



# City of Richmond

## Report to Council

**To:** Richmond City Council  
**From:** Carli Edwards, P.Eng.  
Chief Licence Inspector

**Date:** June 14, 2016  
**File:** 12-8275-20-AMANDA  
#/2016-Vol 01

**Re:** Business Licence Refusal Reconsideration

### Staff Recommendation

That Council uphold the decision to refuse the application from Generation Daycare Inc. for a business licence at Unit 200-4080 Bayview Street.

Carli Edwards, P.Eng.  
Chief Licence Inspector  
(604-276-4136)

Att. 7

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> DW	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

Generation Daycare Inc. (the “Applicant”) submitted a business licence application (Attachment 1) to operate a business, Generation Maritime Learning Centre, at Unit 200-4080 Bayview Street (the “Proposed Property”, shown in Attachment 2). While the Applicant indicated that this is a new business, they are currently operating a child care business at another location, 12320 Trites Road, that is zoned Light Industrial which permits child care uses. Based on the business plan submitted with the application (Attachment 3), staff determined that the business applied for on the Proposed Property is for a child care use. City staff has refused to issue a business licence to the Applicant (Attachment 4) for the Proposed Property on the basis that child care is not a permitted use under the existing Zoning for the Proposed Property.

Under the *Community Charter* Section 60 - Business licence authority:

*60 (5) If a municipal officer or employee exercises authority to grant, refuse, suspend or cancel a business licence, the applicant or licence holder who is subject to the decision is entitled to have the council reconsider the matter.*

The Applicant has requested that Council reconsider the decision to refuse the business licence application (Attachment 5).

### Analysis

Under the Richmond Business Licence Bylaw No.7360:

*1.6 All premises in the City from which an applicant proposes to conduct business must be approved by the Licence Inspector for compliance with the Zoning Bylaw, the Building Regulation Bylaw, the Fire Prevention Bylaw, and any other applicable City bylaws and regulations before any licence is granted.*

The current zoning for the Proposed Property is Steveston Maritime (ZC21) which supports the maritime economy with an emphasis on the commercial fishing industry. This zone permits the following uses:

- education;
- industrial, general;
- manufacturing, custom indoor;
- marina;
- maritime mixed use;
- office; and
- parking, non-accessory.

In the business licence application, the business activities and services to be offered by Generation Maritime Learning Centre are described as “before and after school program for kids”. The applicant submits that this is an “education” use allowed under the existing zoning. The “education” use is defined in the Zoning bylaw as follows:

**“Education** means a school, provincial school or francophone school as defined by the School Act and independent school as defined by the Independent School Act normally offering kindergarten to Grade 12 classes, and which may include, on the same **site**, accessory administration, food and beverage service, and student, recreational, religious and cultural services, patron participation entertainment, and subordinate housing for students, staff and faculty of that **education** facility, but does not include **commercial education**.”

The proposed business plan provided no linkage to either the School Act or the Independent School Act and makes no reference to offering kindergarten to Grade 12 classes. However, the activities described in both the business plan and application are consistent with a “child care” use. Child care use is defined in the Zoning bylaw as follows:

**Child care** means a facility for the care of children either licensed under the Community Care and Assisted Living Act or a license-not-required **child care** operation, is distinct from **community care facility, major** and **community care facility, minor uses** which also permits residential care.

In the case of Generation Maritime Learning Centre, the zoning definition of “child care” most appropriately describes its use in character and purpose and staff are of the opinion that the proposed intent is not permitted in the existing Zone.

Further, the Proposed Property is one of the properties included in a rezoning application (RZ 13-633927) to amend the Zoning Bylaw to permit a number commercial and other “non-maritime” uses on the site. Amongst the proposed non-maritime related amendments is the inclusion of “child care” as a Permitted Use under the ZC21 zone in the Zoning Bylaw.

Shortly after the refusal of this application was communicated to the Applicant, Council received 2 memos relating to this application. These memos are attached as Attachments 6 and 7.

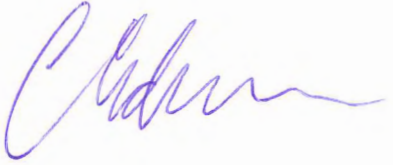
### **Financial Impact**

None

### **Conclusion**

In order to issue a Business Licence for a property, the proposed use must fall within the Permitted Uses set-out in the City’s Zoning Bylaw for the property. The use of the Proposed Property for child care is not permitted under the Steveston Maritime ZC21 zone.

As the Applicant's intended use of the Proposed Property does not comply with the City's Zoning Bylaw, staff recommend that Council uphold the decision to refuse the application to issue a business licence for Generation Maritime Learning Centre to Unit 200-4080 Bayview Street.



Carli Edwards, P.Eng.  
Chief Licence Inspector  
(604-276-4136)

CE:ce

- Att. 1: Business Licence Application form for Generation Maritime Learning Centre
- 2: Site plan of Proposed Property
- 3: Business Plan submitted for Generation Maritime Learning Centre
- 4: Business Licence refusal Letter
- 5: Request to Reconsider Business Licence Application
- 6: Memo to Council, dated June 6, 2016, RE Business Licence Application for Generation daycare at #200 4080 Bayview Street
- 7: Memo to Council, dated June 7, 2016 RE Zoning Information for 4080 Bayview Street

June 14, 2016

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**City of  
Richmond**

**Business Licence Application**

Business Licence Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

Business Licence Department Tel: 604-276-4328 Fax: 604-276-4157

**Office Use Only:**

Business Licence Number: 12619595 - Rejected

New  Change of Address  Change of Owner\*  Change of Name  Change of Business Use

Have you previously applied for a business licence in Richmond?  Yes  No

Business Type:  Commercial/Industrial Premises  Non-Resident  Home Occupation  
(See Appendix A & C) (See Appendix B)

Proposed Start Date: Sept. 1 / 2016 or Effective Date of Change: \_\_\_\_\_  
Month Day Year Month Day Year

**BUSINESS INFORMATION** (All to complete)

Sole Ownership  Partnership  Corporation **\*\*Copy of Certificate to be submitted with application\*\***

Business or Trade Name: GENERATION MARITIME LEARNING CENTER

Registered Company Name: GENERATION DAUCARE INC.

Business Address: 4080 #200 BAYVIEW STREET Unit No: 200

City: RICHMOND Province: BC Postal Code: V7E 0B3

Bus. Tel.: 604-370-3206 Fax: \_\_\_\_\_

Cell: 778-840-1334 Email: mikelewis020@gmail.com

Mailing Address: 9111 #5 Rd Richmond Unit No: 13  
(If different from above)

City: Richmond Province: BC Postal Code: V7A 4N3

Describe **All** Business Activities/Services In Richmond: \_\_\_\_\_

currently before and after school program for kids

Number of Employees (To include owners): (FT): 3 (PT): 3

**\*\*Copy of contractor TQ to be submitted with application\*\***

Contractors TQ No.: \_\_\_\_\_ TQ Holder's Name: \_\_\_\_\_

Gas Contractors Bond No.: \_\_\_\_\_

**Commercial & Home Occupation Uses Only**

Are goods sold to the general public?  Yes  No

Is any part of the business sub-contracted?  Yes  No

Are goods, vehicles, or equipment stored on premises?  Yes  No If yes, please describe:

\* Transfer of Business Licence Appendix D to be completed and submitted with this application.

**Commercial/Industrial Business** (Premises in Richmond only)

Liquor Licence?  Yes  No If yes, type?  Food Primary  Liquor Primary  With Endorsement

No. Seats (Restaurants & liquor establishments): \_\_\_\_\_ No. Merchandise Machines: \_\_\_\_\_

No. Amusement Machines: \_\_\_\_\_

Describe any Structural Changes to Business Premises:  Proposed  Completed  None

Sharing Premises With: N/A

Floor Area (In sq. ft.): Retail: \_\_\_\_\_ Wholesale: \_\_\_\_\_

Office: \_\_\_\_\_ Warehouse: 5645 sq. Ft.

Outside: approx. 2400 sq. Ft.

**NOTE:** Zoning Bylaw No. 8500 – On-Site Vehicle Parking – Part A, Section 7.1.1 requires that sufficient parking is available for commercial/industrial businesses.

Do you have the sufficient parking:  Yes  No

A new sign or alterations to an existing sign requires a permit.  
Has the required sign permit been applied for?  Yes  No

Richmond Representative for Business: Michael Lewis

Title: owner / supervisor Tel.: 778-846-1334

Emergency Contact Name: Agnes Gaglowski Tel.: 778-836-7927  
After Hours Number

**OWNERSHIP INFORMATION** (All to complete. Additional owners can be submitted on separate paper.)

Name: Michael Lewis Title/Position: owner / supervisor  
First Last

Home Address: 13-9111 5Rd.

City: Richmond Province: BC Postal Code: V7A 4N3

Tel.: 604-277-0407 Cell: 778-846-1334 Email: mikelawis@20@gmail.com

I hereby make application for a business licence in accordance with the above-stated information and declare that the statements are true and correct. I agree, if granted a licence, to comply with all relevant bylaws now in force or which may come into force in the City of Richmond.

