

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 18, 2017.

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

To Public Hearing
Date: Dec. 18, 2017
Item # 5
Re: Bylaws 9062, 9063

From: Jim van der Tas <jlvandertas@gmail.com>
Sent: Wednesday, 29 November 2017 11:30
To: MayorandCouncillors
Cc: Sean Lawson; Badyal,Sara
Subject: ~~New fishing companies coming to Steveston.~~

Follow Up Flag: Follow up
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Good morning mayor and council,

I just wanted to make you aware of some new information I have become aware of in the last few days. I had a meeting with Robert Keisman from the harbour authority last week discussing a new initiative for the village. During that conversation he mentioned to me that he is looking for office space for NEW fishing companies moving to Steveston village. He indicated that many, not just one or two, companies are moving there head quarters to the village and he is at 100 % capacity and has no space for them. He will be lobbying for money to convert or build new space for these new companies. He is very excited about this and said it could double the harbour activity. This is all great news for the village. The fishing industry is not dead in Richmond and the lower mainland it is alive and well. Robert knows that I am sharing this information with you. He will be making some announcements early in the new year.

I am bringing this to your attention in light of the ONNI space that still sits empty. We have heard for years there is no way there is anyone to fill the space as MMU. I believe now there may be some viable businesses to fill some of the Onni buildings given this new information.

I would like to make clear that the SMA has never taken the stance that all the space should remain MMU. A good mix of varying businesses would be ideal for a host of reasons. Reasons ranging from new services being added for the residents, freeing parking in evenings and weekends, to new clientele for existing local business and new hot spots for the waterfront.

We are aware that some decisions are still in the works regarding this space. May we suggest that you continue to consider allowing some MMU for the rezoning. The SMA has always taken the position that a healthy mix is the answer so nobody has the upper hand and nobody loses.

Given this new information could we suggest the following as it pertains to rezoning, with the idea if we are able to restrict zoning somewhat we can steer what the buildings are ultimately filled with. Doing so achieves a healthy balance of uses.

As follows by building.

Building 5 and 6 to be zoned for Hotel only – this ensures the hotel does get built. The hotel idea is a very popular solution, it has garnered much support and is a much needed new use.

Building 4 keep MMU – Steveston hardware or NEW fishing companies can fill this space.

Building 3 Retail and MMU. We can see this being used for both.

Building 2 MMU Given the many new companies this could be used easily as MMU. We believe that ONNI will fill that space quickly with a grocery store if given the zoning to do so. The grocery store is liked by some but many many more are very vocal that this is the wrong spot for a host of reasons, you have heard them all. Do we really need 3 grocery stores within 2 walking blocks of each other ?

Building 1 – Full on Retail.

We would even suggest you allow retail zoning right now for building 1 and 3 and they can start the process of leasing out the very next day, starting construction early in the new year. If that were to happen I believe a lot of pressure would be alleviated on finding a solution for the remaining buildings. It should be noted that in doing so it will of course change the lift and the contribution that Onni needs to give.

Thank you in advance for reading this longer than anticipated e-mail. As always if you have any questions please feel free to contact me directly.

Sincerely,

Jim van der Tas
C 604-834-0693

Sent from [Mail](#) for Windows 10