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**From:** Evan Dunfee  
**Sent:** December 19, 2022 5:18 PM  
**To:** CityClerk  
**Subject:** Fwd: Council Meeting November 28th, 2022  
**Attachments:** Steveston Area Plan- Waterfront.pdf

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Hi Clerk,  
I previously submitted my comments to Mayor and Council on this item and while reviewing the Public Hearing agenda and staff reports for tonight I didn't see them included in the correspondence section. Can you help me understand why that is so that in future I can make sure my comments are properly reflected in the public record?

Thanks so much,  
Evan Dunfee



Begin forwarded message:

**From:** Evan Dunfee  
**Subject:** Council Meeting November 28th, 2022  
**Date:** November 24, 2022 at 9:24:19 PM PST  
**To:** CityClerk <[CityClerk@richmond.ca](mailto:CityClerk@richmond.ca)>

Hi Clerk,

Can you please forward my comments on item 15. "referral response on land uses along the Steveston waterfront and proposed amendments to the Steveston area plan and zoning bylaw" to the Mayor and Council.

Thank you so much,  
Evan Dunfee

To Mayor and Council,

After attending the Planning Committee meeting on November 22nd and listening to councillors debate regarding changes to the Steveston Area Plan on the south side of Bayview Street I wanted to provide additional feedback that I feel may be useful in further discussion.

To begin with, at Planning one councillor said, "if we don't approve this today, it is possible under current zoning that a residential use can be added to a site through a building permit only, with no council approval required". They went on to say, "if we don't approve this we could end up with 65 ft high buildings with a bunch of residential and there is nothing we can do about it".

I want to make sure that you are all aware that this statement is misleading. The current zoning for these sites is listed in the chart below. The Height limits are 9m for CS2 & ZMU10 and 16m for IL. There is ABSOLUTELY no circumstance which could lead to 65ft high buildings with tons of residential units without council approval, none.

This councillor added, “hopefully you’ve seen one of the developments that has been put forward so far, it would be an abomination in Steveston, it would ruin the character”

The current development application for 3880 Bayview street, which is the source of much of this fear presumably, is currently zoned for Light Industrial. That means if the applicant wanted to proceed without council’s approval (I.e. straight to building permit without a rezoning) all they would be permitted to build is an industrial site at 1 FAR and a max height of 16m with One (1) unit of housing for an operator, this is not what they are proposing, obviously.

The current application at this site doesn’t meet the guidelines of the Steveston Area Plan so even if it came in its current form before council the staff recommendation would be for you to reject it.

It is absolutely fair of say you don’t like that one application, but my advice would be to deal with that separately.

<b>Site</b>	<b>Current Zoning</b>	<b>Summary of I</b>
3540 Bayview St.	Light Industrial (IL)	Residential sec
3800 Bayview St.	Steveston Commercial and Pub (ZMU10)	Apartment hou Includes uses t boarding and l businesses.
3866 Bayview St.	Steveston Commercial (CS2)	Apartment hou Includes uses t boarding and l businesses.
3880 Bayview St.	Light Industrial (IL)	Residential sec
3900 Bayview St.	Steveston Commercial (CS2)	Apartment hou Includes uses t boarding and l businesses.
12551 No. 1 Rd.	Light Industrial (IL)	Residential sec

The next point was brought up by another Councillor who said, “one of the things we want from the Steveston Plan is a linear walkway along the front...If you approve this you’ll never get it”. This councillor seemed to be speaking to the proposal at 3880 Bayview as well rather than the motion on the floor. I want to reiterate once more that it does not conform to the Steveston Area Plan and if it were ever to make its way in front of council in its current form that *staff’s recommendation would be to reject it*. So it would be helpful if you could stop conflating that particular proposal with the much larger motion you have before you here.

Staff made it abundantly clear that a continuous public walkway along the waterfront would not be negatively impacted by allowing an upper floor of residential. Maintaining a continuous waterfront walkway was identified in the original 2009 Steveston Area Plan and was solidified as a priority by council earlier this year for all future developments along this stretch.