Name: Michael Lewis Title: owner / supervisor

Signature: [Signature] Date: May 27/2016

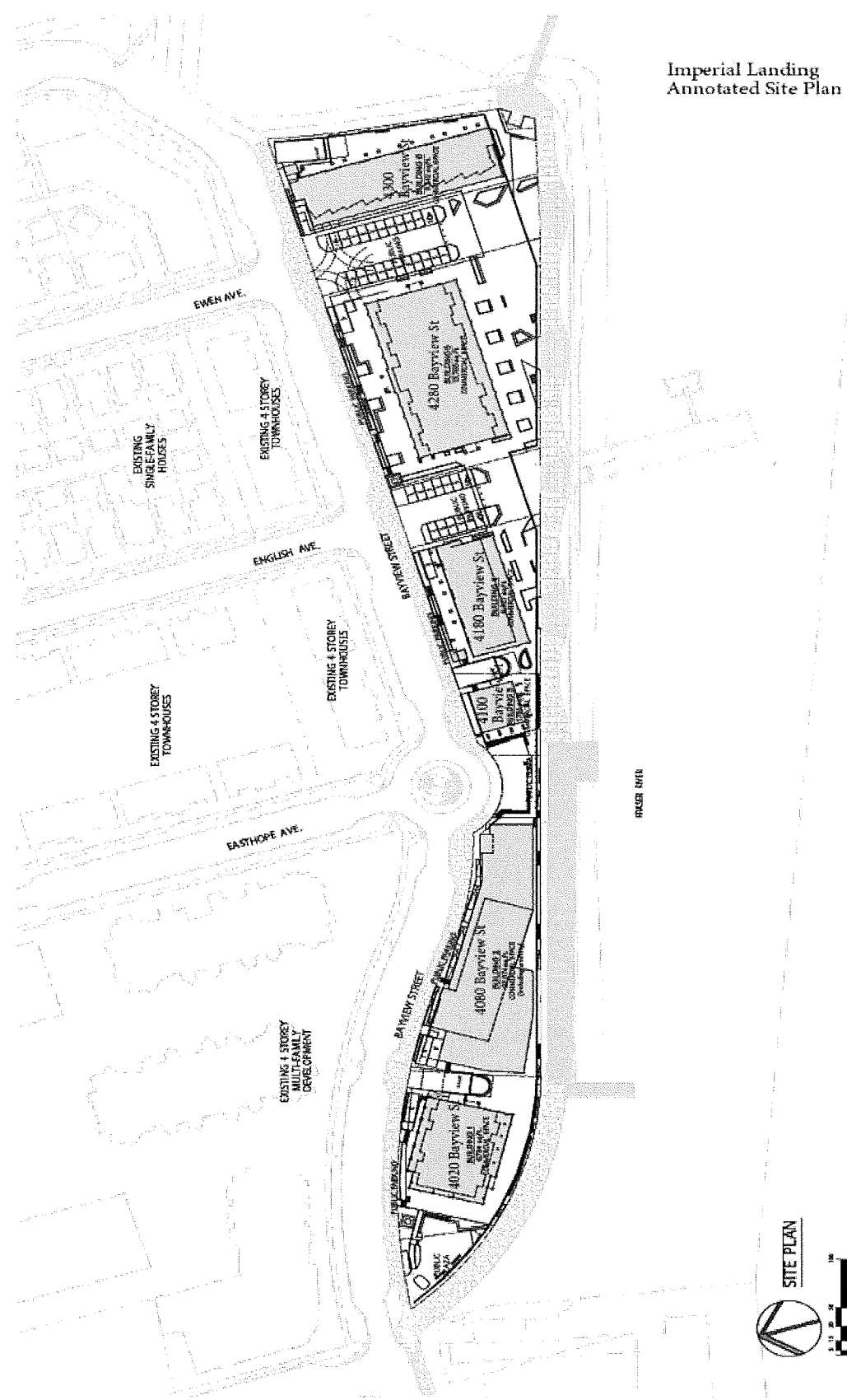
*Note: This application will not be processed without the application fee. In order to receive the fee amount, please contact the Licence Department. Business Licences are public records and are available for inspection on request at City Hall. The City also makes business licence information available in various additional publications on the City website and/or in hard-copy format. If you do not wish your business information to be made available in any additional publications, a request in writing to decline publication must be received by the Licence Inspector. All information gathered for business licencing purposes is managed in accordance with the Freedom of Information and Protection of Privacy Act.*

*NO FEE SUBMITTED TO RETURN*

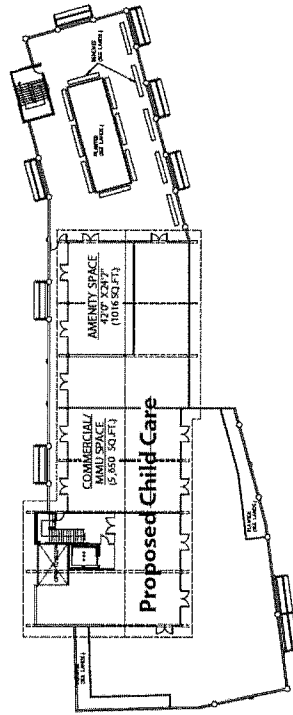
<b>Office Use Only:</b>		
Folder Type: <u>A3</u>	Sub Type: <u>card case</u>	Fee: <u>\$133</u>
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Received by: _____	Date: _____	
Approved by Chief Licence Inspector: <u>[Signature]</u>	Date: <u>June 06/16</u>	

June 14, 2016

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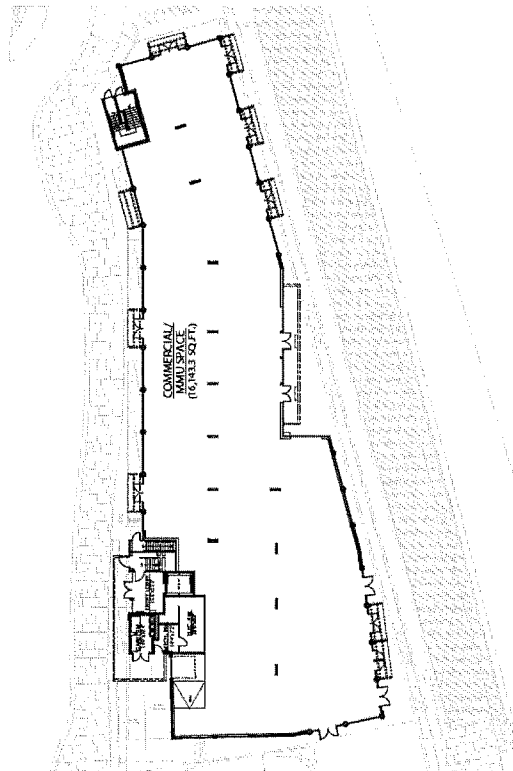


4080 Bayview Street  
Annotated Floor Plans



SECOND FL. PLAN (W/ ROOF PLAN)  
GEL 117, 15'0"

FLOOR AREA 14,729 S. SQ. FT. (AVL. 12,773 S. SQ. FT. AMENITY) EXCLUDING STAIRS, ELEVATOR  
STAIRS, ELEVATOR REAR 469 S. SQ. FT.



GROUND FL. PLAN  
GEL 117, 14'0"

FLOOR AREA 14,143.3 SQ. FT. EXCLUDING MECH/ELEC. ROOM  
MECH/ELEC. ROOM REAR 1,119 SQ. FT.





June 14, 2016

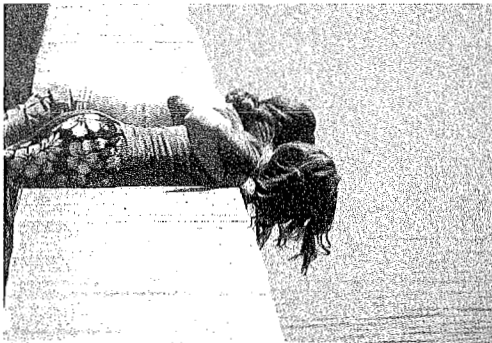
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Generation Maritime  
LEARNING CENTRE

# Generation Maritime Learning Centre

## Commercial Use Proposal, Generation Maritime Learning Center



### I. Introduction

Generation Maritime Learning Centre is proposed to occupy 4080 Bayview Street, Steveston, BC. The Centre will be a community based learning centre focused on the history and maritime community of Steveston, BC. The goal will be to engage children in the community around them and learn several different aspects of Maritime Life. Acknowledging the history around them will enable the children at the Center to deepen their roots and connection to the community. The theme and program surrounding the maritime history of the community will be highlighted throughout and the beauty of Steveston waterfront will be paramount throughout. This report is designed to illustrate the various activities, functions, events, and aspects of the Generation Maritime Learning Center.

### II. Hours of Operation and Program Details

The Centre is open Monday to Friday 7am-9am & 2:30pm-6pm.  
Professional Days Hours are 7am-6pm based on School Board schedules.  
The Centre is open the 2nd week of Winter Break and 2nd week of Spring break; Full Days.  
The Centre is open full days in the month of July and closed for August.

GENERATION MARITIME LEARNING CENTER -1

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### III. A Day in the Life at the Generation Maritime Learning Centre

- Kids arrive at the Centre between 7-9am. The mornings are free-play times accompanied by breakfast, Maritime Board games and colouring exercises.
- At 2:30PM we walk to pick up the kids at school and allow for 30 minutes of free play with their peers at the School.
- By 3:30pm all kids are accounted for back at the Centre where they stay until pick up by their guardians up until 6pm.
- The Steveston Boardwalk will be used daily illustrating the maritime functions of the Community.

### IV. Activities, A Typical Day at the Centre

- Lounge play- Maritime Books, Colouring Books and activities, and thematic games.
- Dress-Up Lounge- Maritime theme costumes and play.
- Library - Maritime Literature and Books with monthly guest speakers and visitors
- Science Center/Games - Maritime program of games and arts and crafts i.e. Battleship, Go fish. The science station focuses on ships and the fisheries industry, with fun interactive information and a computer for research.
- Art Studio - Popsicle stick boats (see how they float), clay anchors( see how they sink), treasure coins from bottle caps (with a centre treasure hunt)
- Knot Tying Station
- Activities - Professional Days
- Day trips in the community of Steveston Village include: Scavenger hunts in the village, learning about tides (trip to Garry Point) The Cannery, The Heritage village at Britannia shipyards, the Chinese bunk houses
- Winter, spring and summer programming will include trips to the aquarium, learning sessions about our oceans, the Maritime Museum, Crescent Beach. Monthly presenters from the fisheries industry to talk to the kids and educate them on the know hows about fishing and fishing boats.
- Group trips to the docks to engage and learn from the local fisherman

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**V. Festival Activities**

Steveston Festivals will be used to plan special activities for the Center. i.e. Tall ship festival, Maritime festival, Salmon Festival, Steveston Bull head derby.



June 14, 2016

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City of  
Richmond

6911 No. 3 Road,  
Richmond, BC V6Y 2C1  
www.richmond.ca

June 6, 2016  
File: 12-8275-20-AMANDA #/2016-Vol 01

Finance and Corporate Services Division  
Telephone: 604-276-4136

Generation Maritime Learning Centre  
9111 No. 5 Road  
Richmond, BC V7A 4N3

Dear Michael Lewis:

**Re: Generation Maritime Learning Centre – Business Licence Application**

Your Business Licence Application for “Generation Maritime Learning Centre” at #200 - 4080 Bayview Street has been reviewed against the City of Richmond’s Zoning Bylaw and Business Licence Bylaws and I advise the following.

