



# City of Richmond

## Report to Committee Planning and Development Division

---

**To:** General Purposes Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** July 5, 2017  
**File:** RZ 13-633927  
**Re:** Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone

---

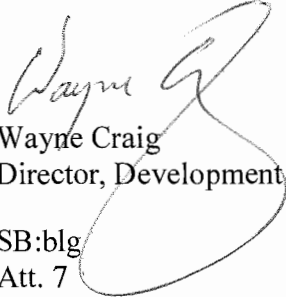
### Staff Recommendation

1. That Official Community Plan Amendment Bylaw 9062, to amend the land use definition of "Maritime Mixed Use" by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 9062, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program; and
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

July 5, 2017

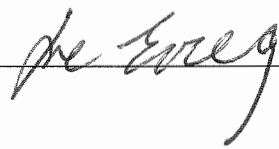
- 2 -

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to
- a) Amend the "Steveston Maritime Mixed Use (ZMU12)" zone by widening the range of permitted commercial uses at 4020, 4180, 4280 and 4300 Bayview Street; and
  - b) Amend the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses at 4080 and 4100 Bayview Street;
- be introduced and given first reading.



Wayne Craig  
Director, Development

SB:blg  
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Recreation and Sport Services	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Onni Development (Imperial Landing) Corp. has applied to the City of Richmond to amend the “Steveston Maritime Mixed Use (ZMU12)” zone and the “Steveston Maritime (ZC21)” zone to permit additional commercial uses in the non-residential spaces of each of the six existing buildings on the subject site at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (Attachments AA and BB).

The application also includes a proposed amendment to the Schedule 2.4 (Steveston Area Plan) of Official Community Plan Bylaw 7100 (OCP) to revise the land use definition of “Maritime Mixed Use” (MMU) to allow additional commercial uses.

On May 6, 2014, the following two referral motions were carried by Planning Committee:

*Firstly, “That the staff report titled, “Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend the Steveston Maritime Mixed Use (ZMU12) zone and the Steveston Maritime (ZC21) zone,” dated April 30, 2014, from the Director of Development be referred back to staff to review:*

- (1) options to enhance the community amenity contribution;*
- (2) options to determine the preferred type of community amenity contribution; and*
- (3) potential sites for the expansion of the Steveston Library.*

*and report back to a forthcoming General Purposes Committee.”*

*And secondly, “That staff examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site and report back.”*

This Staff Report addresses the referrals by providing information for Council’s consideration regarding:

- a revised land use proposal by the applicant that has reduced the overall amount of retail area proposed on the site and added a hotel use. The revised proposal includes:
  - 32 hotel units, including cooking facilities, in buildings 5 & 6
  - Office, Restaurant and General Retail uses in buildings 1 through 4
  - Minor Health Services in buildings 1, 2 & 4
  - Financial Services in buildings 1 & 4
  - Indoor Recreation in buildings 2 & 4
  - Grocery Store in building 2
  - Attachment BB shows the location of each of the proposed uses
- a revised community amenity contribution proposed by the applicant (Attachment CC);
- staff comments on the expansion of the library branch in Steveston; and

- a comparative analysis of the applicant’s proposal and the land use options suggested by Steveston residents and merchants.

This Staff Report also includes two bylaws to amend the OCP/Steveston Area Plan and Zoning Bylaw, for introduction and first reading.

**Findings of Fact**

The subject site has a long history of various development applications. Staff Reports regarding the subject rezoning application were reviewed by Planning Committee at previous meetings on: November 19, 2013; April 8, 2014; and two meetings on May 6, 2014. The subject rezoning application has a history of different land use and community amenity contribution proposals and Planning Committee referrals (Attachment DD).

Please refer to the second referral Staff Report dated April 30, 2014 (Attachment EE) for the three staff reports considered by Planning Committee, including information regarding the existing development, previous proposals, consultant reports and significant public input.

Subsequent to the Planning Committee on May 6, 2014, and separate from the subject rezoning application, the OCP/Steveston Area Plan and the "Steveston Maritime (ZC21)" zone were amended to allow limited child care use on the subject site in response to a referral received from the General Purposes Committee on June 20, 2016.

**Related Policies & Studies**

**Consultation**

A rezoning sign has been installed on the subject property. Should the General Purposes Committee endorse this application and Council grant first reading to the OCP and zoning bylaws, the bylaws would be forwarded to a Public Hearing; where any area resident or interested party would have an opportunity to comment.

Public notification for the Public Hearing would be provided as per the *Local Government Act*.

Staff have reviewed the proposed Official Community Plan (OCP) and zoning amendments; with respect to the Local Government Act and the City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The following table clarifies this recommendation as it relates to the proposed OCP.

**OCP Consultation Summary**

Stakeholder	Referral Comment (No Referral necessary)
BC Agricultural Land Reserve Commission	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Richmond School Board	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.

Stakeholder	Referral Comment (No Referral necessary)
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected, and the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
TransLink	No referral necessary, as no transportation road network changes are proposed, and the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Vancouver Coastal Health Authority	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Community Groups and Neighbours	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

### School District

This application was not referred to School District No. 38 (Richmond) because it does not involve residential uses that have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043; which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application does not involve the addition of any new housing units.

### Public Input

After the previous staff report was completed on April 30, 2014 to the time of writing this report, 100 pieces of correspondence (Attachment FF) were submitted by members of the public to the City, including 4 items from addresses unknown or located outside of Richmond. The 96 pieces of correspondence received from 120 Richmond residents/business owners indicate 73 writers did not support the proposal, 46 writers supported the proposal, and one writer did not indicate whether they supported the proposal, but advised that a resolution to the situation was needed. Similar land use concerns were raised by the public and discussed in the previous Staff Reports. The new correspondence includes a new concern from three writers regarding the new proposed short term accommodation hotel use.

### Public Open House Meetings Held by the Applicant

The applicant hosted a series of public open house meetings at the subject site on February 18, February 20, February 25, and February 27 of 2016, and submitted a summary report to the City (Attachment GG). The proposal presented at that time was different from the current proposal. The applicant has not hosted a public open house regarding the current proposal.

The summary report identifies that 372 stakeholders attended the meetings and includes 265 pieces of public correspondence submitted by members of the public to the applicant, consisting of 80 form letters, 137 feedback forms and 48 emails. The 48 emails are also included in the public correspondence submitted to the City discussed above as they were sent through the applicant's website to the City. The 265 pieces of correspondence include 204 in support of the proposal, 50 not in support, and 11 that did not indicate whether in support or not.

### **Analysis**

#### OCP Amendment to Accommodate Commercial Uses

The site is designated "Maritime Mixed Use" in the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100). The definition of "Maritime Mixed Use" in the Steveston Area Plan was amended in early 2016 to allow for limited child care use. Currently, "Maritime Mixed Use" is defined as an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including limited retail uses in the area between Phoenix Pond and No. 1 Road, where the subject site is located. Limited residential and child care uses are also accommodated.

The applicant is requesting that the Steveston Area Plan definition of Maritime Mixed Use be revised to allow limited commercial uses in the Maritime Mixed Use Area to serve the needs of Steveston residents and visitors.

Revised OCP Bylaw 7100, Amendment Bylaw 9062 to amend the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100) to change the "Maritime Mixed Use" definition to allow limited commercial uses, is provided for Council consideration.

#### Zoning Text Amendments to Accommodate Commercial Uses

The attached revised land use proposal map (Attachment BB) identifies the permitted and proposed land uses for the six existing buildings on the subject site, which is subject to both the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone as follows:

- the "Steveston Maritime Mixed Use (ZMU12)" zone applies at the east and west ends of the site to Buildings 1, 4, 5 and 6 (4020, 4180, 4280 and 4300 Bayview Street); and
- the "Steveston Maritime (ZC21)" zone applies at the middle of the site to Buildings 2 and 3 (4080 and 4100 Bayview Street).

The previous proposal considered by Planning Committee on May 6, 2014 included revising the non-residential permitted land use in both zones across the entire subject site by: retaining

Maritime or commercial fishing related uses, adding 15 to 16 new commercial uses and removing the restriction limiting some land uses to Maritime related activities only.

To accommodate the applicant's current proposal of June 2, 2017 (Attachment BB), the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone are proposed to be amended to:

- Retain all of the Maritime or commercial fishing related uses permitted in the existing "Steveston Maritime Mixed Use (ZMU12)" zone.
- Retain all of the Maritime or commercial fishing related uses and limited child care use permitted in the existing "Steveston Maritime (ZC21)" zone.
- Include 5 to 6 conventional commercial uses in both zones that are intended to provide for the shopping, dining, business, office, recreational, and service uses for area residents and visitors as well as short term accommodation needs of visitors.
- Limit the proposed new uses to specific ground floor areas of the subject site only (e.g., retain existing second floor child care use Building 2 at 4080 Bayview Street and retain existing upper floor dwelling units in Buildings 1, 4, 5 and 6 at 4020, 4180, 4280 and 4300 Bayview Street).
- Limit grocery store use to the ground floor of Building 2 at 4080 Bayview Street only (up to a maximum of 15,921 ft<sup>2</sup>).
- Limit indoor recreation use to Buildings 2 and 4 at 4080 and 4180 Bayview Street only (up to a maximum of 21,873 ft<sup>2</sup>).
- Limit hotel use as the only additional use to Buildings 5 and 6 at 4280 and 4300 Bayview Street (23,122 ft<sup>2</sup>) to a maximum of 32 hotel rooms with cooking facilities and a maximum stay of 90 days.

Staff have advised the applicant that indoor recreation use was included in the original rezoning proposal and concerns regarding the proximity to the Steveston Community Centre were discussed at Planning Committee. In response to the referral motion from Planning Committee on November 19, 2013, indoor recreation use was removed. After consideration, the applicant is again requesting the addition of indoor recreation use to accommodate the type of recreation facility they may be able to secure; which they feel would provide services complementary to those currently provided in the neighbourhood.

The addition of grocery store use continues to be requested by the applicant, which would potentially accommodate a third grocery store in the Village area. There is an existing grocery store located on No. 1 Road and Council recently approved a development proposal for 12088 3<sup>rd</sup> Avenue (formerly 3471 Moncton Street, 12040 & 12060 3<sup>rd</sup> Avenue) that includes approximately 20,400 ft<sup>2</sup> of retail space for a grocery store (RZ 15-710852, DP 16-753377 and HA 17-763809). It should be noted that the existing Steveston Commercial (CS2 & CS3) zoning prevalent in the village would allow development of a future grocery store. The attached previous staff reports include a retail analysis prepared by Hume Consulting Corporation and an economic analysis prepared by Colliers International Consulting, both commissioned by the applicant. The analyses indicated there was sufficient floor area demand for supermarket convenience retail in the Steveston planning area to support the combined floor area of all three grocery stores.

In response to concerns raised at Planning Committee about the large area of proposed retail space and the desire for uses that support the tourism industry in the Village, the applicant has requested the addition of hotel use for 32 hotel rooms. The hotel use reduces the requested floor area of retail by 23,122 ft<sup>2</sup> of floor area and the maximum stay of 90 days accommodates both overnight and short term stays, bringing new customers for businesses and restaurants in the Village. The proposed hotel use also reduces parking activity and vehicle trips to the site as compared with retail.

Revised Zoning Bylaw 8500, Amendment Bylaw 9063 to amend the “Steveston Maritime Mixed Use (ZMU12)” zone and the “Steveston Maritime (ZC21)” zone to allow a wider range of limited commercial uses, is provided for Council consideration.

#### Preferred Type of Community Amenity and Richmond Public Library

There was discussion at the Planning Committee on May 6, 2014 regarding an offer from the applicant for the City to lease space on the subject site and whether the preferred type of community amenity would be leased space or a voluntary cash contribution for Council to use at its discretion.

In their referral back to staff on May 6, 2014, Planning Committee directed staff to review the preferred type of community amenity contribution and potential sites for the expansion of the Steveston Library.

Subsequently, at the Council meeting held on December 12, 2016, Council approved a list of City priority facility projects for the ten year period of 2016 – 2026, along with planning and design funding. This included a combined Steveston Community Centre and branch library for which Advanced Planning and Design is now underway in consultation with the Steveston Community Society. Given the ongoing planning and design work related to the Steveston Community Centre, staff are recommending that a voluntary cash contribution be sought instead of pursuing any form of lease arrangement for space in the development.

The other civic facilities identified at the Council meeting held on December 12, 2016 as priority projects to 2026 did not include any which are suitable for the subject site.

