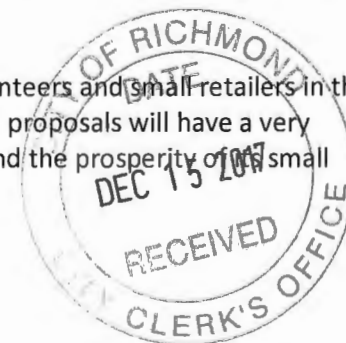


MayorandCouncillors

From: Colleen Burke <mcburke@telus.net>
Sent: Friday, 15 December 2017 13:50
To: MayorandCouncillors
Subject: ONNI Public Hearing Dec 18

- > I think it's really important for councillors who believe a Granville Island atmosphere will result from the proposed zoning change to realize that this won't happen at imperial landing. The conditions are too different.
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- > Granville Island was a federal project located on federal lands; the farmer, food and craft markets located there could never afford to lease from a private owner. Let alone rates such as Onni wants to get at imperial landing. If that were so, their waterfront at Steveston would be leased already to occupants engaged in maritime related uses.
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- > The lease rates Onni expects would be prohibitive to small scale operators such as are located at Granville Island. A municipal government has no power to tell a private land owner who they may rent to, what they may charge, and (given the expansive retail and general commercial zoning) what they choose to sell. It can't determine what kind of atmosphere will result.
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- > Far more likely, if you vote in the proposed uses, will be chain businesses with their usual signage, resulting in an ordinary strip mall appearance, perhaps a bit jazzed up, with resulting traffic congestion, collisions, noise, visual clutter, garbage, theft, vandalism, and so on.
- >
- > We who moved to the Bayview paid a premium to live in the neighbourhood as currently zoned. Why are the Onni companies the only ones whose land values are under consideration?
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- > As a personal example: After living in Steveston for 21 years, in 2011 I paid \$40,000 more for a townhouse on east Bayview than a newer, bigger one across from the community centre, because east Bayview was a much quieter, friendlier and greener place, with the peaceful ambience of the river close by. There was no indication then that the OCP and Zoning would allow for a shopping centre. Onni had not yet built the waterfront structures. We had reason to assume that Onni would adhere to the use restrictions. The Maritime and related uses were unlikely to change the character of the neighbourhood and would have been enough additional traffic and "liveliness".
- >
- > As you know Onni built for a shopping centre, in utter disregard for the neighbourhood values, character, traffic conditions and use restrictions. In doing so it betrayed those who invested in imperial landing as a comfortable, home like community.
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- > Until now I have never heard of a shopping centre or a giant strip mall being placed at the back of such a neighbourhood. For good reasons these mega commercial uses are normally located in downtown areas or on intersections of traffic arteries .
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- > If the zoning must change, it should not change so drastically as this. The addition of daycare use was fine, as it is compatible with existing uses and a necessary one for local families.
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- > It seems Onni has come up with a use - a hotel - that would hook the existing restauranteers and small retailers in the village into supporting its plan for a shopping centre. The general commercial and retail proposals will have a very detrimental effect on our neighbourhood as well as the character of Steveston village and the prosperity of small businesses.
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> Some of you have noticed how mega fortress houses have come to dominate and destroy existing home neighbourhoods. Can you imagine that allowing a mega strip mall, complete with hotel will somehow be compatible in this similar setting?

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> It is not just that our homes will lose value with the large increase in traffic, crime, air, noise, garbage and light pollution. Allowing general commercial and hotel use will change our neighbourhood forever. And will dominate and destroy it.

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> Aside from other commercial destinations, a 32 unit hotel could by itself result in thousands more vehicles using our small street, at all hours.

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> Yet, Onni and city council seem absolutely determined to get the shopping centre underway.

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> I have noted this in previous communications to Council, but it cannot be emphasized enough: It is shockingly improper that the sole consideration on this rezoning proposal appears to be the amount of money Onni must pay for the bylaw amendments.

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> Land use decisions are supposed to be about compatibility with existing uses, impacts on affected properties and neighbourhood character, the environment, health, safety, (and yes - land values: but not just the land values of one owner or set of shareholders). It appeared to me and others, at the public hearing in October, that most of the council members had made up their minds to vote for the amendments. Only the developer's "contribution" was left to be resolved.

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> The minutes of the continued hearing in November and the recent newspaper notice for the December 18 hearing suggest the same: the zoning is for sale and price is all that matters.

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> There is no point to having a planning department if a developer can build and use for whatever it wants, subject only to a price requirement.

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> Like many of my fellow residents in the village of Steveston, I have lost hope in getting fair representation on the imperial landing proposal, let alone seeing our village heritage respected and appropriately conserved.

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> I have been committed to Steveston in so many ways.

> I'm old now. I had hoped to be here forever.

> If the proposed amendments go through, however, I too will be looking at selling and moving away.

>

> It's just so heartbreaking.

>

> M C Burke
> 4311 Bayview
> Steveston
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