Your business activity meets the definition of “child care”, however child care is not an approved use for the subject property under the City’s Zoning Bylaw. While the zoning for the property does allow for an “education” use, the Zoning Bylaw specifically defines “education” to ‘mean a school, provincial school or francophone school as defined by the *School Act* and independent school as defined by the *Independent School Act* which normally offers kindergarten to Grade 12 classes’. The proposed business in your plan provides no linkage to either the School Act or the Independent School Act. Therefore, without compliance with the Zoning Bylaw, and in accordance with the Business Licence Bylaw, a business licence for the proposed use at this location cannot be issued.

In accordance with the *Community Charter*, you may appeal to Richmond City Council following a refusal of a business licence by a municipal officer or employee. The attached document titled *Business Licence Refusal Appeal Process* is provided as a guideline on the procedure for the appeal. Should you wish to move forward with an appeal, you must contact the City Clerk at 604-276-4098.

In the meantime, please continue to work with the City’s Economic Development Office who can assist in sourcing suitable locations in Richmond. They can be reached at: 604-247-4934. If you have any questions about your application, please phone me at 604-276-4136.

Yours truly,

Carli Edwards  
*Chief Licence Inspector*

Att. 1

pc: Wayne Craig, Director, Development  
David Weber, Director, City Clerk's Office  
Neonila Lilova, Manager Economic Development

5033042



June 14, 2016

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**CityClerk**

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**From:** Daycare <generationdaycare@gmail.com>  
**Sent:** Tuesday, 7 June 2016 11:22  
**To:** CityClerk  
**Subject:** Attention Mr. David Webber and council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom this may concern,

I, Michael Lewis recently put in a business licence application for generation maritime learning centre, this application was denied and I am writing to formally appeal this decision.

Many thanks  
Michael Lewis

Generation Daycare Inc.

June 14, 2016

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City of  
Richmond

**Memorandum**  
Finance and Corporate Services Division  
Administration and Compliance

**To:** Mayor and Councillors  
**From:** Carli Edwards  
Chief Licence Inspector  
**Date:** June 6, 2016  
**File:** 12-8275-20-AMANDA  
#/2016-Vol 01  
**Re:** **Business Licence Application for Generation Daycare at #200 4080 Bayview Street**

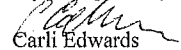
Generation Daycare Inc. (the "Applicant") currently operates from 12320 Trites Road, providing before and after school child care. Recently, the Applicant was informed that they could no longer occupy space at that location and they are attempting to find a new location close to Homma Elementary School where the majority of the children attend school. Staff from the Economic Development Office have been actively working with the Applicant to try and identify alternative locations that can accommodate a child care business.

On Friday, May 27, the Applicant made a business licence application and provided a business plan for Generation Maritime Learning Centre to be located at #200 - 4080 Bayview Street. The Applicant was advised that the proposed use of child care is not permitted under the zoning on this site. It should be noted that this site is the subject of an ongoing rezoning application and that the rezoning application includes a request to add "child care" as a permitted use to the site zoning.

The business plan that was provided with the application referred to the business as a maritime "education" facility instead of considering the business as a "child care" use. While the zoning for the property does allow for an "education" use, the Zoning Bylaw specifically defines "education" to 'mean a school, provincial school or francophone school as defined by the *School Act* and independent school as defined by the *Independent School Act* which normally offers kindergarten to Grade 12 classes'. The proposed business plan provided no linkage to either the School Act or the Independent School Act. Therefore, without compliance with the Zoning Bylaw, and in accordance with the Business Licence Bylaw, a business licence for the proposed use at this location cannot be issued.

The Applicant has inquired about options to appeal the staff direction provided on this matter. In consultation with the Law Department and the City Clerk's Office, the Applicant has been provided with written instructions on the process to appeal to Council the decision of a municipal officer or employee. The attached document titled *Business Licence Refusal Appeal Process* is provided as a general reminder and guideline on the procedure for the meeting. Should the Applicant wish to proceed with the appeal, the City Clerk will schedule a Business Licence Refusal Appeal Hearing.

If you require any additional information, please contact me at 604.276.4136.

  
Carli Edwards  
Chief Licence Inspector

Att. 1  
pc: SMT  
Cecilia Achiam, MCIP, BCSLA, Director, Administration and Compliance  
Wayne Craig, Director, Development  
David Weber, Director, City Clerk's Office  
Kim Somerville, Manager, Community Social Development

5033265



### **Business Licence Refusal Appeal Process**

Under section 60 of the *Community Charter*, a municipal officer or employee may refuse to issue a business licence in any specific case. Furthermore, Business Licence Bylaw No. 7360 requires that the Licence Inspector ensure compliance of said business with permitted uses as per the Richmond Zoning Bylaw No. 8500. Section 60(5) of the *Community Charter* permits an applicant to appeal to City Council to have a decision of the Chief Licence Inspector overturned. Council's decision on such an appeal is final, subject only to judicial review by the BC Supreme Court. Attached is section 60 of the *Community Charter*.

#### **The Hearing or Council Meeting**

Business licence refusal appeals are generally heard at open City Council meetings, which means members of the public or media are free to attend and observe the hearing. Appeals are generally set for a Special Council meeting, rather than a regularly scheduled Council meeting.

#### **Agendas and Minutes**

In accordance with normal practice, open Council meeting agendas are published on the City website no later than the Friday evening preceding the meeting date. Attached to the published agendas are typically found any supporting documents and reports. For business licence refusal appeals, the agenda materials may include the applicant's appeal letter and supporting materials, procedural information regarding the conduct of the appeal hearing, and other relevant documents. All documents that are to be provided to Council will normally be provided to the applicant at least ten days prior to the Council meeting at which the appeal will be heard.

Minutes are taken at the meeting. These minutes document the appeal hearing and any decision arrived at by City Council. In accordance with normal practice, minutes for open Council meetings are also published on the City website in the days following the meeting.

#### **Conduct of the Appeal**

The Mayor presides as the Chair of the meeting and will provide direction to the applicant as the proceedings unfold. Applicants and their representatives should address the Mayor as "Your Worship" and all questions about how the meeting is being conducted are to be directed to the Mayor.

The order of the proceedings will be as follows:

1. The Chief Licence Inspector who processed the application will be called upon by the Mayor to review the file, explain why the application was refused, and answer any questions that may be posed by the Council members.
2. Once Council has heard from the Chief Licence Inspector, the applicant will be called forward by the Mayor to present the appeal. The applicant may present the appeal or have a lawyer or other representative present the appeal on his or her behalf. There is no time limit placed on the applicant's presentation, provided the information provided is relevant and the proceedings are not being obstructed.

3. Following the applicant’s presentation of the appeal, Council members may pose questions to the applicant.
4. Following any questions by Council members, the applicant may pose questions to the Chief Licence Inspector.
5. If any additional witnesses were called upon to provide information to Council, Council and the applicant may pose questions to the additional witnesses.
6. Once all questions have been answered, the applicant will be excused by the Mayor, at which time the applicant would return to the audience.
7. Council members would then deliberate on the matter in open session (meaning, in front of any members of the public or media who may be present at the meeting). During Council deliberations, the applicant is not permitted to participate and can only observe from the audience.
8. Following deliberations, Council will take one of several possible actions: 1) uphold the Chief Licence Inspector’s decision; 2) overturn the Chief Licence Inspector’s decision; or 3) consider a motion to delay consideration of the matter (for example, pending further information requests by Council).

**Council’s Decision**

Council’s decision on an appeal is final and can only be overturned by judicial review by the BC Supreme Court. Written confirmation of Council’s decision will be provided to the applicant in the days following the meeting. Council’s decision is also published in the minutes of the meeting, which is available on the City website.

\*\*\*\*\*

**Extract from the *Community Charter***

- 60 (1) An application for a business licence may be refused in any specific case, but
  - (a) the application must not be unreasonably refused, and
  - (b) on request, the person or body making the decision must give written reasons for the refusal.
- (2) In addition to the authority under section 15 (1) (e) [licences, permits and approvals — suspension and cancellation], a business licence may be suspended or cancelled for reasonable cause.
- (3) Before suspending or cancelling a business licence, the council must give the licence holder notice of the proposed action and an opportunity to be heard.



- (4) Despite section 155 (2) (b) [restriction on delegation of hearings], a council may, by bylaw under section 154 [delegation of council authority], authorize a municipal officer or employee to suspend or cancel a business licence.
- (5) If a municipal officer or employee exercises authority to grant, refuse, suspend or cancel a business licence, the applicant or licence holder who is subject to the decision is entitled to have the council reconsider the matter.

June 14, 2016

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City of  
Richmond

**Memorandum**  
Finance and Corporate Services Division  
Administration and Compliance

**To:** Mayor and Councillors  
**From:** Carli Edwards, P.Eng.  
Chief Licence Inspector  
**Re:** **Zoning Information for 4080 Bayview Street**

**Date:** June 7, 2016  
**File:** 12-8275-20-AMANDA  
#/2016-Vol 01

This memorandum is in response to a question from the General Purposes Committee on June 6, 2016 regarding the existing zoning of the above-note site.

4080 Bayview Street is a mixed use property owned by Onni Development (Imperial Landing) Corporation. The building on this site that is the subject of a business licence application from Generation Learning Centre is zoned ZC21. An excerpt from the Zoning Bylaw describing this zone is attached to this memo.

Zoning on this site includes "education" as an approved use but the Owner of this site has made an application to rezone the site to add, among other uses, "child care" as a permitted use. The definitions of these uses, according to the Zoning Bylaw, are provided as Attachments 2 and 3.

Any further questions on this site can be directed to myself or to the Director of Development.