#### Community Amenity Contribution

In their referral back to staff on May 6, 2014, Planning Committee asked for review of options to enhance the community amenity contribution.

The previous proposal considered at the Planning Committee on May 6, 2014 included a community amenity contribution amount of \$2,000,000 to a new Steveston Community Amenity provision account. These funds could be allocated by Council at their discretion.

In an effort to determine an appropriate community amenity contribution amount, two independent consultants were engaged to review the potential increase in value resulting from the revised rezoning proposal to allow for a wider range of commercial uses in the ground floor areas (53,724 ft<sup>2</sup>) of the six existing buildings. The City engaged Site Economics Ltd. and the



applicant engaged Coriolis Consulting Corp. to determine the increase in value generated by the proposed rezoning.

The existing development includes six non-residential air space parcels, each of which may be owned and/or sold independently of the others. The City's consultant (Site Economics Ltd.) determined the amount of the increase in value resulting from the proposed commercial uses for the six existing smaller independent air space parcels at approximately \$9,000,000 while the applicant's consultant (Coriolis Consulting Corp.) determined the value increase at approximately \$5,100,000. This is considerably higher than what the increase would be if the buildings are considered as a single real estate holding. Small separate spaces selling to small retail investors and end users typically have a higher price value per square foot than larger development complexes as there is increased demand for the smaller spaces which are more affordable to purchase and more flexible to use and lease out. The applicant, however, advises that it is not their business model or intention to sell any of the six non-residential air space parcels and is not prepared to proceed with valuation based on smaller independent spaces. Instead they have agreed to enter into a legal agreement to tie the non-residential area together as a single real estate holding. To ensure that the six non-residential air space parcels remain under a single ownership, the applicant has agreed to enter into a legal agreement on Title as a condition of the rezoning to ensure the six air space parcels remain under a single ownership, could not be sold independently from the others, and could not be further subdivided or strata-titled. As a result, this staff report focusses on the increase in value resulting from the proposed commercial uses based on all of the commercial area being under a single ownership.

The City again engaged Site Economics Ltd. and the applicant engaged Coriolis Consulting Corp. to determine the increase in value generated by the proposed rezoning with the above mentioned legal agreement in place to restrict the existing six air space parcels. Both consultants used a common valuation methodology and both consultants agreed that the proposed hotel use (23,122 ft<sup>2</sup>) would not increase the value of the development due to the high tenant improvement costs. Therefore the analyses focussed on the proposed general retail commercial areas (30,602 ft<sup>2</sup>). The consultants did not reach a consensus on a valuation. The applicant's consultant assessed the value increase at approximately \$4,100,000 and the City's consultant assessed the value increase at approximately \$5,500,000 (Attachment HH). The difference is largely due to different commercial rental rate assumptions. The consultants were unable to reconcile the difference in appraised values.

Upon review of the difference, the applicant indicated that they are prepared to use \$4,750,000 as a mid point value increase and provide no more than 50% of the anticipated value increase to the City as a voluntary community amenity contribution (\$2,375,000) for Council to use at its discretion.

There is no City policy to guide the evaluation of this type of situation where additional land uses are proposed in existing buildings, with no density increase. The most similar comparable is where there is an increase in density, the City looks to receive as close to 100% of the land lift value before development. The most recent example of this being the proposed mixed use development in the Capstan Village (YuanHeng RZ 12-603040) where the applicant was provided additional density and the City received an amenity package of equal value including

an approximate 33,500 ft<sup>2</sup> turn-key community centre, a waterfront park and a cash contribution for a waterfront pier.

The subject rezoning proposal does not include an increase in density, but does include new commercial uses and has been deemed to result in an increase in value. The applicant has stated that they are only prepared to provide a voluntary community amenity contribution in the amount of \$2,375,000 which represents 50% of the mid-point of values arrived at by the two independent economists. This was presented as their best offer and requested it be forwarded to Council for consideration.

In addition to the revised community amenity contribution, the applicant has also agreed to install additional signage to enhance visual cues to cyclists and vehicle drivers as part of the required Servicing Agreement to identify the two existing public parking facilities on site and that Bayview Street is shared by vehicles and bicycles.

All other aspects of the rezoning considerations (Attachment CC) remain the same as previously agreed to, including:

- Commercial truck activity legal agreement to: prohibit large WB-17 truck access and to limit hours to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday (for non-residential uses).
- Commercial parking legal agreement and right of way to secure short term free parking with merchant validation, parking fees in line with rates in the village, and limited assignment of parking spaces. This agreement also secures access to parking for customers and hotel guests.
- Additional eight Class 2 bike storage spaces (e.g. exterior bike racks) onsite.
- Voluntarily contribution in the amount of \$136,206 towards Road Works DCC projects.
- Voluntarily contribution in the amount of \$605 towards Storm Drainage DCC projects.
- Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required in the first 18 months of commercial use.
- Entering into a Servicing Agreement for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to: upgrading the No. 1 Road and Bayview Street intersection with raising, bollards and decorative crosswalk; upgrading all crosswalks along Bayview Street; 30 kph posted speed limit signage; and adding bicycle “sharrows” pavement marking. This agreement also includes adding signage along Bayview Street for “sharrows,” and public parking lot signage.

#### Steveston Residents and Merchants Land Use Suggestions

In their referral back to staff on May 6, 2014, Planning Committee directed staff to examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site.

The City has received a significant amount of public input with a mix of support and opposition regarding the proposed range of commercial uses as discussed in this and previous staff reports.

At the Planning Committee on May 6, 2014, residents identified the desire for additional amenities in Steveston including an enhanced branch library, and, in general, amenities that support children and seniors. As the program for a new Steveston Community Centre and library evolves, these ideas will be considered.

One resident specifically identified the desire for a maritime museum on the site. The question of a maritime museum was addressed by staff in the previous staff report dated March 17, 2014 (attachment EE) and was not recommended in this location.

A comparison of the Steveston Merchants Association proposal and the current rezoning proposal is provided in the table below. The Steveston Merchants Association proposal was discussed in the previous staff report and at the last Planning Committee and Onni has advised that they are unwilling to proceed under the proposal. The merchants advised that restricting 50% of the MMU area to office use would restrict the amount of retail area, lower parking activity, and add office employees who would be potential customers in the Village. The current rezoning proposal includes restricting 39% of the MMU area to hotel use, which similarly restricts the amount of retail uses, lowers parking activity and adds potential customers in the Village.

	Retail	MMU	Office	Hotel
Steveston Merchants Association proposal	25% (14,872 ft <sup>2</sup> )	25% (14,872 ft <sup>2</sup> )	50% (29,744 ft <sup>2</sup> )	
Current proposal	61% (36,288 ft <sup>2</sup> )			39% (23,122 ft <sup>2</sup> )
	<ul style="list-style-type: none"> <li>• MMU uses are permitted in all Buildings and the second floor of Building 2 is limited to MMU and resident amenity space only (5,764 ft<sup>2</sup>)</li> <li>• Grocery Store is limited to the ground floor of Building 2 only (15,921 ft<sup>2</sup>)</li> <li>• Indoor Recreation is limited to Buildings 2 and 4 only (21,873 ft<sup>2</sup>)</li> </ul>			

**Financial Impact or Economic Impact**

None.

**Conclusion**

Onni Development (Imperial Landing) Corp. is requesting that the City allow a wider range of uses on their Maritime Mixed Use (MMU) site to provide commercial uses to serve resident’s needs. While the proposal can be considered under the City’s 2041 OCP, an amendment to the Steveston Area Plan is required to address the additional uses requested by the applicant.

In response to Planning Committee’s referral, the applicant has submitted a revised land use proposal which would permit:

- 32 hotel units, including cooking facilities, in buildings 5 & 6
- Office, Restaurant and General Retail uses in buildings 1 through 4
- Minor Health Services in buildings 1, 2 & 4
- Financial Services in buildings 1 & 4
- Indoor Recreation in buildings 2 & 4
- Grocery Store in building 2

The proposed rezoning is anticipated to increase the valuation of the site by approximately \$4.1M to \$5.5M with the legal agreement proposed by the applicant to address the existing six air space parcels. The applicant has offered to provide a voluntary cash contribution of \$2,375,000 to a new Steveston Community Amenity provision account that would allow Council to allocate the funds to support Council priorities in the Steveston area.

It should be noted that the site design is not affected by the proposed land use change within the buildings. The proposed roadway improvements to enhance pedestrian and cyclist safety would assist in making Steveston a walking, cycling and rolling community. The proposed parking agreement would secure short term free parking with merchant validation, parking fees in line with rates in the village, and limited assignment of parking spaces to address parking concerns. The proposed restrictions on commercial loading hours of operation would limit potential disruption and clarify the enforcement process.

It is recommended that Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, be introduced and given first reading.



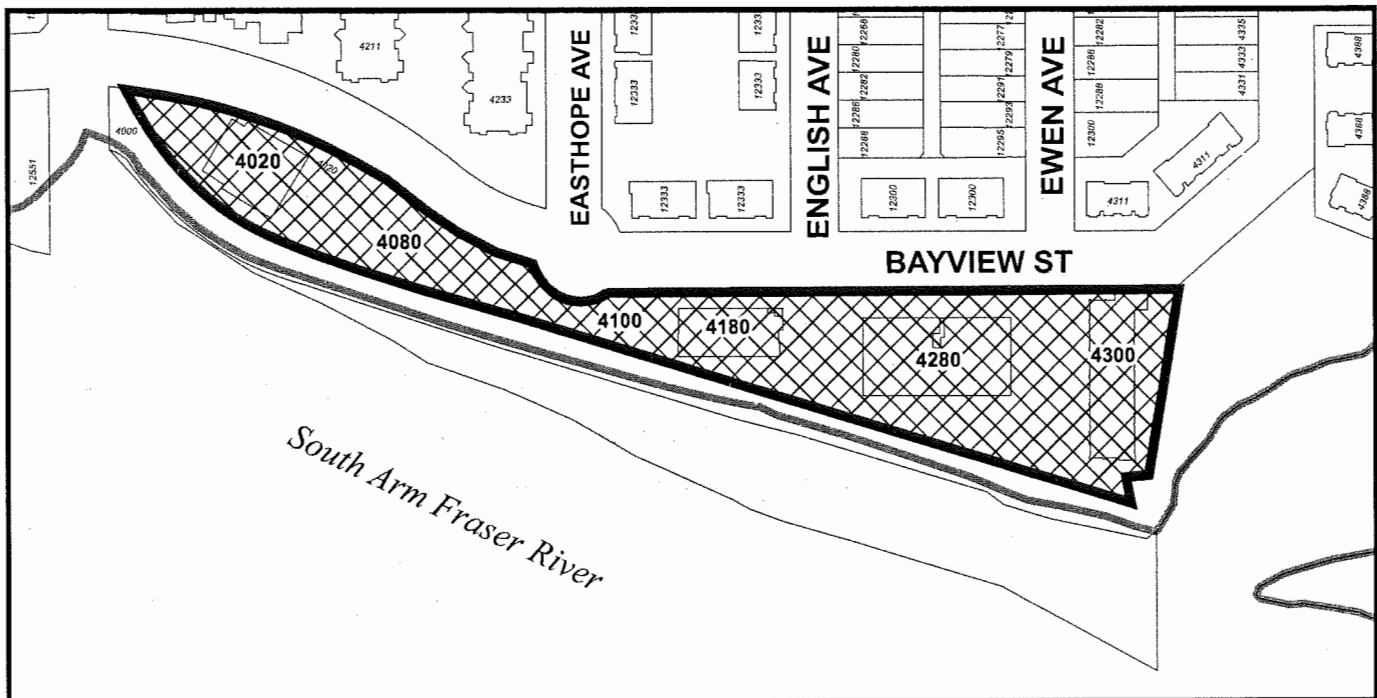
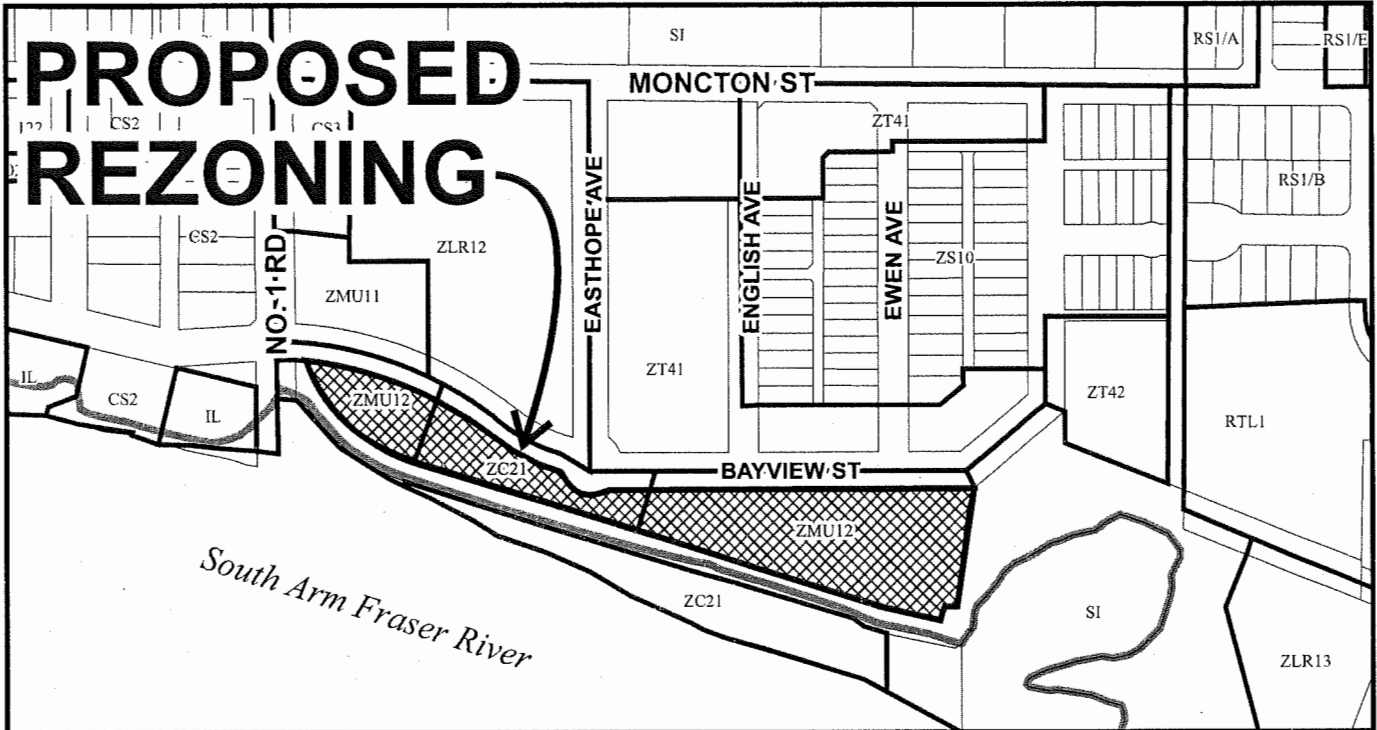
Sara Badyal, M. Arch, MCIP, RPP  
Planner 2  
(604-276-4282)

