

Schedule 32 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

**MayorandCouncillors**

**From:** Kelly Illerbrun <Killerbrun@pcl.com>  
**Sent:** Monday, 25 September 2017 15:23  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Kelly Illerbrun  
Street Name: Bayview Street  
Postal Code: V7E 6T5  
E-mail: [killerbrun@shaw.ca](mailto:killerbrun@shaw.ca)  
Phone Number: 604-764-8223

Dear Mayor and Council,

The plan as presented is a better use of the land – empty buildings are not a favourable use. However, ONNI has proven to be a poor neighbor and should not be trusted to meet any commitments they make unless in writing and covered with sufficient security.

The valuation of uplift resulting from the rezoning is not sufficient based on square foot metrics and ONNI is taking advantage of the City of Richmond. Unless ONNI pays their fair share they should not have their zoning approved. It does not appear that ONNI have any interest in the MMU use as currently zoned and have not proposed anything that helps the viability of that use, even in the new development plans.

ONNI makes commitments about restricting trucking and noise in the open house presentation and yet are currently in violation of the Noise Bylaw with the existing commercial development at 4111 Bayview, and they seem unwilling to meet the requirements of the bylaw. The City of Richmond has been involved in trying to get ONNI to comply yet they continue to tow garbage bins around prior to 7 am making an unacceptable level of noise in the neighborhood. Should the rezoning go ahead I fear that there will be worse infractions perpetrated. I have started tracking the times that I have been woken up by the inconsiderate violation of the noise bylaw as follows:

- Garbage Bins
- Aug 14 5:52
- Aug 17 6:40
- Aug 21 6:14
- Aug 24 6:40
- Aug 28 5:50
- Sep 1 6:45
- Sep 4 6:55
- Sep 7 after 7am - OK
- Sept 8 6:45
- Sept 11 6:23
- Sept 15 6:45
- Sept 18 6:10
- Sept 22 6:40 haul grey carts in by hand. Metal bins up.
- Sept 25 6:16



They have included the use of parking in a neighboring development – 4111 Bayview, in addressing the parking for the proposed rezoning. They have to account for the current commercial uses for that parking and the current street parking.

The existing buildings that ONNI is trying to have rezoned do not have any bird deterrent on them and have had nesting seagulls and this past summer. The 4020 Bayview building used for the open house also appears to have a dead seagull on the roof. Not the type of neighbor that should be given concessions to further degrade the lifestyle of Steveston.

In summary ONNI needs to prove that they can be a respectful neighbor, will comply with the law and give the City of Richmond a fair deal on the development.

Thanks,

Kelly Illerbrun