

Mayor and Councillors

From: Kelly Greene <kellyagreene@outlook.com>
Sent: Monday, 16 October 2017 16:32
To: Brodie, Malcolm
Cc: Steves, Harold; Day, Carol; McNulty, Bill; Mayor and Councillors; Au, Chak
Subject: Onni review tonight

Follow Up Flag: Follow up
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Hello Mayor Brodie,

I am writing in regards to the Onni proposal for the Steveston waterfront site that has been at an impasse for many years now. I absolutely recognize that there is a need for a solution to the unfortunate problem.

It is concerning when a developer can erect a building that does not meet the needs of zoned uses. When it was constructed, many people pointed out that as built, the space available was not suitable for mixed maritime uses, many of which would be considered light industrial. I walk along the Steveston waterfront regularly, and the vacant space is obviously intended for commercial/retail purposes. It is a big dilemma when the developer comes back after the building is completed to ask for rezoning to match the type of building constructed.

As many people have noticed, some developers have operated in Richmond under the principle of "give an inch, take a mile" where well-intending Richmond zoning and bylaws are abused. Retroactively granting rezoning would set a worrisome precedent, wherein developers built what they wanted, and applied for a zoning change after the fact.

The land lift expected from rezoning the property should be compensated to the City at a rate anywhere from 50% to 85%. The current offer falls below that level, which is an additional concern. Yes, the buildings would need retrofitting under the current proposal, but that is not through any fault of the City, and should not be deducted from the amount of compensation expected.

Additionally, there has been talk about creating a marina to increase visitors and viability of the economy in Steveston. It is perplexing, to say the least, that the site specified for "mixed maritime use" would lose that zoning in advance of an operating marina, which would require supportive maritime businesses.

It is for these reasons that I ask you, and Richmond's Councillors, to be cautious and not rush your decision. We have waited this long for a resolution; a little bit longer to get it exactly right will be a benefit, not a liability.

Our elected representatives, accountable to the residents of Richmond, should be responsible for setting policy and creating the vision for Richmond's future, not developers.

Thank you very much for your time and consideration.

Best regards,

Kelly Greene