SB:blg

Attachment AA:	Location Map and Aerial Photo
Attachment BB:	Revised Land Use Proposal
Attachment CC:	Rezoning Considerations
Attachment DD:	RZ 13-633927 Application History
Attachment EE:	Staff Report to Planning Committee dated April 30, 2014 (including attached staff reports dated March 17, 2014 and April 30, 2014)
Attachment FF:	Public Correspondence (received May 1, 2014 to June 26, 2017)
Attachment GG:	February 2016 public open house meetings summary (including sign-in sheets and public correspondence from February 7, 2016 to March 11, 2016)
Attachment HH:	Economic Analyses Executive Summaries prepared by Site Economics Ltd, dated June 23, 2017 and Coriolis Consulting Corp., dated June 28, 2017.



City of  
Richmond



	<h1>RZ 13-633927</h1>	<p>Original Date: 03/18/14 Revision Date: 06/14/17 Note: Dimensions are in METRES</p>
--	-----------------------	---



City of  
Richmond



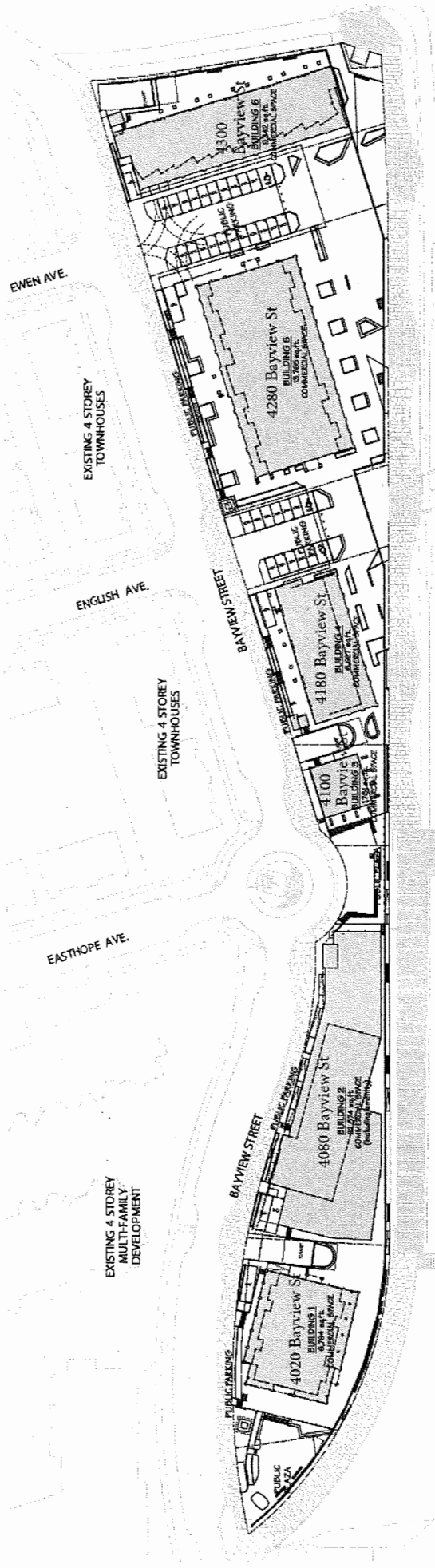
RZ 13-633927

Original Date: 03/18/14

Revision Date: 06/14/17

Note: Dimensions are in METRES





Building	4020 Bayview St (1)	4080 Bayview St (2)	4100 Bayview St (3)	4180 Bayview St (4)	4280 Bayview St (5)	4300 Bayview St (6)
59,488 sf GLA 52 dwellings	6,867 sf 12 apartments	21,685 sf (15,921 + 5,764)	1,862 sf	5,952 sf 7 two-level units	13,780 sf 22 apartments	9,342 sf 11 two-level units
Permitted Uses (existing)	(ZMU12) • Education** • Manufacturing, custom indoor** • Office** • Parking, non-accessory** • Service, Personal (Dry Cleaning & Laundry only)* • (also Housing, apartment limited & upper floors only)	(ZC21) • Child Care (limited & upper floor only) • Education* • Industrial, General** • Manufacturing, custom indoor** • Marina* • Maritime mixed use* • Office** • Parking, non-accessory** (also legally required 2nd floor Resident Amenity Space in Building 2)	(ZC21)	(ZMU12)	(ZMU12)	(ZMU12)
Proposed Uses (June 2, 2017)	• (all existing ZMU12 uses) • Office • Restaurant • Retail, General • Health Services, Minor • Service, Financial	• (all existing ZC21 uses) On the ground floor only: • Office • Restaurant • Retail, General • Grocery Store • Health Services, Minor • Recreation, Indoor	• (all existing ZC21 uses) • Office • Restaurant • Retail, General	• (all existing ZMU12 uses) • Office • Restaurant • Retail, General • Health Services, Minor • Recreation, Indoor • Service, Financial	• (all existing ZMU12 uses)	• (all existing ZMU12 uses)  • Hotel (13 rooms, maximum 90 day accommodation)

\*These uses are restricted to Mixed Maritime Uses as defined in OCP Steveston Area Plan

\*\*These uses are restricted to maritime or commercial fishing related uses in the ZMU12 and ZC21 zones and to Mixed Maritime Uses as defined in OCP Steveston Area Plan



**Address:** 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

**File No.:** RZ 13-633927

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, the developer is required to complete the following:**

1. Final Adoption of OCP Amendment Bylaw 9062.
2. Single site, no subdivision and no stratification requirements – Registration of legal agreement(s) on Title ensuring that:
  - a) The six non-residential air space parcels (Air Space Parcels 1 through 6 of plan EPP26790) are all owned by the same legal entity (both beneficial and legal interest in the six parcels) and prohibiting transfer of less than all six parcels.
  - b) No subdivision of any one or more of the six parcels (including no subdivision by way of strata plan) (consolidation of the six parcels is acceptable).
3. Truck activity – Registration of a legal agreement on Title to: prohibit large delivery trucks of size WB-17 or larger from accessing or entering the site at any given time; and to restrict truck delivery hours of operation for non-residential uses by trucks of maximum SU-9 in size to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday. Remedies will include, but without limitation, performance wording to establish a fine amount of \$200 adjusted by CPI annually from the year of rezoning approval per of the restrictions in the agreement payable by the owner.
4. Commercial parking – Registration of a legal agreement on Title including:
  - a) The following covenants:
    - i. Parking garage entry gates are to remain open during business hours of any commercial use on the lands other than hotel. Hotel guests are to be provided with a means to open a closed parking garage entry gate and access commercial parking outside of regular business hours.
    - ii. A maximum of 16 of the total 189 commercial spaces may be assigned to specific businesses. Further the assignment can be on weekdays only, between the hours of 8:30 am and 6:00 pm. The balance of the parking spaces must be unassigned and available by the use of any commercial client or visitor to a residential unit on the site.
    - iii. Free parking for the first two hours of a vehicle parked on site must be provided, which may be provided through a merchant validation for the businesses operating on the site.
    - iv. Pay parking rates are not to exceed the market rate for pay parking in Steveston Village. The pay parking rate may be reviewed and adjusted on an annual basis by the City taking into consideration similar pay parking rates in Steveston Village.
  - b) A statutory right-of-way from the curb on Bayview Street, extending into the parking structure, over an area coincident with the full extent of the underground parking area. The statutory right-of-way will permit the City, City officials and contractors to be on and have access to and egress from the parkade for the purposes of assuring/monitoring compliance with the parking covenant described in 3(a) above. Further, the statutory right-of-way will permit the City the right to remove or disable any gate that does not comply with the terms of the parking covenant described in 3(a) above.
5. Install an additional eight Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
6. City acceptance of the developer's offer to voluntarily contribute \$2,375,000 towards the Steveston Community Amenity provision account.
7. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects.

Initial: \_\_\_\_\_



8. City acceptance of the developer's offer to voluntarily contribute \$605 to go towards development of Storm Drainage DCC projects.
9. City acceptance of a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The Letter of Credit will be held by the City for a period of 18 months after the commercial area is occupied.
10. Enter into a Servicing Agreement\* for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:
  - a) Upgrade the No. 1 Road and Bayview Street intersection by raising this intersection and adding bollards similar to No. 1 Road and Moncton Street. As well, install decorative crosswalk surface treatment on all three legs of the intersection, using Duratherm material or equivalent.
  - b) Upgrade crosswalks along Bayview Street:
    - i. At the two midblock crosswalks between No. 1 Road and Moncton Street, provide raised crosswalks.
    - ii. At the three crosswalks at the Easthope Avenue traffic circle, remove a 1.5 m section of the cobble pavers from each end of the crosswalk (near curbs) and replace with an extension of the existing square concrete panels. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists. Add a narrow band of the same decorative pavement surface treatment as a border along both sides of each crosswalk to provide consistency between the crossings on Bayview Street.
    - iii. At the six crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
  - c) Fabricate and install 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue, and Ewen Avenue.
  - d) Add pavement marking "sharrows", and signage for bikes on Bayview Street from No. 1 Road to Moncton Street in both directions.
  - e) Fabricate and install public parking signage on Bayview Street in both directions at the two public parking facilities.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date