There was also some talk at Planning regarding the public consultation that was done on this back in 2017. I went and dug up those results and want to present them to you as they are significantly different than what members of committee suggested.

They can be found in this staff report:

[https://www.richmond.ca/shared/assets/4\\_Steveston\\_Area\\_Plan\\_PLN\\_10171748617.pdf](https://www.richmond.ca/shared/assets/4_Steveston_Area_Plan_PLN_10171748617.pdf)

Some highlights as they explicitly pertain to this area of Bayview:

<b>Question 10</b>	
The current density allowed on Bayview Street (south side) is a maximum ( ) maximum building height is 3 storeys, or 12 m, over parkade structure. Wf	
<b>Options</b>	
<b>1</b>	<b>No change in the maximum density and maximum height as described (recommended in May 30 staff report).</b>
<b>2</b>	<b>Reduced density or reduced height.</b>

**Staff recommendation: No changes proposed to the Steveston**

*(Note: This references a 12m height limit despite the SAP allowing for a 20m maximum height. It is unclear where this 12m came from and may represent a significant oversight in consultation. I have emailed planning department staff separately to inquire where this 12m number came from, but would prudently ask that you bring the matter up with staff as well. Because this simple typo could possibly be what has led to such different interpretations of the consultations.)*

### Question 11

The overall design vision for Bayview Street (south side) includes "Cannery-like" pitched roofs are allowable. Which option do you support?

#### Options

- |   |   |
|---|---|
| 1 | No changes to existing design guidelines.   |
| 2 | Pitched roofs only to fully align with the design vision. Flat roofs are prohibited (recommended in May 30 staff report). |

Staff Recommendation: Amend the Development Permit Guidelines – Riv 9.0) in the Steveston Area Plan to reflect Option 2 above.

### Question 12

The overall design vision for Bayview Street (south side) includes retention of existing large lots. Which option do you support?

#### Options

- |   |  |
|---|--|
| 1 | No changes to existing large lots (recommended in May 30 staff report).  |
| 2 | Through the redevelopment process, allow the subdivision of the existing larger lots into relatively small lots. |

Staff Recommendation: Amend the Development Permit Guidelines – Riv 9.0) in the Steveston Area Plan to reflect Option 1 above.

