

Schedule 14 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 18, 2017.

ON TABLE ITEM

Date: Dec 18, 2017
Meeting: Public Hearing
Item: 5-onni

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



City of Richmond

Memorandum
Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: December 18, 2017
File: RZ 13-633927
Re: **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**

The purpose of this memo is to provide new information to Public Hearing regarding the above application. The applicant has provided an offer to make charitable donations to two Richmond non-profit organizations (Attachment 1).

Subsequent to the November 20, 2017 Public Hearing meeting, Onni advised that they continue to offer a community amenity contribution amount of \$4,750,000 (100% of a mid-point of value). This information was included in a memo dated December 13, 2017.

Subsequent to writing the December 13, 2017 memo, Onni further revised their proposal; offering to make two charitable donations in the following amounts to the following Richmond non-profit organizations:

- a) \$250,000 to the Richmond Hospital Foundation; and
- b) \$250,000 to the Steveston Historical Society.

Conclusion

If Council is satisfied with the proposal, the following should be added to the rezoning considerations:

"That prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, the developer is required to complete the following:

- Provide staff with written confirmation from the Steveston Historical Society of their receipt of the developer's voluntary contribution in the amount of \$250,000.00.
- Provide staff with written confirmation from the Richmond Hospital Foundation of their receipt of the developer's voluntary contribution in the amount of \$250,000.00."



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If Council is satisfied with the proposal, it would be appropriate for Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to be given second and third readings subject to the revision noted above. Prior to final adoption of the bylaws, the developer would be required to fulfill all the revised rezoning considerations, as presented at the November 20, 2017 Public Hearing meeting and as amended by Council, as noted above.



Wayne Craig
Director, Development
(604-247-4625)

SB:blg

Attachment 1: Letter from Onni Group (dated December 18, 2017)

pc: Senior Management Team (SMT)

to memo dated December18, 2017



December 18th, 2017

Dear Mayor and Council,

Re: Imperial Landing – Rezoning Application

The rezoning application before Council has been amended and improved throughout the Public Hearing process which began on October 18th. At the initial Public Hearing the vast majority of the speakers spoke in favour of the application and clearly demonstrated the support for the uses being proposed in the application.

At both the first and second Public Hearings there were motions from Council to review the amenity contribution with Staff and in addition to our discussion with Staff, the City's consultant has had the opportunity to consider the variables and comparables that were used and questioned to calculate the increase in value as a result of the rezoning. No recommended changes were suggested or warranted and thus the increase in value agreed upon previously remains unchanged.

With the proposed amenity contribution of \$4.75 million representing 100% of the agreed increase in value, we struggle to rationalize a further increase over and above the 100%. But as a way to further contribute to the community we will commit to two one-time donations of \$250,000. One donation will be to the Steveston Historical Society and one will be to the Richmond Hospital Foundation.

We have always valued and appreciated the entire Steveston community, its businesses and its residents, the Imperial Landing project is one that we are extremely proud of and we look forward to being a continued part of such a strong and unique community.

This is the sole and final amendment we are prepared to make to our application, we are not willing to consider any further changes. We appreciate all of the time and effort from the City on this application and look forward to learning of Council's decision.

Sincerely,

PP 

Rossano De Cotiis