Date	Proposal for Rezoning	ZC21 Zone	Amenity Proposal	Committee Resolution
Nov 4/13	<p><b>ZMU12 Zone</b></p> <ul style="list-style-type: none"> <li>• (existing ZMU12 uses)</li> <li><b>Unrestricted MMU Uses:</b></li> <li>• Education</li> <li>• Manufacturing, custom indoor</li> <li>• Office</li> <li>• Parking, non-accessory</li> <li>• Service, personal</li> <li><b>New Uses:</b></li> <li>• Animal Grooming</li> <li>• Child Care</li> <li>• Education, commercial</li> <li>• Health Service, minor</li> <li>• Library and exhibit</li> <li>• Recreation, Indoor</li> <li>• Restaurant</li> <li>• Retail, convenience</li> <li>• Retail, general</li> <li>• Retail, secondhand</li> <li>• Service, financial</li> <li>• Service, business support</li> <li>• Service, household repair</li> <li>• Service, massage</li> <li>• Veterinary service</li> </ul>	<p><b>ZC21 Zone</b></p> <ul style="list-style-type: none"> <li>• (existing ZC21 uses)</li> <li><b>Unrestricted MMU Uses:</b></li> <li>• Industrial, general</li> <li>• Manufacturing, custom indoor</li> <li>• Office</li> <li>• Parking, non-accessory</li> <li><b>New Uses:</b></li> <li>• Animal Grooming</li> <li>• Child Care</li> <li>• Education, commercial</li> <li>• Health Service, minor</li> <li>• Library and exhibit</li> <li>• Recreation, Indoor</li> <li>• Restaurant</li> <li>• Retail, convenience</li> <li>• Retail, general</li> <li>• Retail, secondhand</li> <li>• Service, financial</li> <li>• Service, business support</li> <li>• Service, household repair</li> <li>• Service, massage</li> <li>• Service, personal</li> <li>• Veterinary service</li> </ul>	<ul style="list-style-type: none"> <li>• \$1,500,000 to Leisure Facilities Reserve Fund</li> <li>• \$136,206 for Road Works DCC projects</li> <li>• \$605 for Storm Drainage DCC projects</li> <li>• \$15,000 traffic calming security</li> <li>• Legal agreement to prohibit WB-17 truck access and limit commercial loading hours.</li> <li>• Legal agreement to ensure parking access</li> <li>• Adding 8 bicycle rack spaces</li> <li>• SA for upgrades to No. 1 Road and Bayview Street intersection, all crosswalks along Bayview Street, speed signage and bicycle "sharrows"</li> </ul>	<p>At November 19, 2013 Planning Committee, referred back for staff to:</p> <ol style="list-style-type: none"> <li>1) attend the scheduled meeting between the applicant and the Steveston Merchants Association as an observer and provide an update to the Committee;</li> <li>2) conduct a study and analysis regarding (i) the types and number of mixed maritime and commercial uses that are needed in the area through consultation with the residents, business owners, and business and community organizations in Steveston, (ii) potential implications of specific uses on City facilities and existing businesses in the area, (iii) the suitable proportion and location of mixed maritime and commercial uses on the subject site including the suggestion to confine the commercial use area only in spaces between Easthope Avenue and No. 1 Road, (iv) transportation related items including potential parking fees and truck parking restrictions; (v) the future developments and expected increase in commercial use spaces in the area, and (vi) how the \$1,500,000 voluntary community amenity contribution by the applicant would be allocated to different uses in Steveston;</li> <li>3) study the possibility of the applicant providing a rental space for a City library on the space allotted for commercial use, having the same size and lease rate as the City library at Ironwood, as a requirement for the subject rezoning application;</li> <li>4) study the possible location of a maritime museum on the subject site on the space allotted for mixed maritime use; and</li> <li>5) provide updates to Committee on the marina development.</li> </ol>
March 17/14	<p>Same as previous proposal, except indoor recreation removed</p>	<p>Same as previous proposal, except indoor recreation removed</p>	<p>Same as previous proposal, except:</p> <ul style="list-style-type: none"> <li>• Revised \$1,500,000 to new Steveston Community Amenity Provision Account</li> <li>• Revised legal agreement to prohibit WB-17 truck access, limit commercial loading hours, and include fine mechanism</li> <li>• Revised legal agreement to ensure parking access, 2 hours free parking, reasonable parking pay rates and limit parking space assignment</li> </ul>	<p>At April 8, 2014 Planning Committee, referred back for staff to examine:</p> <ol style="list-style-type: none"> <li>1) the enhancement of the community amenity contribution, including the possibility of library expansion and marina development; and</li> <li>2) the legal aspects related to change of use lease provisions suggested by the applicant.</li> </ol>
April 30/14	<p>Same as previous proposal</p>	<p>Same as previous proposal</p>	<p>Same as previous proposal, except:</p> <ul style="list-style-type: none"> <li>• Revised \$2,000,000 to new Steveston Community Amenity Provision Account</li> <li>• Additional 3 options for City lease of space on site</li> </ul>	<p>At May 6, 2014 Planning Committees, referred back for staff to review:</p> <ol style="list-style-type: none"> <li>1) options to enhance the community amenity contribution;</li> <li>2) options to determine the preferred type of community amenity contribution; and</li> <li>3) potential sites for the expansion of the Steveston Library.</li> </ol> <p>and report back to a forthcoming General Purposes Committee.</p> <p>and to examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site and report back.</p>



Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9062 (RZ 13-633927)
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Official Community Plan Bylaw 7100, as amended, is further amended by:
2. by deleting clause ii. of the existing "Maritime Mixed Use" land use in Appendix 1 (Definitions) to Schedule 2.4 thereof and substituting the following:
(ii) General retail, service and hotel uses are accommodated as additional uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road."
3. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9063 (RZ 13-633927)  
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
  - (a) by deleting (ZMU12 Permitted Secondary Uses) subsection 20.12.3 and substituting the following:

**“20.12.3 A. Secondary Uses**

    - **boarding and lodging**
    - **community care facility, minor**
    - **home business**

**20.12.3 B. Additional Uses**

    - **Health Services, Minor**
    - **Hotel**
    - **Recreation, Indoor**
    - **Restaurant**
    - **Retail, General**
    - **Service, Financial”**
    - (b) by deleting (ZMU12 Other Regulations) clause 20.12.11.4 and substituting the following:

**“4. The following permitted uses in this zone shall be restricted to maritime or commercial fishing related uses:**

      - a) **industrial, general;**
      - b) **manufacturing, custom indoor; and**
      - c) **parking, non-accessory”**

(c) by inserting the following into (ZMU12 Other Regulations) subsection 20.12.11:

- “6. **Minor health service, office, restaurant and financial service uses** are only permitted on the following listed **sites**:
- a) P.I.D. 029-108-136  
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
  - b) P.I.D. 029-108-161  
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
7. **General retail use, excluding grocery store use,** is only permitted on the following listed **sites**:
- a) P.I.D. 029-108-136  
Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
  - b) P.I.D. 029-108-161  
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
8. **Indoor Recreation use** is only permitted on the following listed **sites**:
- a) P.I.D. 029-108-161  
Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
9. **Hotel use** is only permitted on the following listed **sites** and the **hotel use** is restricted to providing the transient public, in return for consideration, lodging in no more than 32 **hotel** rooms and for not more than 90 days in a 12-month period at either or both of the following listed **sites**:
- a) P.I.D. 029-108-179  
Air Space Parcel 5 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
  - b) P.I.D. 029-108-187  
Air Space Parcel 6 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790”

(d) by inserting the following into (ZC21 Permitted Additional Uses) subsection 22.21.3.B.:

- **Grocery Store**
- **Health Services, Minor**
- **Recreation, Indoor**
- **Restaurant**
- **Retail, General”**

- (e) by deleting (ZC21 Other Regulations) clause 22.21.11.1 and substituting the following:
  - “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**; and
    - c) **parking, non-accessory**”
  
- d) by inserting the following into (ZC21 Other Regulations) subsection 22.21.11:
  - “5. **Office, restaurant and general retail uses**, excluding **grocery store use**, are only permitted on the following listed **sites** and shall be located on the **first storey** of any **building**:
    - a) P.I.D. 029-108-144  
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
    - b) P.I.D. 029-108-152  
Air Space Parcel 3 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
  - 6. **Minor health service, indoor recreation and grocery store uses** are only permitted on the following listed **site** and shall be located on the **first storey** of any **building**:
    - a) P.I.D. 029-108-144  
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9063**”.

FIRST READING

JUL 24 2017

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>SB</i>
APPROVED by Director or Solicitor <i>BK</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**Kurian, Sarah**

---

**From:** David Chinn <david@dragonboatbc.ca>  
**Sent:** Monday, 17 July 2017 11:35  
**To:** MayorandCouncillors  
**Cc:** Badyal, Sara  
**Subject:** Onni Development at Imperial Landing

Dear Mayor and Council,

I strongly believe that there is a great need to further develop the Imperial Landing area of Steveston. As it currently stands, this area is an empty disconnect between Steveston Village and Britannia Heritage Shipyards. As a Richmond resident and as an event planner, I have seen the potential of this area as it has come alive for the Steveston Dragon Boat Festival and multiple other events that have been planned by the City.

A rezoning of this area is much needed to revitalize the area for both visitors and residents to enjoy, while adding additional amenities to the neighbourhood. This beautiful walkway along the Fraser River has the potential to be a great, vibrant area with the proper vision and development.

I believe that Onni is currently and will continue to be a strong partner in the Steveston community and I look forward to the revitalization of Imperial Landing.

Regards,

David Chinn

## Kurian, Sarah

---

**From:** Ann Phelps <ann@dragonboatbc.ca>  
**Sent:** Monday, 17 July 2017 08:55  
**To:** MayorandCouncillors; Badyal, Sara  
**Subject:** Letter of support for Imperial Landing rezoning  
**Attachments:** Letter of support - Onni 2.pdf

Hello, Please see attached a letter of support for General Purposes Committee regarding Onni rezoning of Imperial Landing.

Ann

Regards,

Ann Phelps  
General Manager

Canadian International Dragon Boat Festival Society

[ann@dragonboatbc.ca](mailto:ann@dragonboatbc.ca)  
778-386-4248

Join us in celebrating the Concord Pacific Vancouver Dragon Boat Festival on June 23-25, 2017 and the Steveston Dragon Boat Festival on August 26th, 2017

[www.dragonboatbc.com](http://www.dragonboatbc.com)

[www.facebook.com/thedragonboatbc](https://www.facebook.com/thedragonboatbc)

This email, and any files transmitted, is confidential and may contain privileged information. Any unauthorized dissemination or copying is strictly prohibited. If you have received this email in error, please delete it and notify the sender immediately. We may monitor and review the content of all email communications.



Mayor and Council  
City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1  
Canada

July 17, 2017

Re: Onni Development / Imperial Landing

Dear Mayor and Council,

As the City of Richmond's elected leaders prepare to initiate an enhanced development plan for the Imperial Landing site in Steveston, on behalf of the Board of Directors of the Canadian International Dragon Boat Festival we wish to encourage you to take every opportunity to fully utilize this unique asset. For generations, Steveston has been a place where cultural, commercial and recreational activities converged, and it now has the potential to become a major destination for residents and visitors alike.

We have operated the Steveston Dragon Boat Festival for the past eight years with the assistance of Onni. We also use one of the spaces to repair and rebuild some of our boats, often opening the doors to the general public who walk the river walk, and welcoming them into the space. We love interacting with the community and visitors when we are in the space and are told that visitors enjoy seeing some activity during their walks. The most frequent comments that we hear from local visitors and the out of town paddlers and supporters include "Why are these stores still empty?" and "As there are no hotels, we prefer to race for the one day, and stay in Vancouver for the weekend".

The lack of convenient accommodation limits the Dragon Boat Festival to a one-day event, and the local retailers and restaurants miss out on a large portion of the average \$980 per paddler (based on 2015 survey) each visiting paddler spends.

Redevelopment of the site through private and commercial development, especially a boutique hotel, could bring new employment and revitalized economic activity throughout the area. As well, enhanced services and public access to the Fraser River will also visitors to observe this treasure for generations to come. First Nations history, European settlement, and industrial development could all be potential elements of a compelling story centred around the Fraser River walkway immediately in front of the Imperial Landing site.

We strongly support the continued efforts to activate the site with cultural spaces, restaurants, quality retail outlets, and other spaces that would further activate the site and enhance the visitor experience, while adding much needed services to the neighbourhood. Creating a common vision for the Imperial Landing site and turning that vision into a realize requires strong partnerships between the community, the government and the developer and we are confident that Onni will be a strong community partner in the future development of Imperial Landing. We look forward to seeing this singular opportunity for Steveston and the City of Richmond being taken full advantage of.