Carli Edwards  
Chief Licence Inspector  
604.276.4136

CE:ce

Att. 1: ZC21 Steveston Maritime, from Zoning By-law  
2: Definition of "education", from Zoning Bylaw  
3: Definition of "child care", from Zoning Bylaw

pc: SMT  
Cecilia Achiam, Director, Administration and Compliance  
Wayne Craig, Director, Development

5036137



## 22.21 Steveston Maritime (ZC21)

### 22.21.1 Purpose

The zone supports the maritime economy with an emphasis on the commercial fishing industry.

### 22.21.2 Permitted Uses

- education
- industrial, general
- manufacturing, custom indoor
- marina
- maritime mixed use
- office
- parking, non-accessory

### 22.21.3 Secondary Uses

- n/a

### 22.21.4 Permitted Density

1. The maximum floor area ratio (FAR) is 0.80.
2. There is no maximum floor area ratio for non-accessory parking as a principal use.

### 22.21.5 Permitted Lot Coverage

1. The maximum lot coverage is 60% for buildings.

### 22.21.6 Yards & Setbacks

1. The minimum setback from lot lines and rights-of-ways is 1.0 m.
2. There is no setback for a structure that does not project above the grade of the adjacent public road, rights-of-way secured under public rights of passage, dyke or City of Richmond parkland.

### 22.21.7 Permitted Heights

1. The maximum height for buildings is 12.0 m, but not more than three storeys.
2. The maximum height for accessory structures is 12.0 m.
3. For the purposes of this zoning district, building height means the vertical distance between the highest point on the building and the crown of the public road abutting the lot line of the lot in question.

### 22.21.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum lot width, lot depth or lot area requirements.

**22.21.9 Landscaping & Screening**

1. **Landscaping and screening** shall be provided in accordance with the provisions of Section 6.0.

**22.21.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum number of **parking spaces** required for **office** and **retail uses** is 3 spaces per 100.0 m<sup>2</sup> of **gross leasable floor area** on the first two floors, and 1.5 spaces per 100.0 m<sup>2</sup> of **gross leasable floor area** for all floors above the first two floors.

**22.21.11 Other Regulations**

1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses**:
  - a) **industrial, general**;
  - b) **manufacturing, custom indoor**;
  - c) **office**; and
  - d) **parking, non-accessory**.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

## Attachment 2

<b>Development</b>	means a <b>building</b> or an addition to or replacement or repair of a <b>building</b> and the construction or placing of any of them in, on, over or under land; a change of <b>use</b> of land or a <b>building</b> or an act done in relation to land or a <b>building</b> that results in or is likely to result in a change in the <b>use</b> of the land or <b>building</b> ; or a change in the intensity of <b>use</b> of land or a <b>building</b> or an act done in relation to land or a <b>building</b> that results in or is likely to result in a change in the intensity of <b>use</b> of the land or <b>building</b> .
<b>Development site</b>	means one or more contiguous <b>lots</b> assembled for the purpose of a comprehensive <b>development</b> .
<b>District Energy Utility</b>	means the <b>City</b> owned <b>district energy utility</b> system for the generation, storage, transmission, and distribution of energy for heating and cooling of space and water at any designated property within the service area. <small>[Bylaw 8531, May 16/16]</small>
<b>Dormitory</b>	means a <b>building</b> containing <b>sleeping units</b> for occupancy by students or staff members affiliated with a school, <b>religious assembly</b> , hospital, university or similar institution, and which is regulated by such institution.
<b>Dwelling or dwelling unit</b>	means accommodation providing sleeping, washrooms and <b>kitchens</b> to be used permanently or semi-permanently for a <b>household</b> , but which does not include a motor home or a room in a <b>hotel</b> or a <b>motel</b> . <small>[Bylaw 8684, Jan 17/11]</small>
<b>Dwelling unit, principal</b>	means either a <b>dwelling unit</b> for which a building permit was issued prior to any other <b>dwelling unit</b> on a <b>site</b> or a <b>dwelling unit</b> which occupies the entirety of a <b>building</b> or a larger <b>gross floor area</b> than another <b>dwelling unit</b> in the same <b>building</b> .
<b>E</b>	
<b>Eave</b>	means the projecting lower edges of a roof overhanging a wall of a <b>building</b> , free of enclosed walls, without supporting columns. This may include a <b>cantilevered roof</b> .
<b>Education</b>	means a school, provincial school or francophone school as defined by the <i>School Act</i> and independent school as defined by the <i>Independent School Act</i> normally offering kindergarten to Grade 12 classes, and which may include, on the same <b>site</b> , accessory administration, food and beverage service, and student, recreational, religious and cultural services, patron participation entertainment, and subordinate housing for students, staff and faculty of that <b>education</b> facility, but does not include <b>commercial education</b> .

<b>Child care</b>	means a facility for the care of children either licensed under the <i>Community Care and Assisted Living Act</i> or a license-not-required <b>child care</b> operation, is distinct from <b>community care facility, major and community care facility, minor uses</b> which also permits residential care.
<b>Child care program</b>	means a <b>home business</b> having a maximum capacity of 10 children, including operations licensed under the <i>Community Care and Assisted Living Act</i> and license-not-required <b>child care</b> operations.
<b>Child care reserve fund</b>	means together, the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812 and the Child Care Operating Reserve Fund created by Child Care Operating Reserve Fund Establishment Bylaw No. 8877. <small>[Bylaw 8878, May 22/12]</small>
<b>City</b>	means the <b>City</b> of Richmond.
<b>City Centre</b>	means the area included in the <b>City Centre</b> Area Plan.
<b>Coach house</b>	means a self-contained <b>dwelling</b> that: <small>[Bylaw 8922, Nov 19/12]</small> <ol style="list-style-type: none"> <li>a) is accessory and either attached or detached to the <b>single detached housing</b> unit, except in Edgemere where it must be detached from the <b>principal dwelling unit</b>;</li> <li>b) has at least 75% of its <b>floor area</b> located above the <b>garage</b>, except in Edgemere where a maximum of 60% of its <b>floor area</b> must be located above a detached <b>garage</b>;</li> <li>c) has cooking, food preparation, sleeping and bathing facilities that are separate from those of the <b>principal dwelling unit</b> located on the <b>lot</b>;</li> <li>d) has an entrance separate from the entrance to the <b>garage</b>; and</li> <li>e) is a separate and distinct <b>use</b> from a <b>secondary suite</b>, and does not include its own <b>secondary suite</b>.</li> </ol>
<b>Commercial theme park</b>	means a commercial amusement park, including an <b>amusement centre, spectator entertainment</b> , retail and other services, that is organized around a theme.
<b>Commercial storage</b>	means a <b>building</b> or group of <b>buildings</b> containing lockers available for rent for the storage of personal goods of a non-hazardous nature.
<b>Commercial use</b>	means an occupation, employment or enterprise that is carried on for gain or monetary profit.
<b>Commercial vehicle parking and storage</b>	means the outdoor parking or storage of <b>commercial vehicles</b> and <b>recreational vehicles</b> . <small>[Bylaw 8582, Apr. 19/10]</small>

**MayorandCouncillors**

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**From:** MayorandCouncillors  
**Sent:** Friday, 24 June 2016 11:20  
**To:** 'Michelle Li'  
**Subject:** RE: Letter to Mayor & Councillors re. daycare & developments

*cc: Chief Licence Inspector,  
Carli Edwards Re:  
Business Licence Refusal  
Reconsideration,  
June 27, 2016*

Dear Ms. Li,

This is to acknowledge and thank you for your correspondence, a copy of which has been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to the Chief Licence Inspector, Ms. Carli Edwards.

Your correspondence will be circulated for general information and will form a part of the information package which is being prepared for the Business Licence Refusal Reconsideration Hearing to be held on Monday June 27, 2016 at 4:00 pm in the Anderson Room (M.2.001) at Richmond City Hall. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
David Weber

-----  
David Weber | City Clerk's Office  
City of Richmond · 6911 No. 3 Road, Richmond, BC V6Y 2C1

**From:** Michelle Li [<mailto:michelleli@shaw.ca>]  
**Sent:** Wednesday, 22 June 2016 14:55  
**To:** MayorandCouncillors  
**Subject:** Letter to Mayor & Councillors re. daycare & developments



Dear Mayor and Councillors,

I've read a few articles in the newspaper this week that make me realize how fairness in real estate is being replaced by who you know and who you manage to talk to--- or who you can sway politically.

Whether it is the ONNI development and the daycare, or the Polygon development pre-sale fiascos, or the many other unfair practices that happen when money and real estate are involved, it seems that city hall could do much more to combat these unfair practices.

Although the city needs to do far more to address childcare needs and make sure spaces exist in new developments (or subsidize spaces in schools!), it needs to be based on fair and due process, not on who you talk to and who you can sway politically. It should be a fair application process.

And the Polygon development pre-sale? Seriously, this fiasco should mean that Polygon doesn't get approved for future developments in Richmond. It is patently unfair and unsafe to start selling to customers just because they show up at a worksite. They could have told the customers to join their email list. They could have given them the dates for the sales office opening. But they didn't do any of that...they start selling on an active construction site. It is ridiculous. There should be ramifications for doing something so unfair, unsafe and unscrupulous. There is no way that people just showed up with no inside information.

Mayor and councillors, I am asking you to take action on these unfair practices and work towards making Richmond a fair and equitable place to live and do business.

Thank you,

Michelle Li



TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Friday, 24 June 2016 11:18  
**To:** 'Greg Allen'  
**Subject:** RE: Thank you for some common sense Mr. Mayor

cc: Chief Licence Inspector  
Carli Edwards Re:  
Business Licence Refusal  
Reconsideration,  
June 27, 2016

Dear Mr. Allen,

This is to acknowledge and thank you for your correspondence, a copy of which has been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to the Chief Licence Inspector, Ms. Carli Edwards.