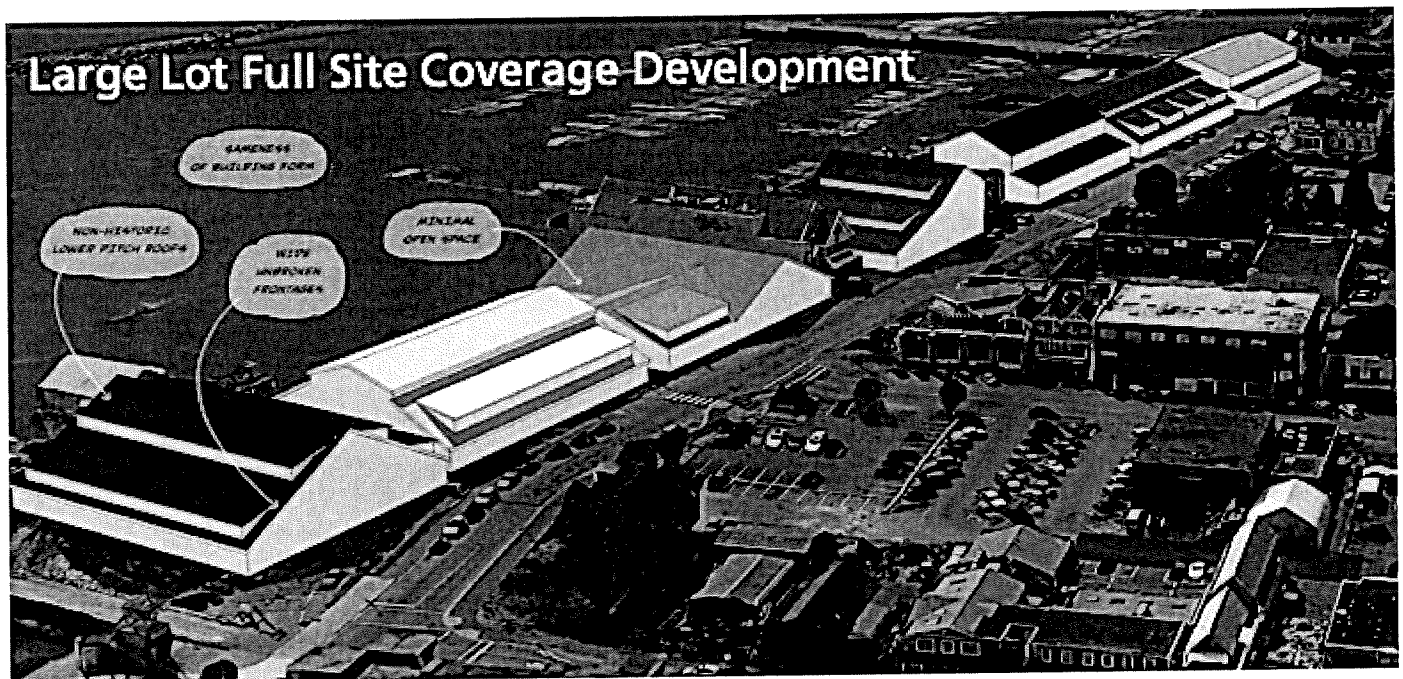
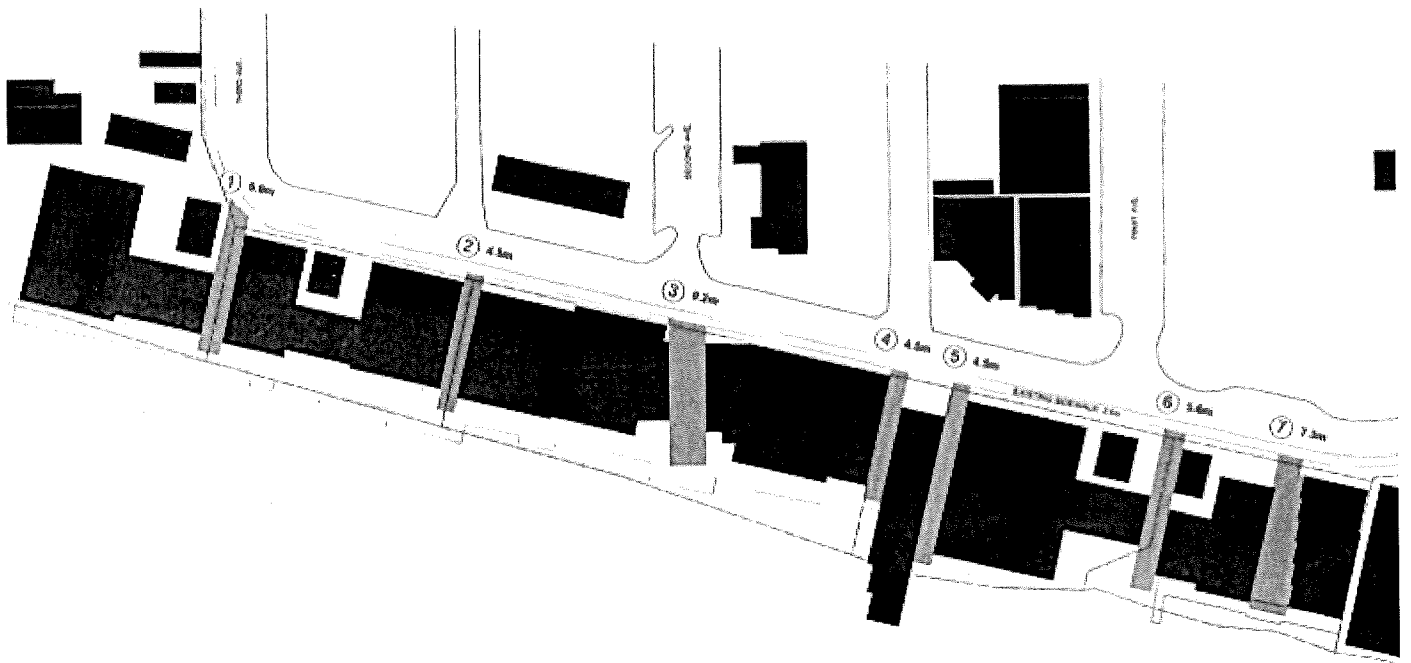
### Question 13

The overall design vision for Bayview Street (south side) includes large and small buildings. Which option do you support?