Yours truly,



Ann Phelps  
General Manager/ED  
Canadian International Dragon Boat Festival Society

## Kurian, Sarah

---

**From:** Badyal, Sara  
**Sent:** Thursday, 20 July 2017 12:40  
**To:** Badyal, Sara  
**Subject:** FW: Steveston's Imperial Landing rezoning

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

From: Matthias Meier [<mailto:m.meier@shaw.ca>]  
Sent: Wednesday, 19 July 2017 15:45  
To: Mayor and Councillors  
Subject: Steveston's Imperial Landing rezoning

Dear Mayor & Councillors,

I am writing to you in regards to the article in the Richmond News about the rezoning of the Imperial Landing Site in Steveston. My family resides in one of the Onni rental units and we are very concerned that the creation of a 32 unit Hotel would force the eviction of long term residents for short term vacation rentals. With the current housing crisis and a rental vacancy rate of close to zero in the city of Richmond this would be a tough blow for the residents affected. There are families with children and seniors currently living in the complex who may be forced to leave the city and local schools. Could you please give me some direction on how the city is looking to address this issue. Thank you.

Regards

Matthias Meier  
208 - 4300 Bayview St.

## Kurian, Sarah

---

**From:** Badyal, Sara  
**Sent:** Thursday, 20 July 2017 12:41  
**To:** Badyal, Sara  
**Subject:** FW: Re Onni latest re-zoning

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

**From:** ALEXANDER BRODIE [<mailto:mpbrodie@shaw.ca>]  
**Sent:** Thursday, 20 July 2017 10:43  
**To:** MayorandCouncillors  
**Subject:** Re Onni latest re-zoning

We have been Richmond residents for 47 years and have rented a town house at Imperial Landing since March 2016. We are both very concerned with the latest proposal for a re-zoning to include a hotel at Imperial Landing as we feel it is an unsuitable place for such a business.

We would like to be notified of any public meetings so as we can attend and express our opinions.

Thank you in advance.

Alexander and Margaret Brodie.

Sent from my iPhone

## Kurian, Sarah

---

**From:** MayorandCouncillors  
**Sent:** Friday, 21 July 2017 14:10  
**To:** Craig, Wayne; Badyal, Sara  
**Cc:** Erceg, Joe  
**Subject:** FW: Landing Plan Sent to Public

---

**From:** MayorandCouncillors  
**Sent:** Friday, 21 July 2017 2:09 PM  
**To:** 'Walter Nieboer'  
**Subject:** RE: Landing Plan Sent to Public

Dear Mr. Nieboer,

This is to acknowledge and thank you for your email regarding the application by Onni for the Bayview site. Please be advised that copies of your email 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,

David Weber

David Weber  
Director, City Clerk's Office  
City Clerk's Office

---

**From:** Walter Nieboer [<mailto:swnieboer@gmail.com>]  
**Sent:** Friday, 21 July 2017 12:54 PM  
**To:** MayorandCouncillors  
**Subject:** Landing Plan Sent to Public

Dear Mayor and Councillors, I have just read the report in the Richmond News where you have decided to let the public weigh in on Onni's proposal for a "Hotel/Retail/Office" space development in their 6 building complex on Bayview street.

As a 11 year resident on Bayview street I have witnessed the development of these buildings, the tug of war between the City and the developer prior to construction and the more recent attempts by the developer to change the building permit to its advantage.

I am perturbed to learn that council has been in negotiations with Onni to change the zoning of this property where apparently the only criteria for a settlement is money. Council seems not at all concerned about the impact on a residential area that was developed by the same developer where the purchasers of these residential properties, some 10-12 years ago, were operating and making their decisions on the basis of a Maritime mixed use development across the street.

Now we learn that council on the basis of receiving \$ 2.4 million would consider giving in to Onni.

The City's Joe Erceg is quoted as saying "this has been a very difficult negotiation".

What is to negotiate?

Onni went ahead with the development knowing full well what the zoning restrictions were at time of building.

Now the discussions between the City and Onni have morphed into how much money the City can extract from Onni.

Is it disturbing that the main disagreement between the City and Onni has been about how much money it will take for Council to give in to Onni.

Disagreement about the amount of 'UPLIFT' Onni will realize from the requested rezoning and hence the amount of financial reward the City will receive for such rezoning, appear to be the only criteria guiding City Hall.

What about the 'DOWNDRAFT' on residential property values of residents that purchased their properties in good faith.

And what ever happened to the sacred status of the village of Steveston? How will its character be preserved or enhanced by Onni's proposal?

I have written previously that the issue between Onni and the City clearly needs resolution and in that regard have suggested the City make it clear to Onni that the only way forward is for Onni to realize that they gambled a few years ago, hoping to persuade council to change the zoning after the buildings were erected. To let Onni win this gamble is a blatant injustice. It would be a serious blow to our faith in our elected officials and city staff to act in the residents interest.

In my view the only reasonable way forward has as its criteria the protection of the residents who purchased their properties years ago in good faith and the long term health of the Village of Steveston.

To that end it is my opinion that council might grant Onni permission to convert/develop the main floor of the subject buildings to residential use only. And please dont fall for the argument that that can not be done.

I hope you will act in a principled way in solving the issue and that Onni does not benefit from its gamble.

A gamble that thumbs its nose at the residents of this community.

Sincerely,

Walter Nieboer

#406 4111 Bayview street

Richmond BC

604 241-1471

## MayorandCouncillors

---

**From:** MayorandCouncillors  
**Sent:** Thursday, 27 July 2017 15:02  
**To:** 'Don Flintoff'  
**Subject:** RE: Council Agenda Item 23 – APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE "STEVESTON MARITIME MIXED USE (ZMU12)" ZO

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Mr. Flintoff,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor and City staff.

Your letter will be included as part of the Public Hearing materials when this matter proceeds to Public Hearing on October 16, 2017.

Sincerely,

Hanieh

**Hanieh Berg | Acting Manager, Legislative Services**  
City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1  
Direct (604) 276-4163 · Fax (604) 278-5139

---

**From:** Don Flintoff [[mailto:don\\_flintoff@hotmail.com](mailto:don_flintoff@hotmail.com)]  
**Sent:** Monday, 24 July 2017 15:58  
**To:** CityClerk; MayorandCouncillors  
**Subject:** : Council Agenda Item 23 – APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE "STEVESTON MARITIME MIXED USE (ZMU12)" ZONE

Monday, July-24-17

From: Donald Flintoff  
  
6071 Dover Road  
  
Richmond, BC  
  
V7C 3K9

To : Mayor and Council

RE: Council Agenda Item 23 – APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING)

CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100,

4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300

BAYVIEW STREET) TO AMEND THE "STEVESTON MARITIME

MIXED USE (ZMU12)" ZONE AND THE "STEVESTON MARITIME

(ZC21)" ZONE

(File Ref. No. RZ 13-633927) (REDMS No. 5421598 v. 3)

I am opposed to the proposed Bylaw 9063 as ONNI knew and agreed to the zoning requirements prior to commencing the project. Now that the project exists, ONNI is negotiating a better option (\$) by seeking even more favourable re-zoning of the project. However, if no re-zoning is granted the property tax is still payable to the City.

Assuming Council may approve the Bylaw, I would like to speak to the following amendments proposed in CNCL-472.

In CNCL-455, p. 3, the Staff report addresses 32 hotel units including cooking facilities in buildings 5 and 6. As very few hotel rooms of this class have cooking facilities, Council should prohibit hotel units with cooking facilities as these could easily be converted to long term rentals or condos in the future. I am opposed to the inclusion of cooking units in CNCL-473, p. 2. The 90 day stay should be reduced to 30 days. Who will monitor the stays and enforce this type of zoning?

The Indoor Recreation uses in buildings 2 and 4 should be prohibited as this would conflict with the facilities provided by the Steveston Community Centre and its revenues.

The Grocery Store in building 2 is not currently required and would be better suited on Moncton or Chatham. I would not wish to see the Super Grocer & Pharmacy, a thriving business, be put at financial risk

because ONNI does not want to live up to the agreement it entered into when it sought the original re-zoning . I notice that CNCL-473 p. 2 excludes grocery store use but General Retail use could include small deli and other corner store type operations.

I disagree that the proposed hotel use (23,122 FT<sup>2</sup>) would not increase the value of the development due to the high tenant improvement costs. This cost could be mitigated by removal of the cooking facilities in the hotel units. The value of the uplift comparison should have been performed by reviewing the value of existing hotels of a similar type and view in Richmond. Assuming this would yield the original amount of \$9 million increase in value.

ONNI has successfully engaged in negotiation of a lower price of \$4.75 million plus a voluntary community amenity contribution (a sweetener) of \$2.375 million,. I would suggest that Staff review information from BC Assessment for further validation of this re-zoning. (CNCL-461, p. 9)

The voluntary contribution of \$605 towards Storm Drainage DCC projects (CNCL-462, p. 10) seems quite small considering the area of hard surfaces surrounding the project.

If Council agrees to pass the Bylaw without further modification, ONNI has been successful in negotiating a great deal for themselves and leaving Richmond citizens with the fallout.

Regards,

Donald Flintoff



## MayorandCouncillors

---

**From:** MayorandCouncillors  
**Sent:** Wednesday, 2 August 2017 09:32  
**To:** 'T S'  
**Subject:** RE: Onni development proposal for buildings on Bayview Street

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Ms. Smith,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor and City staff.

Your letter will be included as part of the Public Hearing materials when this matter proceeds to Public Hearing on October 16, 2017.

Sincerely,

Hanieh

**Hanieh Berg | Acting Manager, Legislative Services**

City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1  
Direct (604) 276-4163 · Fax (604) 278-5139

**From:** T S [<mailto:thelmamsmith@gmail.com>]  
**Sent:** Tuesday, 1 August 2017 14:52  
**To:** MayorandCouncillors  
**Subject:** Onni development proposal for buildings on Bayview Street

I am writing to express my concerns about for the change of zoning you are considering for the Onni development.

I am strongly opposed to the change of zoning as I believe that Onni never intended to abide by the original zoning agreement. Onni built the buildings planning to force or bribe council to allow the change of zoning when the buildings were completed.

We do not need another hotel in Steveston and it will only serve to take business away from the Steveston Hotel.

We also do not need another grocery store. We have Super Grocer and soon will have Super Value. The addition of another grocery store could possibly force Super Grocer to close it's doors.

As I am sure you are aware, both the Steveston Hotel and Super Grocer have been members of this community for many years and are an important part of the fabric of the village of Steveston.

The proposed grocery store is also problematic for another reason. Bayview Street is fairly narrow and winding and would not accommodate the large delivery trucks that are needed to daily stock a grocer store. Also, the delivery trucks are quite noisy and would be disruptive for those of us who live on the other side of Bayview Street.

This argument with Onni is not a matter money. It is a matter of principal. Onni should be made to honor the original deal made with council.

Thank you for allowing me the opportunity to express my concerns.

Yours truly,  
Thelma Smith  
#403 4111 Bayview Street  
Richmond, BC  
604-277-1505

## MayorandCouncillors

---

**From:** MayorandCouncillors  
**Sent:** Wednesday, 2 August 2017 09:41  
**To:** 'Geoff Snell'  
**Subject:** RE: Onni and Maritime Development

**Categories:** - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Mr. Snell,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor and City staff.

Your letter will be included as part of the Public Hearing materials when this matter proceeds to Public Hearing on October 16, 2017.

Sincerely,

Hanieh

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1  
Direct (604) 276-4163 • Fax (604) 278-5139

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

**From:** Geoff Snell [<mailto:geoffsnell@shaw.ca>]  
**Sent:** Tuesday, 1 August 2017 14:05  
**To:** MayorandCouncillors  
**Subject:** Onni and Maritime Development

Hello Richmond City Council,

I wanted to bring to your attention something regarding the Onni development, that for the most part is still sitting empty in the Steveston area.

I know that Western Canada Marine Response Corporation (WCMRC) has been actively looking to expand their operations. They have been trying to find a maritime/industrial area with which to set up a base here in the Steveston area, (well, really anywhere along the lower Fraser River, however they have a particular preference to Steveston).

The Onni development would be an ideal area, as WCMRC specializes in marine spill response, coordination, and deployment. The Steveston harbour, which is right by the mouth of the Fraser River would be an optimum area for this set up, not to mention providing fast access to the shipping channel.

It is my understanding that their attempts to find space here have been rebuffed by the harbour authority (apparently they have no space available). The Onni property is the perfect area, however that would mean in sticking to the charter for the area making it for maritime development.

