

---

Public Hearing item 6 - Bylaw 7100 & Amendm

**From:** Linda Barnes

**Sent:** December 18, 2022 3:46 PM

**To:** CityClerk <[CityClerk@richmond.ca](mailto:CityClerk@richmond.ca)>; MayorandCouncillors <[MayorandCouncillors@richmond.ca](mailto:MayorandCouncillors@richmond.ca)>

**Subject:** Public Hearing item 6 - Bylaw 7100 & Amendments

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Re Rezoning on Bayview St.& #1 Rd. -Steveston Area Plan

Personally I feel this rezoning application is not what was envisioned for Steveston. Anything along Moncton is restricted to 9 m. To keep Bayview 9 m and no residential will make a very flat, uninspired line of buildings with less ability to create interesting buildings, as well as make it more difficult to create public space to access the waterfront - in my view. Currently the zoning allows up to 20 m - less than Gulf of Georgia (22m) but more than Catch - red roof building (15m).

When the plan was created the thoughts were to mimic somewhat the historic waterfront with the large cannery buildings but also allow developers/architects some creativity, space to have more interesting buildings as well as allow more public views and spaces to access waterfront. There are very few areas where height is allowed.If it needs to be reduced to the existing building at 15m then make that amendment. Steveston plans have always included public waterfront access - even if it will take 60 years or more.

I believe keeping the buildings too low will lead to uninspired buildings and less view corridors and public access points because economy will dictate how much coverage (FAR) will be necessary.

The issue of residential also difficult as there are already many empty spaces along the waterfront - Onni site and those are ground level! 2nd floor would be very difficult to lease out at the rates required for new development.

I also believe this is a very rushed and poor time to bring forward a very large, and significant change to the Steveston plan with hardly any public input. Very few people are aware of this significant change.

No matter which "side" you are on I encourage you to allow more time and public input. Thanks for reading!

I ask you to **not support** this rezoning and/or postpone to request public input.

Linda Barnes

4551 Garry St  
Richmond BC  
V7E 2T9