Your correspondence will form a part of the information package which is being prepared for the Business Licence Refusal Reconsideration Hearing to be held on Monday June 27, 2016 at 4:00 pm in the Anderson Room (M.2.001) at Richmond City Hall. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
David Weber

-----  
David Weber | City Clerk's Office  
City of Richmond • 6911 No. 3 Road, Richmond, BC V6Y 2C1

-----Original Message-----  
From: Greg Allen [mailto:greg.ch.allen@gmail.com]  
Sent: Wednesday, 22 June 2016 13:14  
To: malcolm@malcolmbrodie.com  
Cc: MayorandCouncillors; Greg Allen  
Subject: Thank you for some common sense Mr. Mayor

<http://www.richmond-news.com/news/mayor-puts-steveston-daycare-on-the-spot-for-onni-rezoning-1.2284638>

Regards,  
Greg

=====

Chief Executive Officer  
Wellington Drive Technologies

Greg Allen  
[greg.ch.allen@gmail.com](mailto:greg.ch.allen@gmail.com)  
Cell: +1-778-238-6494  
Skypename: gregkiwiallen



**MayorandCouncillors**

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**From:** MayorandCouncillors  
**Sent:** Friday, 24 June 2016 11:16  
**To:** 'Turk Chann'  
**Subject:** RE: Steveston Generation Daycare

cc: Chief Licence Inspector,  
Carli Edwards Re:  
Business Licence Refusal  
Reconsideration Hearing -  
June 27, 2016.

Dear Turk Chann,

This is to acknowledge and thank you for your correspondence, a copy of which has been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to the Chief Licence Inspector, Ms. Carli Edwards.

Your correspondence will form a part of the information package which is being prepared for the Business Licence Refusal Reconsideration Hearing to be held on Monday June 27, 2016 at 4:00 pm in the Anderson Room (M.2.001) at Richmond City Hall. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
David Weber

-----  
David Weber | City Clerk's Office  
City of Richmond • 6911 No. 3 Road, Richmond, BC V6Y 2C1



-----Original Message-----

**From:** Turk Chann [mailto:turkchann@gmail.com]  
**Sent:** Wednesday, 22 June 2016 12:08  
**To:** MayorandCouncillors  
**Subject:** Steveston Generation Daycare

Dear Mayor and City Councillors:

Thank you VERY MUCH for supporting a "spot rezoning" to allow Generation Daycare to continue their business at Omni's Imperial Landing in Steveston waterfront!

My son goes to the same school but doesn't use any daycare. However, I have heard from other parents about their concerns, and I wish to share my view about the recent development.

Homma Elementary School is one of the biggest schools in Richmond. The school can definitely support a separate private daycare business in the area. This quick decision from the Mayor and Councillors clearly show that YOU put us (the citizens) first and care about the community well-being.

BIG thumbs up!

Sincerely,

Turk Chann  
11-12880 Railway Ave  
Richmond, BC V7E 6G2

**MayorandCouncillors**

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**From:** MayorandCouncillors  
**Sent:** Friday, 24 June 2016 11:11  
**To:** 'Chris Witney'  
**Subject:** RE: Parent power won't sway Councillor?

cc: Chief Licence Inspector,  
Carl Edwards Re:  
Business Licence Refusal  
Reconsideration, June  
27, 2016

Dear Chris Witney,

This is to acknowledge and thank you for your correspondence in relation to the above matter, a copy of which has been forwarded to the Mayor and each Councillor.

On Monday June 27<sup>th</sup> there will be a Business Licence Refusal Reconsideration Hearing for Generation Maritime Learning Centre. The meeting will take place at 4:00 pm in the Anderson Room, M.2.001 at Richmond City Hall. This meeting is open to the public to attend.

Information, including a staff report, will be posted on the City's website – see <http://www.richmond.ca/cityhall/council/meeting/WebAgendaMinutesList.aspx?Category=6&Year=2016>. The material will be posted by Saturday morning.

Sincerely,  
Dovelle

Dovelle Buie | City Clerk's Office  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

**From:** Chris Witney [<mailto:cwitney@telus.net>]  
**Sent:** Tuesday, 21 June 2016 20:31  
**To:** MayorandCouncillors  
**Subject:** Parent power won't sway Councillor?



Dear Richmond Councillors,

I am writing as along term resident and voter in Richmond to express my frustration and disappointment in Mr Steves recent Richmond News response (see link below) to the issue of allowing a change in zoning to benefit the community by permitting a childcare business to operate in the currently empty Onni waterfront space.

<http://www.richmond-news.com/news/parent-power-won-t-sway-councillor-over-onni-dispute-1.2281513>

My frustration is in the approach. Mr Steves is obviously more interested in denying Onni than he is in helping solve a challenge faced by parents in the community. I personally don't have a dog in this fight, but as a citizen of Richmond this kind of inflexible approach to civic politics is something I hope you and you peers will reconsider. Lets focus on about supporting the community, and focus less on defeating a developer.

What value does Mr Steves position create? None.

In closing, I plead that you use your authority to create a win, win win. Its a win for the parents and the daycare business, its a win for Onni and its a win for Richmond.

Regards,

Chris Witney  
Richmond BC  
778 875 6086

TO: MAYOR & EACH COUNCILLOR  
FROM: CITY CLERK'S OFFICE

June 17, 2016

To Mayor and Council  
of the City of Richmond  
6911 No. 3 Road  
Richmond, B.C

from Erika Simm  
4991 Westminster Hwy  
Richmond, V7C 1B7  
Tel: 604-273-3282

cc: Chief Licence  
Inspector - Carli  
Edwards Re:  
Business Licence  
Refusal  
Reconsideration  
Hearing - June 27/16

Re: MMU zone on Steveston Waterfront.

Dear Mayor and Councillors,

It has been over a decade now since Onni Developments ignored the MMU zoning bylaw that was in place on the Steveston waterfront, by erecting buildings that looked like they where outside any of the proposed MMU uses. It is clear to me that there was never an intention to co-operate with the City in any way . It has been a stalemate ever since then.

The City cannot give in and give Onni a different re-zoning without setting a terrible precedent to other developers , which is: build first and ask questions regarding existing zoning later. Onni knows that.

Over the years Onni has been less than accommodating regarding providing something significant to the residents of Richmond in return for a possible change of zoning on the waterfront. Example : in the beginning Clr Corisande Percival Smith had asked for a permanent library for Steveston. Instead, a 5 yr lease was offered.

Onni seems not to be a very benevolent company, - not one that will give to the community, but one that will take, and even manipulate.

And so:

There is another possible solution to this problem and that is for the City of Richmond to offer to buy the Onni properties in the MMU - for a price that will reflect that kind of zoning. Onni should not loose any money in such a transaction, but they should not make a big profit either. The City could just take this headache off Onnis shoulders by offering them a way out. Both the City and Onni can win by negotiating a fair deal.

The City of Richmond would be in a position to offer residents and visitors very significant public uses in this waterfront location, one that everyone in Richmond could profit by and be involved in.

This could be a win-win situation for all. It does take the co-operation of both parties.

Yours, as always

*Erika Simm*

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JUN 17 2016

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# City of Richmond

6911 No. 3 Road,  
Richmond, BC V6Y 2C1  
www.richmond.ca

June 17, 2016  
File: 12-8275-20

Finance and Corporate Services Division  
City Clerk's Office  
Telephone: 604-276-4007  
Fax: 604-278-5139

Erika Simm  
4991 Westminster Hwy  
Richmond, B.C. V7C 1B7

*Via fax: 604-273-3240*

Dear Ms. Erika Simm:

**Re: MMU Zone on Steveston Waterfront**

This is to acknowledge and thank you for your correspondence, a copy of which has been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to the Chief Licence Inspector, Ms. Carli Edwards.

Since your correspondence relates to the subject matter of the business licence refusal for Generation Daycare Inc., your correspondence will form a part of the information package which is being prepared for the Business Licence Refusal Reconsideration Hearing to be held on Monday June 27, 2016 at 4:00 pm in the Anderson Room (M.2.001) at Richmond City Hall. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Thank you for taking the time to make your views known.

Yours truly,

Dovelle Buie  
*Acting Manager, Legislative Services*

DB:db  
pc: Mayor and each Councillor (with letter)  
Chief Licence Inspector, Ms. Carli Edwards, P.Eng.

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Friday, 17 June 2016 10:07 AM  
**To:** 'trainsandplanesgirl@gmail.com'  
**Subject:** RE: Steveston Day Care (File: 12-8275-20)

cc: Carli Edwards  
Cecilia Achiam

Dear Sandra Hulme,

This is to acknowledge and thank you for your correspondence, a copy of which has been forwarded to the Mayor and each Councillor. Your correspondence has also been forwarded to the Chief Licence Inspector, Ms. Carli Edwards.

Your correspondence will form a part of the information package which is being prepared for the Business Licence Refusal Reconsideration Hearing to be held on Monday June 27, 2016 at 4:00 pm in the Anderson Room (M.2.001) at Richmond City Hall. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

-----  
Dovelle Buie | City Clerk's Office  
City of Richmond · 6911 No. 3 Road, Richmond, BC V6Y 2C1

-----Original Message-----

**From:** [trainsandplanesgirl@gmail.com](mailto:trainsandplanesgirl@gmail.com) [<mailto:trainsandplanesgirl@gmail.com>]  
**Sent:** Thursday, 16 June 2016 18:40  
**To:** MayorandCouncillors  
**Subject:** Steveston Day Care

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To Whom It May Concern:

After reading the story in the Richmond News about the zoning problems with Generation Day Cares' application to relocate to the Onni property in the village, I was compelled to contact you.

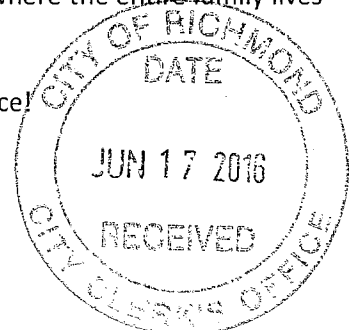
I thought it was ridiculous when you denied Richmond Seafood House their application to move into this space. I find it even more appalling that you would deny daycare.

Housing is being built at a dizzying rate here in Richmond. Most of the people who live here have children. The cost of housing is so expensive both parents must work. Why in gods name would you let a daycare shut down, because of new housing occupying the space, and not make every effort to help them relocate?

I agree with keeping the "maritime" in Steveston, but at what cost? The families of this city? What we will be left with is only wealthy families who can afford one parent to stay home, or very large family homes where the entire family lives together. How diversified is that?

The day care is making every effort to comply with the maritime theme. Give them the space!