I wanted to mention this because I know that Onni has been lobbying Council very hard to change their charter to that of mixed commercial / residential for that area. I wanted to make Council aware that there are maritime based businesses who desperately want to get into that area however are not able to do due to Onni's continued refusal against maritime industry, and their press to increase their bottom line.

Please keep this in mind when making a decision as to whether or not rezoning of this area is really necessary.

Thank you very much for your time and consideration.

Regards  
Geoff Snell,  
Richmond, BC  
604 323-4002

## MayorandCouncillors

---

**From:** Shelley Makaoff <Shelleymak@shaw.ca>  
**Sent:** Tuesday, 12 September 2017 15:18  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Shelley Makaoff  
Street Name: Richmond Street  
Postal Code: V7E 2V6  
E-mail: [shelleymak@shaw.ca](mailto:shelleymak@shaw.ca)

## MayorandCouncillors

---

**From:** Jim Vandertas <outlook\_8D3CE9045B73BA67@outlook.com>  
**Sent:** Tuesday, 12 September 2017 15:25  
**To:** MayorandCouncillors  
**Subject:** 4300 Bayview St  
**Attachments:** Letter to Mayor and Council Sept 2017[93].doc

Good afternoon,

Please find attached file for Mayor and Council.

Thank you in advance for your assistance.

Jim van der Tas

Sent from Mail for Windows 10

Mayor and Council

Sept 9<sup>th</sup> , 2017

Richmond City Hall  
6911 No 3 Road  
Richmond BC

Mayor and Council,

I trust all of you had an enjoyable summer – Steveston was a busy place indeed. It was a great summer season for the village for most. I apologize for the delay in this letter but time flies by as the summer goes on.

I am writing you to explain the conversations I have had regarding the Onni Development in recent months in hopes of clarifying misinformation.

In May, I sat down with Brandon Lee from the Onni group. We met with the purpose of discussing Onni's new proposal for the vacant development at 4300 Bayview. Brandon and I spoke for over an hour. He described to me what Onni had in mind for the general-purpose meeting proposal in June. In brief, he stated they would be proposing the following, starting from the farthest east building:

Buildings 5 and 6 - rezoned to hotel/motel

Building 4 - working very hard on getting in Steveston Hardware – talks ongoing. Something they really wanted to see and felt confident in doing so

Building 3 – would more than likely be a small coffee shop or MMU if Marina was built

Building 2 – top floor was occupied and for the bottom floor they were looking at a large gym – Club 16 style

Building 1 – to be zoned as retail

We discussed the above proposal at length and with a lot of detail. It was clear to me that this was what was going to be proposed. That said, I stated very clearly and several times that I am not the SMA. I am one of 45 members. I said I will bring it to the members but will not have the time to answer all questions or and get a sense of the support for this proposal in time for the meeting. I did say it sounded reasonable, as there is a desire to get the space filled by some members, but I cannot give you support until I speak with all our members.

This past June at a general-purpose meeting regarding the Onni Development on Steveston Landing, it was passed on to me that Chris Evans from the Onni Group indicated that they had the full support of the Steveston Merchants

Association regarding their latest proposal for rezoning. Mr. Evans apparently said in the meeting that they met with us, and we were happy with their proposal as stated in our meeting.

That statement was false, and worse, I believe they knew it was false while saying it. This resulted in me having to have a large number of very uncomfortable discussions with my fellow merchants, who believed that I had spoken for them without consulting them. I had to spend many hours explaining what really happened. My reputation was tarnished by Onni representatives who misrepresented having the support of the SMA before I even had a chance to communicate the information to the rest of the SMA and get their thoughts. Information, I must point out, that was not true in the first place.

I have subsequently received information from city staff regarding the application for rezoning. We are and will pass on the information to our members. There is a strong desire within our membership to see the space filled with complimentary tenants. We, as the SMA, are happy to discuss in a professional and truthful manner, and give our thoughts as needed as an entire association.

I have contacted Onni directly to express my concerns. If you have any questions, please feel free to contact me.

Sincerely,

Jim van der Tas  
Blue Canoe Waterfront Restaurant  
President, Steveston Merchants Association  
c-604-834-0693  
e – [jlvandertas@gmail.com](mailto:jlvandertas@gmail.com)



## MayorandCouncillors

---

**From:** Scott Mcquistin <[scottmcquistin@gmail.com](mailto:scottmcquistin@gmail.com)>  
**Sent:** Wednesday, 13 September 2017 11:56  
**To:** MayorandCouncillors  
**Cc:** [info@waterfrontrezoning.com](mailto:info@waterfrontrezoning.com); Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Scott Mcquistin  
Street Name: 4020 bayview  
Postal Code: v7e0b3  
E-mail: [scottmcquistin@gmail.com](mailto:scottmcquistin@gmail.com)  
Phone Number:6045615929

Dear Mayor and Council

I have only lived here on Bayview for 4 months but have lived in Richmond all my life. Having these buildings empty is an eye sore and a black eye for the city and our many guests that visit this area. The steveston area can handle more commercial stores and restaurants but I must admit they have to be the right type of stores.

Sincerely Scott Mcquistin

## MayorandCouncillors

---

**From:** Sean Lawson <sean@stevestonrealestate.com>  
**Sent:** Wednesday, 13 September 2017 13:48  
**To:** MayorandCouncillors  
**Subject:** Letter of support for pleasure craft marina in Steveston  
**Attachments:** Marina Support letter.pdf

Good afternoon,

Please see the attached letter for your review.

Thanks,

**Sean Lawson**



RE/MAX WESTCOAST  
MOBILE: 604.240.4837  
Phone: 604.274.7326  
Fax: 604.274.7320  
12235 No 1 Road  
Richmond, BC  
V7E 1T6



September 6, 2017

City of Richmond Mayor & Councillors,

**RE: SUPPORT OF EXPANDED PLEASURE CRAFT MARINA AT IMPERIAL LANDING**

Steveston Merchants Association, in a recent survey, voted overwhelmingly in favour of an expanded pleasure craft marina to be located in front of the Onni MMU zoned commercial space on the waterfront in Steveston.

The marina would bring new customers into the village, enhancing the local business environment. The marina would also enable businesses to locate in the MMU space, bringing new employment opportunities and vitality to the village that is not tourist oriented (i.e. not retail or restaurant).

Based on the multi year waiting list for moorage at the neighbouring Harbour Authority property, success of filling this marina is assured. Please feel free to call or email if you have any questions.

Sincerely,

Jim van der Tas, President  
Steveston Merchants Association  
3811 Moncton St, PO Box 31856  
Richmond BC V7E 0B5  
info@exploresteveston.com  
www.exploresteveston.com

## MayorandCouncillors

---

**From:** CityClerk  
**Sent:** Thursday, 14 September 2017 07:33  
**To:** MayorandCouncillors  
**Subject:** FW: Onni Imperial Landing Amenity Contribution - File RZ13-633927  
**Attachments:** Onni Imperial Landing Rezoning Amenity Contribution Calculation.pdf

---

**From:** Badyal, Sara  
**Sent:** Wednesday, 13 September 2017 17:06  
**To:** CityClerk  
**Subject:** FW: Onni Imperial Landing Amenity Contribution - File RZ13-633927

---

**From:** John Roston, Mr [<mailto:john.roston@mcgill.ca>]  
**Sent:** Wednesday, 13 September 2017 11:23  
**To:** Badyal, Sara  
**Subject:** Onni Imperial Landing Amenity Contribution - File RZ13-633927

Dear Ms. Badyal,

Many thanks for making the increasingly thick file available. I have sent a copy of this letter to members of City Council.

At the General Purposes Committee meeting on July 17, 2017, the question arose as to the correct calculation of the amenity contribution by Onni re the Imperial Landing rezoning. The uplift in the value of the property due to rezoning depends on:

1. the lease rates charged to the tenants
2. the cap rate derived from sales of similar developments
3. the deduction for increased leasing costs

Councillor Dang asked that the detailed calculations used by the consultants be made available since the uplift in value of \$4.1 million calculated by the Onni consultants and the \$5.8 million calculated by the City consultants seemed to be very low. Several other councillors concurred.

The full consultant reports containing the detailed calculations reveal that both Onni and City consultants used inappropriate lease rates and cap rates. The Onni consultants also used inflated leasing costs which were reduced by the City consultants. The attached calculations show that using Onni's own statement of anticipated lease rates submitted as part of its 2014 rezoning application and a slightly lower cap rate based on a more comparable sale of a Richmond shopping centre yields an uplift in value of \$11.9 million. Given that Onni's anticipated lease rates have no doubt increased since 2014, this is a very conservative uplift in value.

Note that City staff provided a precedent for using 100% of the uplift or \$11.9 million as the amenity contribution rather than Onni's offer of \$2.375 million.

Please see attached explanation.

-----  
[john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)  
John Roston  
12262 Ewen Avenue

Richmond, BC V7E 6S8  
Phone: 604-274-2726  
Fax: 604-241-4254

### Onni Imperial Landing Rezoning Amenity Contribution Calculation

	Highest Lease Rate Use	2014 Onni Submission	Increase in Annual Rent over \$15.00	City Consultants	Onni Consultants
Building 1	Financial Services	\$38.50 ft <sup>2</sup>	\$23.50 x 6,868 ft <sup>2</sup> = \$161,398.	\$33.00 ft <sup>2</sup>	\$32.00 ft <sup>2</sup>
Building 2 Ground Level	Restaurant	\$33.00 ft <sup>2</sup>	\$18.00 x 15,921 ft <sup>2</sup> = \$286,578.	\$24.00 ft <sup>2</sup>	\$22.00 ft <sup>2</sup>
Building 2 Upper Level	Daycare	\$22.00 ft <sup>2</sup>	\$7.00 x 5,764 ft <sup>2</sup> = \$40,348.		
Building 3	Restaurant	\$33.00 ft <sup>2</sup>	\$18.00 x 1,789 ft <sup>2</sup> = \$32,202.	\$33.00 ft <sup>2</sup>	\$32.00 ft <sup>2</sup>
Building 4	Financial Services	\$38.50 ft <sup>2</sup>	\$23.50 x 5,952 ft <sup>2</sup> = \$139,872.	\$30.00 ft <sup>2</sup>	\$28.00 ft <sup>2</sup>
Gross Increase in Annual Rent			\$ 660,398.	\$389,691.	\$ 335,992.
Less: Vacancy 2% (or incl. in Leasing Costs)					-\$6,720.
Net Increase in Annual Rent			\$ 660,398.	\$389,691.	\$329,272.
Capitalization Rate			5.0%	5.5%	5.25%
Increase in Value Using Cap Rate			\$13,207,960.	\$7,085,291.	\$6,271,851.
Less: Increase in Leasing Costs			\$1,313,688.	\$1,313,688.	\$2,194,747.
<b>Net Increase in Value</b>			<b>\$11,894,272.</b>	<b>\$5,771,603.</b>	<b>\$4,077,104.</b>

#### Lease Rates for Each Building

The calculation summaries presented to the Committee showed very low lease rates were used by both the Onni consultants and the City consultants. The City consultants mention several times that Onni told them it has been impossible to rent any of the buildings at an industrial rate of \$15 per square foot. This was directly contradicted by the owner of Steveston Marine Hardware in speaking to City Council when he recounted that Onni refused his offer to rent an entire building at that rate and instead insisted on much higher retail rates. This misinformation appears to have influenced the City consultants.

In any case, there is no need to rely on guesses by the consultants since Onni itself submitted its much higher "Anticipated Lease Rates" for various retail activities in the development as part of its 2014 rezoning application. It appears that none of the consultants were given access to this document. These anticipated lease rates have presumably increased in the interim.

The highest lease rates should be used for the uses permitted in each building by the rezoning and not the rates for the initial uses that Onni says it plans to have in each building nor the low rates used by the City consultants in some cases. The City consultants state that they are using the lowest possible rate for Building 2, the largest building, on the assumption that it will house a very large tenant who will get a much lower rate than the rate paid by several smaller tenants occupying the same space. However, Onni admits that it no longer has a major tenant for Building 2. It may well be occupied by a few smaller tenants including restaurants and it is the much higher lease rate for that permitted use that should be used.

### **Second Floor of Building 2**

None of the consultants included the second floor of Building 2 in their uplift calculation. The recent emergency addition of daycare use to this area was not requested by Onni and there was therefore no amenity contribution. However, Onni wishes to continue benefitting from this rezoning and there is clearly an uplift in value as a result. Onni's 2014 request included daycare rezoning for this area and an anticipated lease rate of \$22 ft<sup>2</sup>, an uplift of \$7 ft<sup>2</sup> over the \$15 industrial lease rate. It may well be that the daycare is currently paying more than \$22.

