

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 18, 2017.

December 15, 2017

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

To: Mayor and Council  
City of Richmond,  
6311 No 3 Rd.  
Fax: 604-278-5139

from Erika Simm  
4991 Westminster Hwy  
Richmond, B.C. V7C 1B7

Re: application by ONNI for a zoning amendment at Imperial Landing

Dear Mayor and Councillors,

It seems to me that Onni has made hardly any advancements to meet the MMU zoning requirements, which were present when Onni purchased the parcels of waterfront land at 4300 Bayview Street.

This site is absolutely the very best location on the old "Packers" site. As you know in Real Estate it is all about location, location, location.

It was advantageous for Onni to be able to purchase the parcels at a price that considered the MMU zoning which was in place at that time.

But, rather than being a good corporate development company, Onni chose to ignore this special zoning, which was put in place by a large, very diverse committee to enhance the continued maritime / fishing theme and use along Stevestons waterfront.

Onni chose a stalemate rather than to comply with City zoning regulations.

As a retired Realtor I have met many developers in my day, but I have never encountered a development company like this! Most developers contribute some public amenities to the communities they do business with. They care about their image and are benevolent, especially after they have reached their goal of a large and dominant corporation in Greater Vancouver. The least they could have done is to comply with City zoning regulations like every other developer.

If Council at this time decides to accept a one time sum for the value increase of the zoning upgrade of the parcels at 4300 Bayview Street, than it should be no less than \$ 9 Mil. which is the amount the City's consultant Site Economics Ltd determined. 9 Million is a small amount in the scheme of things, it is the cost of doing business for Onni. This amount is not even enough to build a library annex to the existing community centre, for instance.

I don't think that anything less is acceptable for the people of Richmond, and especially for the people of Steveston.

Thank you.

Yours, as always ..... *Erika Simm* .....