Regards,



Sandra Hulme  
413-5600 Andrews Road  
778-838-2310



TO: MAYOR & EACH COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Wednesday, 8 June 2016 3:33 PM  
**To:** 'Kevin Skipworth'  
**Subject:** RE: Generation Maritime Learning Centre Denied Space

cc: Cathy Carlile  
Andrew Nazareth  
Joe Erceg  
Cecilia Achiam  
Ted Townsend  
Neonila Lilova  
Carli Edwards  
Kim Somerville  
Coralys Cuthbert

Dear Mr. Skipworth,

Thank you for your email. A copy of your correspondence has been forwarded to the Mayor, each Councillor, and staff for information.

Further to our conversation on Tuesday June 7<sup>th</sup>, I write to inform you that we are unable to arrange for you to appear before Council on June 13<sup>th</sup>. The business licence application for Generations Maritime Learning Centre, proposed to be located at 4080 Bayview Street in Steveston, will be proceeding very soon to a Business Licence Hearing. As such, Council is not able to accommodate a delegation on the matter (see Council Procedures Bylaw 7560 – Non-Delegable Items in Section 13.3.1 (d) on page 14).

I would suggest that you be in touch with the business licence applicant if you wish to provide input regarding the business licence matter moving forward.

If you have any questions about the business licence refusal appeal process, please contact me at 604-276-4098.

Sincerely,  
David  
\*\*\*\*\*  
David Weber  
Director, City Clerk's Office  
City of Richmond

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KC  
JUN 8 2016  
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**From:** Kevin Skipworth [mailto:kevin@skipworth.ca]  
**Sent:** Sunday, 5 June 2016 20:17  
**To:** MayorandCouncillors  
**Subject:** RE: Generation Maritime Learning Centre Denied Space

Thank you Dovellet,

Can we please be allowed to speak at the June 13<sup>th</sup> Council Meeting? How would we go about being put on the agenda to speak on this issue?

Thank you.

Kevin Skipworth  
Dexter Associates Realty

Once again I'm taking part in the Ride To Conquer Cancer with a goal of raising \$3,000. To help me reach my goal please go to [www.conquercancer.ca/goto/KevinSkip](http://www.conquercancer.ca/goto/KevinSkip)

604-868-3656 (C)  
604-689-8226 (O)  
604-689-8206 (F)  
[www.skipshomes.com](http://www.skipshomes.com)

**"Some people see things as they are and ask why. Others dream things that never were and ask why not." – George Bernard Shaw.**

---

**From:** MayorandCouncillors [<mailto:MayorandCouncillors@richmond.ca>]  
**Sent:** Friday, June 03, 2016 4:51 PM  
**To:** Kevin Skipworth <[kevin@skipworth.ca](mailto:kevin@skipworth.ca)>  
**Subject:** RE: Generation Maritime Learning Centre Denied Space

Dear Mr. Kevin Skipworth,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Road in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

---

**Dovelle Buie | City Clerk's Office**  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

---

**From:** Kevin Skipworth [<mailto:kevin@skipworth.ca>]  
**Sent:** Friday, 3 June 2016 10:54  
**To:** MayorandCouncillors  
**Subject:** Generation Maritime Learning Centre Denied Space

I wish to express my absolute disgust in our city for denying an application for Generation Maritime Learning Centre requesting a business license for a site at 4080 Bayview Road. It is a disgrace that amongst the fight the city has chosen to have with a developer that children and families suffer because of this. As a resident and father of a son who attends Generations Daycare which is being displaced for further development (which the city will benefit from), to have to be told that our children cannot have a place to go next year is absolutely sickening. I truly hope that you understand how many families you are going to disrupt and how such a short sighted view is hurting our community. I will be taking this further to our community and to the media to highlight how this is being handled. I would appreciate an opportunity to speak with you Mr. Brodie for you to tell me how this is possibly a good thing to deny space for our children to be looked after. As a taxpayer I feel I have been completely let down.

Please respond at your earliest convenience.

Kevin Skipworth  
604-868-3656.

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 7 June 2016 1:26 PM  
**To:** 'Ian'  
**Subject:** RE: Steveston Daycare Crisis

cc: Cathy Carlile  
Andrew Naraseth  
Joe Erceg  
Carli Edwards  
Cecilia Achiam  
Kim Somerville  
Coralys Cuthbert  
Neonila Liloua

Dear Ian Kendrick,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Street in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector who is responsible for the business licence matter. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

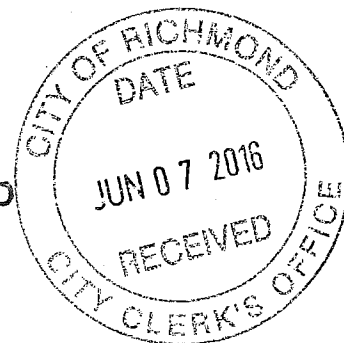
Sincerely,  
Dovelle

Dovelle Buie | City Clerk's Office  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

PHOTOCOPIED

KC -  
JUN 8 2016

& DISTRIBUTED



**From:** Ian [mailto:ian.m.kendrick@gmail.com]  
**Sent:** Tuesday, 7 June 2016 12:56  
**To:** MayorandCouncillors  
**Subject:** Steveston Daycare Crisis

To Mayor Malcolm Brodie and the Richmond City Councillors,

This letter is a desperate appeal for you to reconsider the recent decision to deny the application of Generation Maritime Learning Centre requesting a business license for a site at 4080 Bayview Road. This daycare has been a vital part of our family for several years now and has been exceptional in its care and dedication to the children of our community. You simply could not hope for a better daycare to send your kids to.

In the past few months the future of daycare in Steveston has become critical. Generation Daycare was given an eviction notice and it became very clear that there are no other viable long term options in Steveston for this essential service. A service that 50 of 400 families attending Homma Elementary count on.

The only option that has presented itself is Bayview property. I know there has been a long standing dispute with the developer of this site, Onni, and the city's position to date has been reasonable and appropriate. The problem facing our community now though, is where do we expect this vital service to be located? Are there other options? Unfortunately there are none. What outcome is the city looking for in all of this? The goal no longer seems clear.

The choice before you is actually quite simple when it comes down to it: cast your vote to allow this vibrant much loved daycare to continue its operation, or cast your vote to punish the families of Steveston, and by extension Onni.

Actually, let me correct that, Onni will not suffer if you vote against this appeal, but we, the families in Steveston most certainly will.

You were elected to represent us, so please do what is right.

Ian Kendrick  
12220 Hayashi Crt  
Richmond BC V7E 5W2  
[ian.m.kendrick@gmail.com](mailto:ian.m.kendrick@gmail.com)  
604-649-7474

TO: MAYOR & EACH COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

*Cathy Carlile*

**From:** MayorandCouncillors  
**Sent:** Tuesday, 7 June 2016 9:43 AM  
**To:** 'CHANNA KARUNARATNE'  
**Subject:** RE: Generation Daycare - Rezoning of 12320 Trites Road

*cc: Andrew Nazareth  
Joe Erceg  
Cecilia Achiam  
Carli Edwards  
Neonila Lilova  
Kim Somerville  
Coralys Cuthbert*

Dear Kim Karunaratne,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Street in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector who is responsible for the business licence matter. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

**Dovelle Buie | City Clerk's Office**  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

PHOTOCOPIED

*K.C.*

JUN 7 2016

**From:** CHANNA KARUNARATNE [<mailto:channak@shaw.ca>]  
**Sent:** Tuesday, 7 June 2016 08:58  
**To:** MayorandCouncillors  
**Cc:** Kim Karunaratne; Daycare  
**Subject:** Generation Daycare - Rezoning of 12320 Trites Road

& DISTRIBUTED

Dear Mayor Brodie and Councillors.

Please read the attached letter regarding Generation Daycare in Richmond and the Rezoning application for 12320 Trites Road.

I look forward to your response.

Sincerely  
Kim Karunaratne

604-788-1860



Dear Mayor Brodie and Councillors,

Generation Daycare's application to operate their childcare centre at 4080 Bayview Road has been denied. Since an application has been filed for their current location to be rezoned into residential housing, I ask where you may suggest the centre can be relocated? If you have no options in the Homma catchment area, there will be approximately 50 families without childcare for their young children.

It is not reasonable to think that this childcare centre can be relocated across Richmond. These are families in the Homma catchment who rely on childcare in their neighborhood in order for both parents to work outside the home. I am sure you are away of the cost of housing in Richmond, so for many families, having both parents work is a necessity. But in order to do so, we must be confident that we have a safe and happy environment in which to leave our children. Generation Daycare is just that.

Generation Daycare operates a quality facility for Homma families. They allow the children ample outdoor playtime after school where the staff interact with the children at the playground, as well as joining them in games of soccer. There are very few childcare centers where you will find the staff so engaged with the children in active play.

When researching childcare centers, I was thrilled to learn that Generation Daycare walked the children to and from school. These days that doesn't seem to be the norm, too many children are being driven to school, and missing out on the opportunity. As the City of Richmond suggests on their own website, "Walking regularly is one of the easiest ways to get the recommended 30 to 60 minutes of daily physical activity needed to ensure good health!" If this is the case, why are you not encouraging it? If Generation Daycare has to move across Richmond, they will have to bus the children to and from school.

The City should be looking to build communities, and you don't have communities without the services to support them. With 50-60 new homes being built in the area, do you not expect there to be more families with child care needs?

I look forward to hearing back from you on what you are going to do to assist Generation Daycare and their families in finding a location for their childcare centre in the Homma area.

Sincerely,  
Kim Karunaratne  
604-788-1860

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 7 June 2016 8:37 AM  
**To:** 'beth homer'  
**Subject:** RE: Generations Maritime Learning Centre

cc: Cathy Carlile  
Andrew Nazareth  
Joe Erceg  
Cecilia Achiam  
Carli Edwards  
Neonila Litova  
Kim Somerville  
Coraly S Cuthbert

Dear Beth Homer,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Street in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector who is responsible for the business licence matter. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

Dovelle Buie | City Clerk's Office  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

PHOTOCOPIED

K.C.