### **Capitalization Rate**

The capitalization rate is applied to the annual lease revenue to determine the uplift. Using the lowest capitalization rate appropriate for the property is to the City's advantage. The Onni consultants raised the cap rate on the basis that the development is outside the main Steveston commercial area and therefore less visible and has more difficult parking, all of which will result in less traffic. They also raised the cap rate because the development will likely not have a large anchor tenant which normally increases the rents in a large shopping centre and lowers its cap rate. The only anchor tenant is a bank.

The City consultants pointed out that, "with the development of this property the core will move east in the future and make this area even busier and more successful ... This is a very attractive, unique and appealing property which will become a very successful commercial focus, potentially even busier than the existing commercial in Steveston." Further, the lack of an anchor tenant will not reduce rents, "Rents with and without an anchor are expected to be similar."

All the consultants had difficulty finding a comparable property. The Onni consultants mention the 2016 sales of shopping centres in Surrey, New Westminster, Coquitlam and Burnaby, all much larger than Imperial Landing, with cap rates of 4.8% to 5.3%. On the other hand, they fail to mention the 4.4% cap rate on the 2015 sale of the 8010 Saba Rd. shopping centre in central Richmond with a bank as the only anchor tenant and comparable in size to Imperial Landing although with more traffic.\* A very conservative cap rate would therefore be 5% rather than the 5.25% and 5.5% rates used by the consultants.

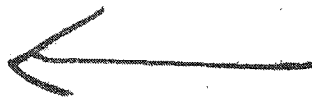
### **Increase in Leasing Costs**

The Onni consultants include every possible cost associated with rezoning and leasing the development totalling \$1.380 million to which they add an incredible \$0.815 million as "Profit Margin" to reach \$2.195 million. The City consultants reduce this latter amount and deduct the costs that would be incurred even if the development were not rezoned, to reach a more realistic \$1.314 million.

\*Details on the 8010 Saba Rd. sale at: <https://www.bcassessment.ca/services-and-products/Shared%20Documents/2016%20BCA%20CPTA%20Market%20Value%20Forum.pdf>

*grocery  
Daycare  
Restaurant  
bank*

	Ground Floor	Second Floor	Total	Anticipated Lease Rate	Anticipated Industrial Lease Rate	Difference
Building 1	6,888			\$ 28.00	15 \$ 13.00	
Building 2	15,921			\$ 29.50	15 \$ 14.50	
Building 3		5,764		\$ 22.00	15 \$ 7.00	
Building 4	1,789			\$ 33.00	15 \$ 18.00	
Building 5	5,952			\$ 38.50	15 \$ 23.50	
Building 6	13,803			\$ 25.00	15 \$ 10.00	
Building 6	9,391			\$ 15.00	15 \$	
Total	53,724	5,764	59,488	\$ 26.27		
Industrial Lease Rate	\$ 15.00 /sf					
Difference in Retail Vs. Industrial	\$ 11.27					



*Submitted by Chris 2014.*





## MayorandCouncillors

---

**From:** Mkatz Seymour <mkatzseymour@gmail.com>  
**Sent:** Friday, 15 September 2017 17:44  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name:Kathy Seymour  
Street Name:Andrews Rd  
Postal Code:V7E6N1  
E-mail:mkatz1@shaw.ca  
Phone Number:6045555555

Dear Mayor and Council  
Stick to your guns and don't let Omni get out of what they agreed to, we need to show we won't be bullied

## MayorandCouncillors

---

**From:** Michael Carey <cafrat69@yahoo.ca>  
**Sent:** Friday, 15 September 2017 23:15  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Michael Carey  
Street Name: Gerrard Place  
Postal Code: v7e6s6  
E-mail: [cafrat69@yahoo.ca](mailto:cafrat69@yahoo.ca)  
Phone Number: 6042750143

Dear Mayor and Council

We have been residents a block away from the waterfront for the past 15 years . Please approve so we can enjoy the new amenities .

Thank you

Sent from my iPad

## MayorandCouncillors

---

**From:** Dulcie Mercado <dulcie.mercado@gmail.com>  
**Sent:** Saturday, 16 September 2017 17:11  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Dulcie Mercado  
Street Name: Westwater Dr.  
Postal Code: V7E 6S2  
E-mail: [dulcie.mercado@gmail.com](mailto:dulcie.mercado@gmail.com)  
Phone Number: 6046445344

Dear Mayor and Council

## MayorandCouncillors

---

**From:** Lisa Nunn <lisa\_n@shaw.ca>  
**Sent:** Saturday, 16 September 2017 17:43  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Lisa Nunn  
Street Name:Railway Avenue  
Postal Code:V7E 6J8  
E-mail:lisa\_n@shaw.ca  
Phone Number:604-447-1299

Dear Mayor and Council

I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!  
Leaving those buildings empty due to your current strict zoning is such a waste of beautiful land that all should enjoy.

## MayorandCouncillors

---

**From:** Shelley Gray <shelley.gray@me.com>  
**Sent:** Saturday, 16 September 2017 18:24  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:  
Street Name:  
Postal Code:  
E-mail:  
Phone Number:

Dear Mayor and Council

## MayorandCouncillors

---

**From:** Linda Barnes <loulindy50@gmail.com>  
**Sent:** Monday, 18 September 2017 13:22  
**To:** McPhail,Linda  
**Cc:** Brendan Yee; Carolynne Palla; MayorandCouncillors  
**Subject:** Re: Onni rezoning in Steveston

Councillor Linda McPhail  
Chairperson, Planning Committee City of Richmond

As the Chairperson of the Steveston 20/20 Group I am reporting that Mr. Chris Evans & Mr. Brennan Yee of ONNI presented to our Steveston 20/20 Group Sept 14 for the second time in a number of years and have made themselves available for questions and comments at these meetings. They have been diligent in communicating their various community open houses to us as well. As well they have met with individuals in the community to answer questions and listen to advice.

Many logistical questions were asked at both 20/20 meetings that were answered or taken into account in their updated proposal. There appeared to be all round support for a ground-level hotel as a much needed amenity in Steveston, with comments such as "with Steveston becoming a destination having a hotel is sorely needed". Suggestions to work with the various Steveston heritage societies in spotlighting their sites as well as promoting local eateries and service providers were met with interest from Mr. Evans & Yee.

While I cannot speak on behalf of the member organizations I can attest to the openness and willingness of Mr. Evans and Mr. Yee to answer questions and be responsive to the points made.

Member organizations in attendance:

- Maples Senior's Society
- Gulf of Georgia Cannery Society
- Steveston Historical Society
- Britannia Shipyard Society
- Steveston Merchants Association
- Richmond Arts Coalition
- Steveston Marine Search and Rescue Society (SARS)
- Steveston Rotary
- Kinsmen Adult Day Care
- Richmond Chamber of Commerce
- Steveston Community Society

Linda Barnes  
Chairperson Steveston 20/20  
Chair, Steveston Historical Society

Cheers  
Linda Barnes

## MayorandCouncillors

---

**From:** cschmitz1 <cschmitz1@shaw.ca>  
**Sent:** Monday, 18 September 2017 21:09  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Carole Schmitz  
Street Name: moncton  
Postal Code: V7E 6T4  
E-mail: [cschmitz1@shaw.ca](mailto:cschmitz1@shaw.ca)  
Phone Number: 604 241 8718

Dear Mayor and Council

I do not support rezoning. We do not need another bank or restaurant or grocery store or hotel. I do not support a hotel a block behind where I live. This is plain and simple blackmail. Do not fall for it. There is enough traffic here now. Do not need more. Onni built this with the knowledge there were parameters. I am not surprised they keep trying to bribe to get what they want.

This is already such an eyesore

Sincerely  
Carole Schmitz

Sent from my Samsung Galaxy smartphone.

## MayorandCouncillors

---

**From:** Lisa Colby <ljcolby@icloud.com>  
**Sent:** Monday, 18 September 2017 22:07  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Lisa Colby  
Street Name: 4628 Duncliff Road  
Postal Code: V7E 3N1  
E-mail:  
Phone Number:

Dear Mayor and Council

I think it's time to put life into those empty ground level store fronts along the waterfront before vandalism becomes a problem. The original idea of permitting only marine related commercial on the ground floor was worth a shot but, unfortunately, does not seem to have been enough to be viable. Broadening the range of commercial uses permitted in those storefronts, as proposed, appears to be a reasonable compromise.

I support the rezoning.

Lisa Colby



## MayorandCouncillors

---

**From:** Jefflynn <jefflynn@shaw.ca>  
**Sent:** Wednesday, 20 September 2017 17:02  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:  
Street Name:Jeff Jones  
Postal Code:V7E 6T2  
E-mail: [jefflynn@shaw.ca](mailto:jefflynn@shaw.ca)  
Phone Number:604-241-4153

Dear Mayor and Council please approve ONNI'S rezoning application.  
We the immediate residents and indeed the whole area have waited long enough for this wonderful development to be populated. My wife and I when we moved here in 2004  
Fully expected for this area to be developed to its full potential. That means a new library a new community centre and the village it self to be a model village. None of these things has happened. Why? vested interests elsewhere.  
It's not lost on me and a lot of people that there's no problem aproving London Landing development or the development with a grocery store opposite the Buccaneer Pub on Moncton. We thought by moving to the village we wouldn't have to drive anywhere for most things that's not the case now. If council has a problem with ONNI get over it for sake of the residents. To my wife and I council not approving this new proposals will be the last straw and we will sell up and move  
Out. The development left empty all these years is a disgrace, an embarrassment, no one especially visitors to the area can't understand it.  
Do the right thing for the people for once and not for vested interests. I'm not holding my breath for a reply from any of you. I've never had one yet for any letter I've wrote to council!  
Regards Jeff Jones

## MayorandCouncillors

---

**From:** Jay Morrison <jayjmorrison@gmail.com>  
**Sent:** Wednesday, 20 September 2017 20:27  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston....

Name: Jay Morrison  
Street Name: 3100 Steveston Hwy  
Postal Code: V7e2j3 2j3  
E-mail: [jayjmorrison@gmail.com](mailto:jayjmorrison@gmail.com)  
Phone Number: 604-818-1448

Dear Mayor and Council

It's time (way overdue) to move forward with this.... The City continues to lose out on (serious) tax revenue, the local residents are tired of walking by empty buildings which could (and should) be adding to the local fabric of the area. Let's go folks!!

Jay Morrison

## MayorandCouncillors

---

**From:** Jeanette Krehel <jkdesignshop@icloud.com>  
**Sent:** Thursday, 21 September 2017 16:13  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Jeanette KrehelName:  
Street Name: 4500 Westwater Drive  
Postal Code: v7E6S1  
E-mail: [jpkrehel@shaw.ca](mailto:jpkrehel@shaw.ca)  
Phone Number: 604-277-4930

Dear Mayor and Council

Sent from my iPhone



WE VALUE YOUR OPINION  
 IMPERIAL LANDING, STEVESTON  
 4020 Bayview Street, Richmond  
 September 23, 2017  
 12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

Faxed in Monday  
 morning.  
 Re: Anni

1. Tell us a little about yourself. Check those applicable to you:

- I live in Steveston/ Richmond     I work in Steveston/ Richmond     I am visiting Steveston for the day

2. What do you love most about Steveston?

THE RIVER - THE SMALL TOWN - EVERYTHING I  
 NEED IS HERE.

3. Are there elements of the proposed plan that you like? If so, what are they?

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Parking security needs major improvements.  
 The land at the village & the parking stalls  
 are owned by Anni. Already we have been  
 broken into several times. More many more, more  
 residents will have jobs. This is our home.  
 Commercial parking "persons" will not have  
 the same concerns.

PLEASE TURN OVER



**WE VALUE YOUR OPINION**  
**IMPERIAL LANDING, STEVESTON**  
4020 Bayview Street, Richmond  
September 23, 2017  
12:00 – 4:00 pm

**OPEN HOUSE COMMENT SHEET**

5. Do you have any other comments on the proposed plan?

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

6. Please circle one (optional):

- I support this project       I do not support this project       I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: JANET JACKSON

Address: # 212 4280 MONCTON ST.