#### Options

- |   |  |
|---|--|
| 1 | No changes (i.e. a mix of large and small buildings) (recommended in May 30 staff report). |
| 2 | Small buildings on small lots. No more new large "Cannery-like" buildings.                 |

You can see from this that there was actually broad support for large lot, cannery style buildings that were envisioned in the original Steveston Area Plan. These questions came with quite clear visuals as well. You can see the design board that respondents were referencing here (pages 8-10): <https://www.richmond.ca/shared/assets/ohdispboher48257.pdf>.



In 2017 after Planning Committee and Council received their report outlining the consultation that was done a motion was carried at council to reduce the FAR from 1.6 down to 1.2 and from 3-stores down to 2-stores. This

was done despite the consultation narrowly agreeing with staff's recommendation to maintain the original density. There was no discussion at that time by council around removing residential uses from the plan. At council and public hearing there were no written submissions or speakers arguing for lower densities or the removal of residential allowances.

**That means that after an extremely thorough planning and consultation process to come up with the original Steveston Area Plan in 2009 and consultation for its updates in 2017 there was an overwhelming acceptance of including residential with at least 1.2 FAR, and 2 storeys in this area.**

Speaking of the original Steveston Area Plan, I've included here a PDF of the plan for the pages that specifically relate to the south side of Bayview in question. It is clear that the original plan for allowing large cannery style buildings is meant to revitalize the waterfront to its former glory, and create an area reflective of its heritage. Council has recently spoken about the importance of preserving our heritage and the Steveston Area Plan as written is designed to do just that. **Voting to change that means voting against restoring this area to its past prominence.** This is the plan that was approved by council in 2009 and updated in 2017. Many of you were on council then and voted in favour of this plan.

As far as this motion specifically refers to the removal of residential uses I want to reiterate my strong opposition. Mixed residential use is the gold standard for sustainability and livability and integrated beautifully and effectively all around the world, including on the water. Our OCP is clear that we want to improve residents ability to work, live and play within the same area. That is only possible with mixed use development. Mixed use will contribute greatly to the vibrancy of Steveston which is struggling as its population declines and businesses find it tough outside of the major tourism months. These limited residences will be on the upper floor, with no claim to any private space on the ground level. Strong design guidelines will ensure that the public realm is protected to everyone's benefit.

So please, Mayor and Council, when considering this motion consider the following:

1. The current proposal at 3880 Bayview will be dealt with separately and doesn't currently conform to the Steveston Area Plan
2. The SAP continues to prioritize a continuous pedestrian waterfront walkway. That is not in jeopardy.
3. The public consultation in 2017 was clear that the current densities and large cannery style buildings planned for in the SAP are broadly accepted. No one wrote or spoke to council asking for residential uses to be eliminated or heights reduced.
4. The Steveston Area Plan as written envisions a revitalization of this area back to its former glory. Any motion to amend it is a motion against restoring the area's heritage.
5. It will take a generation for this plan to be developed. Consultation should focus on what the youth want to see for this area as it is them who will see it happen.
6. Mixed use residential helps the city achieve it's many livability and sustainability goals. We should be expanding mixed use rather than removing it.

In conclusion, what you have before you is a huge departure away from the intent of the Steveston Area Plan and should therefore undergo significant consultation before any changes are made. That consultation should be made through an equity lens with special consideration given to youth voices given the build out timeline for this plan.

It is my hope that council will refer this motion back to be considered more thoroughly within an anticipated update to the entire Steveston Area Plan as part of the ongoing OCP review, while concretely opposing the removal of upper floor residential uses.

Thank you for your time and consideration,  
Evan Dunfee