

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.