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Would you like to be contacted for future updates? (please leave an email) Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION  
IMPERIAL LANDING, STEVESTON  
4020 Bayview Street, Richmond  
September 23, 2017  
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

I live in Steveston/ Richmond    I work in Steveston/ Richmond    I am visiting Steveston for the day

2. What do you love most about Steveston?

*its CHARACTER & Ambiance .*

3. Are there elements of the proposed plan that you like? If so, what are they?

*I HAVE NEVER LIKED THIS development .*

*THE Buildings are just A bunch of concrete*

*Buildings located on some prime real estate .*

*No thought was given to ESTABLISHING A CONNECTION  
TO THE CHARACTER of this Village .*

*poor planning - NO SENSE of COMMUNITY VALUES.*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*I HAVE NO CONFIDENCE IN ONE .*

PLEASE TURN OVER



WE VALUE YOUR OPINION  
IMPERIAL LANDING, STEVESTON  
4020 Bayview Street, Richmond  
September 23, 2017  
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I AM NOT IMPRESSED

6. Please circle one (optional):

I support this project

I do not support this project

I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Jim Hulstain

Address: Mountain ST

Phone: \_\_\_\_\_

Email: HulSTAR@SHAW.CA

Would you like to be contacted for future updates? (please leave an email) Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION  
 IMPERIAL LANDING, STEVESTON  
 4020 Bayview Street, Richmond  
 September 23, 2017  
 12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

- I live in Steveston/ Richmond     I work in Steveston/ Richmond     I am visiting Steveston for the day

2. What do you love most about Steveston?

*Village atmosphere - stores so handy for walking, Dr + Banks close*

3. Are there elements of the proposed plan that you like? If so, what are they?

*Nothing*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*NA. Parking not feasible  
 Crowded as is.*

PLEASE TURN OVER





**WE VALUE YOUR OPINION**  
**IMPERIAL LANDING, STEVESTON**  
 4020 Bayview Street, Richmond  
 September 23, 2017  
 12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

6. Please circle one (optional):

I support this project

I do not support this project

I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: MARGE DOROZIO

Address: 9471 DIAMOND Rd RMD BC

Phone: 604 2770293

Email: \_\_\_\_\_

Would you like to be contacted for future updates? (please leave an email) Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION  
 IMPERIAL LANDING, STEVESTON  
 4020 Bayview Street, Richmond  
 September 23, 2017  
 12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

- I live in Steveston/ Richmond     I work in Steveston/ Richmond     I am visiting Steveston for the day

2. What do you love most about Steveston?

THE VILLAGE ATMOSPHERE !!!

3. Are there elements of the proposed plan that you like? If so, what are they?

NONE !!!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

WHAT ONNI HAS DONE - WHEREVER  
 THEY BUILD - THERE ARE MAJOR PROBLEMS  
 P.S. IMPERIAL LANDING \$10 MILLION REPAIR !!!  
 (\$10,000,000)

PLEASE TURN OVER



**WE VALUE YOUR OPINION**  
**IMPERIAL LANDING, STEVESTON**  
 4020 Bayview Street, Richmond  
 September 23, 2017  
 12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Don't TRUST ONNI !!!

6. Please circle one (optional):

- I support this project     I do not support this project     I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: ELEANOR HAMILTON  
 Address: #105 - 4233 BAYVIEW ST.  
 Phone: 604-277-3774  
 Email: \_\_\_\_\_

Would you like to be contacted for future updates? (please leave an email) Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.

## MayorandCouncillors

---

**From:** Anne Devent <adevent@telus.net>  
**Sent:** Sunday, 24 September 2017 07:25  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Anne DeVent  
#33 12880 Railway Ave.  
V7E6G4  
[adevent@telus.net](mailto:adevent@telus.net)  
604-274-3833

Dear Mayor and Council

I recently attended the Open house at Imperial Landing in Steveston. I live in Steveston and would like to add that I support this project as presented. Something must be allowed to go ahead. Enough is enough.

Anne DeVent

## MayorandCouncillors

---

**From:** Kelly Illerbrun <Killerbrun@pcl.com>  
**Sent:** Monday, 25 September 2017 15:23  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Kelly Illerbrun  
Street Name: Bayview Street  
Postal Code: V7E 6T5  
E-mail: [killerbrun@shaw.ca](mailto:killerbrun@shaw.ca)  
Phone Number: 604-764-8223

Dear Mayor and Council,

The plan as presented is a better use of the land – empty buildings are not a favourable use. However, ONNI has proven to be a poor neighbor and should not be trusted to meet any commitments they make unless in writing and covered with sufficient security.

The valuation of uplift resulting from the rezoning is not sufficient based on square foot metrics and ONNI is taking advantage of the City of Richmond. Unless ONNI pays their fair share they should not have their zoning approved. It does not appear that ONNI have any interest in the MMU use as currently zoned and have not proposed anything that helps the viability of that use, even in the new development plans.

ONNI makes commitments about restricting trucking and noise in the open house presentation and yet are currently in violation of the Noise Bylaw with the existing commercial development at 4111 Bayview, and they seem unwilling to meet the requirements of the bylaw. The City of Richmond has been involved in trying to get ONNI to comply yet they continue to tow garbage bins around prior to 7 am making an unacceptable level of noise in the neighborhood. Should the rezoning go ahead I fear that there will be worse infractions perpetrated. I have started tracking the times that I have been woken up by the inconsiderate violation of the noise bylaw as follows:

### Garbage Bins

Aug 14 5:52  
Aug 17 6:40  
Aug 21 6:14  
Aug 24 6:40  
Aug 28 5:50

Sep 1 6:45  
Sep 4 6:55  
Sep 7 after 7am - OK  
Sept 8 6:45  
Sept 11 6:23  
Sept 15 6:45  
Sept 18 6:10  
Sept 22 6:40 haul grey carts in by hand. Metal bins up.  
Sept 25 6:16

They have included the use of parking in a neighboring development – 4111 Bayview, in addressing the parking for the proposed rezoning. They have to account for the current commercial uses for that parking and the current street parking.

The existing buildings that ONNI is trying to have rezoned do not have any bird deterrent on them and have had nesting seagulls and this past summer. The 4020 Bayview building used for the open house also appears to have a dead seagull on the roof. Not the type of neighbor that should be given concessions to further degrade the lifestyle of Steveston.

In summary ONNI needs to prove that they can be a respectful neighbor, will comply with the law and give the City of Richmond a fair deal on the development.

Thanks,

Kelly Illerbrun

## MayorandCouncillors

---

**From:** Kevin Loong <loonger@hotmail.com>  
**Sent:** Tuesday, 26 September 2017 20:14  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Kevin Loong  
Street Name: 4388 Bayview Street  
Postal Code: V7E6S9  
E-mail: [Kev.loong@gmail.com](mailto:Kev.loong@gmail.com)  
Phone Number: 604-626-1145

Dear Mayor and Council  
I do not support the rezoning all because of the proposed hotel.

Sent from my iPhone

## Mayor and Councillors

---

**From:** Brian Burke <brianburke3636@yahoo.ca>  
**Sent:** Saturday, 23 September 2017 17:51  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Brian Burke  
Street Name: Andrews Road  
Postal Code: V7E6M9  
E-mail: [Brianburke3636@yahoo.ca](mailto:Brianburke3636@yahoo.ca)  
Phone Number: 604-710-9335

Dear Mayor and Council  
I support Rezoning of Imperial landing.

Brian Burke



## MayorandCouncillors

---

**From:** Nancy L. Dickinson <britannia.2@hotmail.com>  
**Sent:** Saturday, 30 September 2017 19:08  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Nancy  
Street Name:  
Postal Code: V7E 6M5  
E-mail: [britannia.2@hotmail.com](mailto:britannia.2@hotmail.com)  
Phone Number: 604-274-1984

Dear Mayor and Council

I have lived in Steveston for the past 35 years. Taking away historic Steveston seems like a crime. If this proposal goes forward, peaceful Steveston will no longer exist. Steveston is a diamond in the rough. To allow a company like Onni to further destroy this little oasis is criminal. I and my neighbours totally disagree with this development and everything Onni stands for.

## Mayor and Councillors

---

**From:** [REDACTED]  
**Sent:** Saturday, 30 September 2017 18:02  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: [REDACTED]  
Street Name:  
Postal Code: [REDACTED]  
E-mail: [REDACTED]  
Phone Number: [REDACTED]

Dear Mayor and Council

I was born and raised in Steveston and am quite frankly disgusted with what my cozy fishing village has turned into. Everyone I've talked to agrees with me. They came to visit Steveston for the quaintness and fishing culture, and felt like they were going back in time to when life was more simple. But human greed for money and profit has destroyed all of that. This whole Onni development site should have been left as a nature area. The cement walkway is terrible. The buildings are terrible. At least find a way to keep this area historic, quaint, and marine related. No more retail or restaurants. No grocery stores or gyms. And certainly not a hotel. And please do not mess around with the infrastructure, such as raising the intersections and adding bollards. Fishing villages don't look like that! This is not Yaletown.

## MayorandCouncillors

---

**From:** Webgraphics  
**Sent:** Thursday, 5 October 2017 12:15  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1166)

### Send a Submission Online (response #1166)

#### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	10/5/2017 12:14:31 PM

#### Survey Response

Your Name	Sharon Renneberg
Your Address	Suite 307 - 4211 Bayview St. Richmond BC
Subject Property Address OR Bylaw Number	4020,4080,4100,4180,4280, 4300 Bayview St.
Comments	<p>Re: Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500m Amendment Bylaw 9063 (RZ 13-633927 As a permanent resident of 4211 Bayview St., I have a vested interest in this rezoning application and I have attended all of Onni's Open Houses. I remind Council that Onni is the company that gained the advantage of huge real estate savings by promising to maintain "Maritime Mixed Use" zoning while at the same time their construction included office-type buildings with installed Toronto Dominion green windows. They promised additional above ground public parking stalls and then installed "Parking by Permit Only" signs. You might understand why I am sceptical of their promises in return for zoning changes. The application to allow waterfront grocery sales is completely destructive to the river boardwalk and the community environment. We will soon be well served by the combination of Save-On and Supergrocer. Onni's presentation stated that</p>

delivery trucks would have to turn off their refrigeration and be restricted as to trailer size. We have seen before how reliable Onni's promises are. The best community use for that building is a versatile library space. The most recent presentation offered to replace and enhance the existing crosswalks. This low cost item is no benefit to Steveston. I use the existing crosswalks every day; they don't need any "enhancement" The application makes no mention of a marina. Maritime use of Imperial Landing dock is rapidly growing and the City should take advantage of this application to gain Onni support to expand the marina. The application includes hotel use and suggests a maximum stay of 90 days. Not many consider an occupancy of 90 days as a hotel. Onni has reduced their public donation to cover the million dollar cost of adapting the existing residential housing to hotel use. Council would, in effect, be subsidizing Onni's original construction in defiance of zoning regulations. The existing use of rental housing is working well within the community and should be maintained. I do not support this application as presented and urge Council to reject it.

## MayorandCouncillors

---

**From:** Webgraphics  
**Sent:** Thursday, 5 October 2017 17:19  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #1167)

### Send a Submission Online (response #1167)

#### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	10/5/2017 5:18:08 PM

#### Survey Response

Your Name	Gudrun Heckerott
Your Address	12333 English Avenue - Number 13
Subject Property Address OR Bylaw Number	4300 Bayview - Bylaw 7100
Comments	<p>Dear Elected Council: Onni is not considering the neighbourhood that it built, nor the neighbours who live in it. A transient AirBnB model benefits Onni, but does not reflect the community of young families, retirees, and professionals who live along the narrow corridor of Bayview. None of us moved here to be next to a hotel. We enjoy Steveston for its village ambience, river promenades, and neighbourliness. Insurance companies, banks, grocery stores, and medical/dental offices do not belong on a beautiful river promenade that connects the village to the museums of Britannia Shipyards. What we need is places to stroll, sit, eat, drink coffee, shop, buy seafood, and relax. Why is Onni even allowed to keep wagging the dog? For 6 years I have been protesting Onni's anti-neighbourhood building and planning. The buildings are there now. Why not turn them into social housing units for retirees and young families? Why not turn the units below into space that benefits the neighbourhood and all Richmond</p>

citizens? Every zoning change proposed by Onni has been patronizing and presumes that those who live here will somehow be soothed with a small sum of money, and that we will be placated by glossy high rent businesses and their traffic. Onni built our neighbourhood for a dandy profit. If Onni is at all community minded, they will give the space to community programs and services. It's time to join the world of Steveston and sing in harmony, not in me-me-me!

Item No. 9 – Onni Application

See

**Supplemental PH Package**  
for Attachments EE to HH