JUN 7 2016

**From:** beth homer [mailto:bethhomer@me.com]  
**Sent:** Monday, 6 June 2016 20:36  
**To:** MayorandCouncillors  
**Subject:** Generations Maritime Learning Centre

& DISTRIBUTED

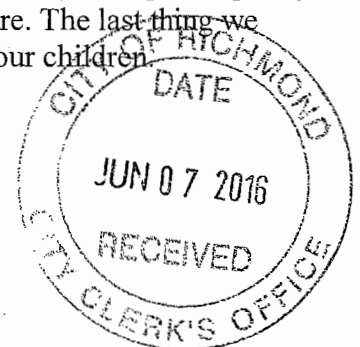
Dear Mayor & Councillors,

I have just been informed that the application for Generations Maritime Learning Centre for site 4080 Bayview Road has been denied. The same daycare that is being displaced because you have (quickly) agreed to rezone the land on which the daycare sits, for wealthy offshore developers. They will be adding more homes for more families who will eventually need after school care too. As a community we are upset to see the development on bayview street sits empty year after year, when there are so many businesses ready to come in and enrich the space. Do you not think this feud with Onni has gone on too long? Yes, there's a principal at stake, that the land is zoned for maritime use, but when you're approving the demolition and rezoning of the last available spaces in Steveston, suitable for after school care programs, perhaps doing what's best for the Steveston community should be at the heart of your decision making and not this "principal".

If Generations could find an alternate place somewhere like ironwood that is going to totally change the quality of life for parents and children. We work and our kids are in school and after school care. The last thing we need is to be sitting in ironwood traffic on a daily basis in order to drop off or pick up our children.

Regards,

Beth Homer



TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Monday, 6 June 2016 12:45 PM  
**To:** Achiam,Cecilia; Edwards,Carli; Nazareth,Andrew; Somerville,Kim M; Cuthbert,Coralys; Lilova,Neonila; Carlile,Cathryn Volkering; Konkin,Barry; Craig,Wayne; Erceg,Joe  
**Cc:** Weber,David  
**Subject:** Generations Maritime Learning Centre - Proposal to Operate at 4080 Bayview Road - Business Licence Matter (File: 12-8275-20 / xr: 12-8060-20-9063)  
**Attachments:** RE: Generation Daycare (File: 12-8275-20 / xr: 12-8060-20-9063); RE: Generations Learning Centre (File: 12-8275-20 / xr: 12-8060-20-9063); RE: Generation Daycare (File: 12-8275-20 / xr: 12-8060-20-9063); RE: Application for "Generation Maritime Learning Centre" (File: 12-8275-20 / xr: 12-8060-20-9063); RE: Generations Daycare (File: 12-8275-20 / xr: 12-8060-20-9063)

Attached please find 5 responses that went out today from the Mayor and Councillor's email account regarding "Generations Maritime Learning Centre" and the business licence matter concerning the proposed operation of this daycare centre at 4080 Bayview Street.

Sincerely,  
Dovelle

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Dovelle Buie  
City Clerk's Office  
local 4165

PHOTOCOPIED

K.C.

JUN 6 2016

& DISTRIBUTED





## MayorandCouncillors

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**From:** MayorandCouncillors  
**Sent:** Monday, 6 June 2016 12:39 PM  
**To:** 'Jen Schaeffers'  
**Subject:** RE: Generations Daycare (File: 12-8275-20 / xr: 12-8060-20-9063)

Dear Jen Schaeffers,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Road in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector who is responsible for the business licence matter. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

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Dovelle Buie | City Clerk's Office  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Jen Schaeffers [<mailto:Jen.Schaeffers@cknw.com>]  
**Sent:** Friday, 3 June 2016 22:01  
**To:** MayorandCouncillors  
**Subject:** Generations Daycare

Good evening,

I am writing to express my outrage to the City of Richmond for denying the application of Generations Daycare at the Onni development. It seems like the City of Richmond is truly out of touch with the needs of its citizens. Do you have any idea of how much school age daycare availability there is in the Steveston area around Homma elementary?

Do you talk to the school board that is looking at closing 7 schools in the area? Do you have ANY idea of what pressure that is going to put on Homma Elementary, likely forcing the YMCA out of the school with no suitable places to relocate likely within the next 1-2 years.

It is incredibly shortsighted of the city to be making such a decision to not let Generations Daycare utilize the EMPTY Onni development just a short walk from the school.

Seriously, who is running this city? Sounds like a bunch of city workers who are completely out of touch with the realities of what this going to do to families, parents and CHILDREN. These are the children's lives you are negatively impacting with your lack of empathy, compassion or business foresight.

I am disgusted as a paying citizen that you have declined the application of Generations Daycare - an incredible daycare that fosters growth, compassion, friendship and education amongst over the 60 children that attend the facility. This is a place our children LOVE. I have no doubt you are going to approve the rezoning of where the daycare currently resides on Trites Road. You keep letting more and more developers into the area to densify and your 'community plan' is a total joke. Just words on paper with no real application and pulse on what is REALLY happening in the city.

I hope City Councillors will approve the appeal of this decision.

Jen Schaeffers

Parent of child attending Generations Daycare

## MayorandCouncillors

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**From:** MayorandCouncillors  
**Sent:** Monday, 6 June 2016 12:39 PM  
**To:** 'Shelley McDonald'  
**Subject:** RE: Application for "Generation Maritime Learning Centre" (File: 12-8275-20 / xr: 12-8060-20-9063)

Dear Shelley McDonald,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Road in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector who is responsible for the business licence matter. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

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**Dovelle Buie | City Clerk's Office**  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Shelley McDonald [<mailto:shelley.mcdonald@canfisco.com>]  
**Sent:** Saturday, 4 June 2016 11:46  
**To:** MayorandCouncillors  
**Subject:** Application for "Generation Maritime Learning Centre"

I am very disappointed and disillusioned with the city's denial of an application for a business license for Generation Maritime Learning Centre for a site at 4080 Bayview Road. I am a single mother and my daughter attends Generation Daycare which is being displaced by development on Trites Road. Finding a daycare which has room in the Steveston area is almost impossible, with long waiting lists for most of the ones that do exist. It is untenable that in an area which is continuing to develop and grow with many new families moving into the area due to the approved development, that daycare availability and development of daycares is not occurring. This indicates poor planning upon the part of the city and its lack of concern for the constituents.

Generation Daycare services many families for the area which are in need of care for their children. Denying this application puts these families into a hardship position hoping to find good and safe care where very little is available. I will be supporting the efforts of the parents to gather support in the community and take this to the media. We need to put the children first which appears not to be the case by the councilors and mayor of this city. As a tax payer I expect more.

Shelley McDonald  
A concerned Parent

## MayorandCouncillors

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**From:** MayorandCouncillors  
**Sent:** Monday, 6 June 2016 12:39 PM  
**To:** 'Erin Matheny'  
**Subject:** RE: Generation Daycare (File: 12-8275-20 / xr: 12-8060-20-9063)

Dear Erin Matheny,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Road in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector who is responsible for the business licence matter. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

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**Dovelle Buie | City Clerk's Office**  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

**From:** Erin Matheny [<mailto:erinmatheny@gmail.com>]  
**Sent:** Sunday, 5 June 2016 22:29  
**To:** MayorandCouncillors  
**Subject:** Generation Daycare

It is with such a heavy heart that I sit to write this email. My children have attended Generation Daycare for the past two years. In that time, they have blossomed under the care of Mike and Agnes Lewis and their amazing staff. It is a second home for them; a place where they feel loved, valued and safe.

We specifically chose Generation Daycare when our children were entering Kindergarten at Homma because we loved the idea of our children walking to and from school. It harkens back to our own experiences as children when whole communities of kids laughed, played and made connections on the walk to and from school. It was so disheartening to learn that Generation was being ousted from their current location to make way for even more densification of the Steveston area. (More houses that families earning local Canadian wages will never be able to afford!) It is even more disheartening to learn on Friday that available space that could easily accommodate the daycare is being denied by the city. I do not agree with Onni's handling of the Imperial Landing development, nor am I a fan of big developers in general. However, now that my family and 50+ other hard-working families are having their lives ripped apart by both the crazy pace of development in this city and the years-old fight between the City and Onni, I find myself wondering why, in a place where all development and rezoning is essentially rubber stamped, the city continues to pick this one fight at such a high cost to so many families. You wanted Onni to contribute to the community and they have agreed to do that by helping to provide much needed daycare for Homma families.

My husband was born and raised in Richmond. He introduced me to Steveston, I absolutely fell in love with it and we decided to make a life and raise a family there. In recent years, however, we have found ourselves questioning this decision. The rampant pace of haphazard development in Richmond saddens us and it has not escaped our children. On a recent drive, our five year old asked, "Why are they knocking down all of the houses and trees. The Lorax won't be very happy". Our seven year old, upon noticing the ubiquitous rezoning sign in front of Generation said, "Another red sign. Are you kidding me?!? What's going to happen to us?" These kinds of comments make my heart sink. Young children should not have to worry themselves about sustainability issues and rezoning proposals.

The potential loss of our daycare was the proverbial "straw that broke the camel's back" for our family. We had been wondering whether or not to hang in. The moment we learned of what was happening to Generation Daycare was the moment we knew that we could not.

Richmond is no longer the "appealing, livable and well-managed community" that is touted in the city's mission statement. The interests of young families and long-time residents have been cast aside to make way for the interests of developers and millionaires. Our community has been sacrificed for your coffers. We are saying goodbye to Richmond this summer and look forward to reestablishing ourselves in a municipality that values young families and a connected communities. Our children deserve that much. However, my heart goes out to Mike and Agnes. They have built an amazing place and they don't deserve to have their livelihood destroyed like this. My heart also goes out to the other Generation families. If we weren't leaving Richmond, I honestly don't know what we would have done for childcare. It was a very stressful and upsetting prospect.

I urged you to reconsider Generation's proposal. Surely the lives and livelihoods of a large number of Steveston residents still matter.

