

Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, June 15, 2015.



**City of
Richmond**

To Public Hearing
Date: <u>Jun 15 /15</u>
Item # <u>4</u>
Re: <u>13751 & 13851 Steveston Hwy,</u>
<u>10651 No. 6 Rd, Pt. 13760</u>
<u>Steveston, Pt 13760 Steveston Rd. All.</u>

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

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Council
From: Wayne Craig
Director of Development

Date: June 11, 2015
File: RZ 13-630280

Re: Correspondence from Steveston No. 6 LP (Ledcor) – RZ 13-630280

The applicant (Steveston No. 6 LP – Ledcor) has submitted a letter (Attachment 1) co-signed by the developer and Port Metro Vancouver (PMV) representative (Tom Corsie – Vice President, Real Estate) in support of the rezoning application.

Ledcor has further advised City staff that they have had ongoing discussions with PMV staff about their proposed light industrial development and the Port's potential interest in acquiring or leasing portions of or all of the site for Port related uses. Neither Ledcor nor the Port has made any final decisions based on these discussions, as the proposal is subject to the outcome of the rezoning application, although both parties have committed to continue to work together through the redevelopment process to examine market opportunities for trade or Port related industrial users locating on the subject site.

PMV staff have also advised City staff that PMV will not be advising any municipalities if it is bidding, negotiating or offering to purchase real estate.

Please feel free to contact me directly if you have any questions.


Wayne Craig
Director of Development
604-247-4625

WC:ke

pc: Kevin Eng, Planner 2



Ledcor Properties Inc
1200, 1067 West Cordova Street,
Vancouver, British Columbia, Canada
V6C 1C7

May 26, 2015

Mr. Kevin Eng
Policy Planning
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mr. Eng:

Re: Update of Ledcor and Port Metro Vancouver discussions regarding Steveston & No. 6

Further to previous correspondence between ourselves and Port Metro Vancouver (PMV) with regards to the proposed re-zoning for our site at Steveston & No. 6, and as requested by members of the City of Richmond Planning Committee we have had further discussions with PMV in regards to PMV's previous comments and potential interest in our site once it has been rezoned.

PMV is supportive of our proposed rezoning on the basis that it will amend the current Entertainment and Athletics (CEA) use on the site to Light Industrial use, creating approximately 14.4 acres of light industrial land. Also, the proposed rezoning will accommodate the large format trade-related industrial and logistics uses preferred by PMV.

Once the property has been rezoned, we will be in a position to enter the marketplace to attract light industrial parties to the site. We will do this through a competitive structured process using a commercial real estate broker. PMV has expressed interest in participating in this process either as an interested party or by working with us to identify potential port related users.

Yours Truly,

On behalf of Steveston No. 6 LP

A handwritten signature in dark ink, appearing to read "Paul Woodward", with a stylized flourish at the end.

Paul Woodward
Senior Vice President, Development and Construction
Ledcor Properties Inc.
1200, 1067 West Cordova Street, Vancouver, BC V6C 1C7
p 604-699-2851
www.ledcor.com

Acknowledged by,

A handwritten signature in dark ink, appearing to read "Tom Corsie", with a long horizontal flourish extending to the right.

Tom Corsie
Vice President, Real Estate
Port Metro Vancouver
100 The Pointe, 999 Canada Place
Vancouver BC V6C 3T4

FORWARD. TOGETHER.