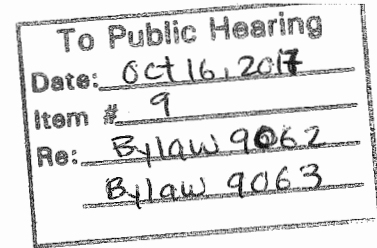


Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

Kurian, Sarah

From: MayorandCouncillors
Sent: Friday, 21 July 2017 14:10
To: Craig, Wayne; Badyal, Sara
Cc: Erceg, Joe
Subject: FW: Landing Plan Sent to Public



From: MayorandCouncillors
Sent: Friday, 21 July 2017 2:09 PM
To: 'Walter Nieboer'
Subject: RE: Landing Plan Sent to Public

Dear Mr. Nieboer,

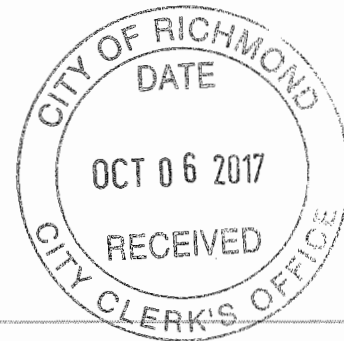
This is to acknowledge and thank you for your email regarding the application by Onni for the Bayview site. Please be advised that copies of your email have been forwarded to the Mayor, each Councillor, and staff for information.

Thank you again for taking the time to make your views known.

Sincerely,

David Weber

David Weber
Director, City Clerk's Office
City Clerk's Office



From: Walter Nieboer [<mailto:swnieboer@gmail.com>]
Sent: Friday, 21 July 2017 12:54 PM
To: MayorandCouncillors
Subject: Landing Plan Sent to Public

Dear Mayor and Councillors, I have just read the report in the Richmond News where you have decided to let the public weigh in on Onni's proposal for a "Hotel/Retail/Office" space development in their 6 building complex on Bayview street.

As a 11 year resident on Bayview street I have witnessed the development of these buildings , the tug of war between the City and the developer prior to construction and the more recent attempts by the developer to change the building permit to its advantage.

I am perturbed to learn that council has been in negotiations with Onni to change the zoning of this property where apparently the only criteria for a settlement is money. Council seems not at all concerned about the impact on a residential area that was developed by the same developer where the purchasers of these residential properties, some 10-12 years ago, were operating and making their decisions on the basis of a Maritime mixed use development across the street.

Now we learn that council on the basis of receiving \$ 2.4 million would consider giving in to Onni.

The City's Joe Erceg is quoted as saying "this has been a very difficult negotiation".

What is to negotiate?

Onni went ahead with the development knowing full well what the zoning restrictions were at time of building.

Now the discussions between the City and Onni have morphed into how much money the City can extract from Onni.

Is it disturbing that the main disagreement between the City and Onni has been about how much money it will take for Council to give in to Onni.

Disagreement about the amount of 'UPLIFT' Onni will realize from the requested rezoning and hence the amount of financial reward the City will receive for such rezoning, appear to be the only criteria guiding City Hall.

What about the 'DOWNDRAFT' on residential property values of residents that purchased their properties in good faith.

And what ever happened to the sacred status of the village of Steveston? How will its character be preserved or enhanced by Onni's proposal?

I have written previously that the issue between Onni and the City clearly needs resolution and in that regard have suggested the City make it clear to Onni that the only way forward is for Onni to realize that they gambled a few years ago, hoping to persuade council to change the zoning after the buildings were erected. To let Onni win this gamble is a blatant injustice. It would be a serious blow to our faith in our elected officials and city staff to act in the residents interest.

In my view the only reasonable way forward has as its criteria the protection of the residents who purchased their properties years ago in good faith and the long term health of the Village of Steveston.

To that end it is my opinion that council might grant Onni permission to convert/develop the main floor of the subject buildings to residential use only. And please dont fall for the argument that that can not be done.

I hope you will act in a principled way in solving the issue and that Onni does not benefit from its gamble.

A gamble that thumbs its nose at the residents of this community.

Sincerely,

Walter Nieboer

#406 4111 Bayview street

Richmond BC

604 241-1471