Sincerely,

Erin Matheny

## MayorandCouncillors

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**From:** MayorandCouncillors  
**Sent:** Monday, 6 June 2016 12:39 PM  
**To:** 'Brendan Homer'  
**Subject:** RE: Generations Learning Centre (File: 12-8275-20 / xr: 12-8060-20-9063)

Dear Brendan Homer ,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Road in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector who is responsible for the business licence matter. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

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**Dovelle Buie | City Clerk's Office**  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Brendan Homer [<mailto:brendanhomer@hotmail.com>]  
**Sent:** Monday, 6 June 2016 06:47  
**To:** MayorandCouncillors  
**Cc:** [mikelewis020@gmail.com](mailto:mikelewis020@gmail.com)  
**Subject:** Generations Learning Centre

To Whom It May Concern,

I would like to write in support of Generations Learning Centre's application to use the site at 4080 Bayview for their business. I have my enrolled at this facility for the first time this year as he is in kindergarten. My wife and I both work regular business hours and have no family in town to help with childcare. We would no longer use the Generations services if they were forced to move away from Steveston, and would have to look at alternative options. There are such limited spaces for after school care and Generations represents the largest enrolment capacity in this regard. I feel as though they are an essential service to us and surrounding community as a whole. Furthermore, as a resident in Steveston Village I find the Onni development along Bayswater is becoming a disturbing situation with 0% commercial/business occupancy. I can't think of a better place to start than allowing Generations as the first tenants!

Thanks for your further considerations and much appreciated hard work,

Brendan Homer  
215-4500 Westwater Drive  
(604)313-7063

## MayorandCouncillors

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**From:** MayorandCouncillors  
**Sent:** Monday, 6 June 2016 12:40 PM  
**To:** 'jeff.penny'  
**Subject:** RE: Generation Daycare (File: 12-8275-20 / xr: 12-8060-20-9063)

Dear Jeff Penny,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Road in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector who is responsible for the business licence matter. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

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**Dovelle Buie | City Clerk's Office**  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** jeff.penny [<mailto:jeff.penny@me.com>]  
**Sent:** Monday, 6 June 2016 11:38  
**To:** MayorandCouncillors  
**Subject:** Generation Daycare

Mr. Mayor: I am surprised to hear of the denial of the Generation Daycare license. You would think in this day of real estate expansion that you would support such a needed resource in our community keeping kids safe & parents employed. However I guess I am wrong, especially because you gave a Marijuana Grow operation your full support on the corner of #2 Road & Dyke Road for 3 years. Letting them operate in a residential area, leaving families & kids at risk. Is this your actual intent? Not keeping kids & families safe in Richmond, that surprises me. I really think you need to reconsider. Just an FYI I have contacted Global News their pretty interested in the Marijuana grow operation support vs daycare story.

Cheers

Sent from my Samsung Galaxy smartphone.

FILE COPY

12-8275-06

TO: MAYOR & EACH COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Friday, 3 June 2016 4:51 PM  
**To:** 'Kevin Skipworth'  
**Subject:** RE: Generation Maritime Learning Centre Denied Space

cc: SMT  
Doug Long  
David Weber  
Cecilia Achiam  
Carli Edwards

Dear Mr. Kevin Skipworth,

This is to acknowledge and thank you for your correspondence in relation to the business licence application for Generations Maritime Learning Centre proposed to be located at 4080 Bayview Road in Steveston. A copy of your email has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Ms. Carli Edwards, Chief Licence Inspector. Please feel free to be in touch with Carli at 604-276-4000 if you have any further questions or concerns.

Again, thank you for your email.

Sincerely,  
Dovelle

Dovelle Buie | City Clerk's Office  
City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

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**From:** Kevin Skipworth [<mailto:kevin@skipworth.ca>]  
**Sent:** Friday, 3 June 2016 10:54  
**To:** MayorandCouncillors  
**Subject:** Generation Maritime Learning Centre Denied Space

I wish to express my absolute disgust in our city for denying an application for Generation Maritime Learning Centre requesting a business license for a site at 4080 Bayview Road. It is a disgrace that amongst the fight the city has chosen to have with a developer that children and families suffer because of this. As a resident and father of a son who attends Generations Daycare which is being displaced for further development (which the city will benefit from), to have to be told that our children cannot have a place to go next year is absolutely sickening. I truly hope that you understand how many families you are going to disrupt and how such a short sighted view is hurting our community. I will be taking this further to our community and to the media to highlight how this is being handled. I would appreciate an opportunity to speak with you Mr. Brodie for you to tell me how this is possibly a good thing to deny space for our children to be looked after. As a taxpayer I feel I have been completely let down.

Please respond at your earliest convenience.

Kevin Skipworth  
604-868-3656.

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JUN - 3 2016

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FILE COPY

12-8275-06  
TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

**From:** MayorandCouncillors  
**Sent:** Tuesday, 31 May 2016 1:44 PM  
**To:** 'Mike Lewis'  
**Subject:** RE: For your Attention! (File: 07-3070-01 / RZ 2016-723761)

EC: CAO  
SMT  
Coralys Cuthbert  
Terry Crowe  
Neenila Lilova  
Kim Somerville

Dear Michael Lewis,

This is to acknowledge and thank you for your email in connection with Generation Out-of-School Care, currently located on Trites Road and your business plan to rebrand your business as "Generation Maritime Learning Centre."

Copies of your email, with the attachment, have been forwarded to the Mayor, each Councillor, and staff for information.

Thank you again for taking the time to make your views known.

Sincerely,  
Dovelle

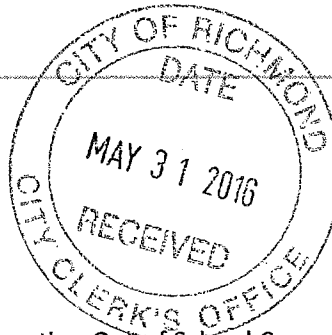
Dovelle Buie | City Clerk's Office  
City of Richmond · 6911 No. 3 Road, Richmond, BC V6Y 2C1

PHOTOCOPIED

MAY 31 2016

GB

**From:** Mike Lewis [mailto:generationdaycare@gmail.com]  
**Sent:** Monday, 30 May 2016 12:45  
**To:** MayorandCouncillors  
**Subject:** For your Attention!



& DISTRIBUTED

Dear Mayor and Council,

As you are well aware, the owners of the current space for Generation Out of School Care on Trites Rd. has an rezoning and demolition application in with the City and have given us our notice of eviction. The Out of School Care facility is a vital piece of the Steveston community and provides a highly sought after service for over 50 children who attend Homma Elementary School. These numbers will only grow in the coming years as before and after school care is a necessity in our communities and there is not enough spaces available to tend to this need.

After liaising with councillors, parents and other community stakeholders, an idea was brought forth that we feel will highly benefit the community. We have spoken with Onni representatives and it is our understanding that the current zoning in place at #200-4080 Bayview Street (ZMU12 and ZC21) allows for educational uses as long as they pertain to the maritime and commercial fishing industry. This gave us an idea to rebrand our business as, "Generation Maritime Learning Centre" which will involve a completely new, interactive education style, while still filling the void of Out of School Care for the children in Steveston and Homma. We have attached a business plan that outlines how we foresee this business running and have also submitted a business license application into the City on Friday, May 27<sup>th</sup>. The concept of our new business will involve daily educational walks along the boardwalk from Homma to our new location in Imperial Landing. We will have maritime related learning activities such as knot tying, maritime books for reading, dress up etc. Moreover, we will be able to plan field trips and other activities to the Chinese Bunk Houses, Britannia Shipyard and Gulf of Georgia Cannery.

The entire concept of our new business is to educate kids on the history and heritage of Steveston using fun and interactive methods. We have worked with Onni and have reached an agreement to relocate in their vacant space at Imperial Landing. We think this will be a huge benefit for the entire community and hope that we have your support.

Sincerely  
Michael Lewis



**Generation Maritime**  
LEARNING CENTRE

# Generation Maritime Learning Centre

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## Commercial Use Proposal, Generation Maritime Learning Center



### I. Introduction

Generation Maritime Learning Centre is proposed to occupy 4080 Bayview Street, Steveston, BC. The Centre will be a community based learning centre focused on the history and maritime community of Steveston, BC. The goal will be to engage children in the community around them and learn several different aspects of Maritime Life. Acknowledging the history around them will enable the children at the Center to deepen their roots and connection to the community. The theme and program surrounding the maritime history of the community will be highlighted throughout and the beauty of Steveston waterfront will be paramount throughout. This report is designed to illustrate the various activities, functions, events, and aspects of the Generation Maritime Learning Center.

### II. Hours of Operation and Program Details

The Centre is open Monday to Friday 7am-9am & 2:30pm-6pm.  
Professional Days Hours are 7am-6pm based on School Board schedules.  
The Centre is open the 2nd week of Winter Break and 2nd week of Spring break; Full Days.  
The Centre is open full days in the month of July and closed for August.

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### III. A Day in the Life at the Generation Maritime Learning Centre

- Kids arrive at the Centre between 7-9am. The mornings are free-play times accompanied by breakfast, Maritime Board games and colouring exercises.
- At 2:30PM we walk to pick up the kids at school and allow for 30 minutes of free play with their peers at the School.
- By 3:30pm all kids are accounted for back at the Centre where they stay until pick up by their guardians up until 6pm.
- The Steveston Boardwalk will be used daily illustrating the maritime functions of the Community.

### IV. Activities, A Typical Day at the Centre

- Lounge play- Maritime Books, Colouring Books and activities, and thematic games.
- Dress-Up Lounge- Maritime theme costumes and play.
- Library - Maritime Literature and Books with monthly guest speakers and visitors
- Science Center/Games - Maritime program of games and arts and crafts i.e. Battleship, Go fish. The science station focuses on ships and the fisheries industry, with fun interactive information and a computer for research.
- Art Studio - Popsicle stick boats (see how they float), clay anchors( see how they sink), treasure coins from bottle caps (with a centre treasure hunt)
- Knot Tying Station
- Activities - Professional Days
- Day trips in the community of Steveston Village include: Scavenger hunts in the village, learning about tides (trip to Garry Point) The Cannery, The Heritage village at Britannia shipyards, the Chinese bunk houses
- Winter, spring and summer programming will include trips to the aquarium, learning sessions about our oceans, the Maritime Museum, Crescent Beach. Monthly presenters from the fisheries industry to talk to the kids and educate them on the know hows about fishing and fishing boats.
- Group trips to the docks to engage and learn from the local fisherman

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## V. Festival Activities

Steveston Festivals will be used to plan special activities for the Center. i.e. Tall ship festival, Maritime festival, Salmon Festival, Steveston Bull head derby.

