

**MayorandCouncillors**

**From:** Webgraphics  
**Sent:** Monday, 16 October 2017 10:12  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1183)

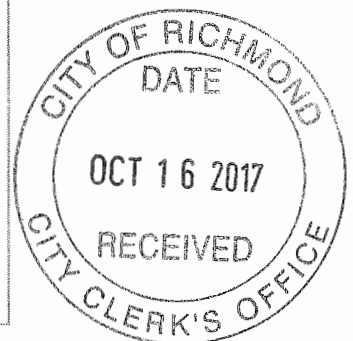
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**Survey Information**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	10/16/2017 10:12:03 AM

**Survey Response**

Your Name	C. Burke
Your Address	4311 Bayview Street
Subject Property Address OR Bylaw Number	4020, 4080, 4100, 4180, 4280, 4300 Bayview Street
Comments	<p>Transforming our Residential Neighbourhood into a Predominantly Commercial Area Traffic - Bayview Street not designed to handle a giant commercial mall and hotel at the back of a residential neighbourhood. There will be anger, near crashes, and crashes Noise - all day – not just at festival times or weekends – now: evening, late night, drinkers, cars Litter - sidewalks, boardwalk, streets, in the water: trash, bottles, needles Visual Clutter – pastoral river outlook blighted by commercial signage Light pollution and noise Hotel, beside a dock, not only will increase drinking but also will draw drug trafficking and gangs Expect a lot more complaints, calls to police, fire and ambulance services Based on the Steveston Community Plan and the representations made by Onni itself, those of us who bought homes from Onni in 2003 were led to believe our investment was in a neighbourhood that was primarily residential. The other uses – mixed maritime - would be limited to those that made sense in a river / harbour setting.</p>



Bayview Street was designed for traffic that would be mostly that of residents with some additional 9 to 5 for the waterfront. Onni got a considerable land value lift and we can assume made a healthy profit from the overall development of Imperial Landing, and the promises it made. Once the waterfront buildings appeared it became clear enough that Onni had no intention of respecting the Community Plan or the expectations of those who live here. The ground level of these buildings were never designed for "maritime mixed use". It has done it best its best to present itself to the public as unfairly oppressed. Onni's own website attempted to solicit ordinary commercial tenants with the promise of a large grocery store to anchor retail uses. We love our homes and recognize Onni's part in building them. But for us homeowners, its relentless applications for rezoning are a recurring nightmare. We constantly have to fight against the transformation of our homelike neighbourhood, and the peaceful atmosphere that we happily share with visitors, to one that is dominated by a giant commercial mall, with hundreds more vehicles coming and going on the residential thoroughfare that is Bayview. I own and live in a townhouse on that street, across from the buildings that are proposed to become hotels. My own unit faces the two paths around Phoenix Pond, to the south and west of the Pond. What I have seen in the hundreds, over the many years I have lived there, are people using these paths for recreation as well as for their "stroll to the Village". There are mothers pushing strollers with small children riding ahead on little bicycles, youth riding skateboards, crossing Bayview street, crossing the parkade entrances under the Onni buildings. There are old people who use walkers, people walking their dogs, cyclists, runners. There are visitors glad to get away from their concrete environments and the city traffic. This is not a NIMBY situation: Bayview townhomes do not have any backyards. The local kids play on the sidewalks and the back laneways. The laneway behind my complex has a blind curve. Thankfully, the vehicles coming and going are, so far, mostly local residents. That will change with the presence of a large commercial strip along Bayview. Inevitably, suppliers, employees, and consumers will take to the use of our back lanes to avoid traffic congestion on Bayview. Most drivers do not observe speed limits, and commercial users will come to view our homes as a mere backdrop to their commercial purposes. With the presence of a hotel will come a higher presence of alcohol and drugs in the neighbourhood. In particular, as a hotel located by a temporary use dock, it will attract

drug traffickers and more gang related crimes. We must anticipate more crashes, near-misses, personal injuries, and death. Broken bottles and needles in the park and sidewalk areas will likely become a concern as well. Police and fire sirens will become more common. If you adopt the proposed bylaw, ours will no longer be a safe and friendly home community. The recurring nightmare will have become a reality. Our homes will lose value as numbered company shareholders under the Onni umbrella become yet more wealthy. That is Onni's plan. That's what this proposal is all about.