui@sunmedia.ca

Richmond City Hall is trying to take Steveston back from the big screen to its roots as a fishing village that was once a significant supplier of food for the war effort during the First and Second World Wars.

Those unfamiliar with the southwestern Richmond village might see the former B.C. port of call as the home of hit television series *Once Upon a Time*, or be excited to see it appear in an upcoming *Godzilla* movie.

Coun. Bill McNulty said council is partly to blame for the historical site's now-famous silver screen ties.

"That's not what it should be known for. It should be known for historical significance," he said on Tuesday.

"We've not done a good job of selling it in that aspect. We've picked it up for tourism, but also we need to push for the significance with regards to history."

That push, McNulty said, is the reason council has approved \$20,000 for a consultant to write an application to nominate Steveston Village as a UNESCO World Heritage Site.

The village is still home today to former "Monster" Gulf of Georgia Cannery — the largest of 43 at the turn



1940s photograph of fishing boats docked at Imperial cannery in Steveston with five young women fish cannery workers walking along the dock. CITY OF RICHMOND ARCHIVES, PHOTOGRAPH #1985 4 14

➤ **In 1887, the first ship from Liverpool came to Canada ... anchored there, and loaded up with salmon and took the first load of salmon back to England. »**

— Coun. Bill McNulty, Richmond

of the century at Steveston's waterfront. At its peak, the

cannery produced 2.5 million cans of salmon in one year.

"And it's still going today as a museum with Parks Canada," McNulty said.

The village — which runs little more than a few blocks in each direction near the intersection of No. 1 Road and Moncton Street — is also home to Canada's second oldest post office, still functioning today.

In more recent years, development has sprung up around the village and many of its buildings are now being re-done — or in some cases, even torn down and rebuilt.

McNulty said council continues to try to "curtail" the development of the village and maintain its rustic character.

[Comment at vancouver.24hrs.ca.](http://vancouver.24hrs.ca)