

Public Correspondence

(Received July 6, 2017 to March 12, 2018)

Schedule 6 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Kurian, Sarah

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

To Public Hearing	
Date:	OCT 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

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



Schedule 7 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Kurian, Sarah

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

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

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
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
www.facebook.com/thedragonboatbc

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Mayor and Council
City of Richmond
8911 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.

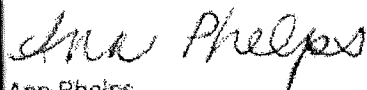
We have operated the Steveston Dragon Boat Festival for the past eight years with the assistance of Onni. We also use one of the spaces to repair and rebuild some of our boats, often opening the doors to the general public who walk the river walk, and welcoming them into the space. We love interacting 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

Schedule 8 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Kurian, Sarah

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

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

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

From: Matthias Meier [<mailto:m.meier@shaw.ca>]
Sent: Wednesday, 19 July 2017 15:45
To: MayorandCouncillors
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.



Schedule 9 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Kurian, Sarah

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

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

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

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

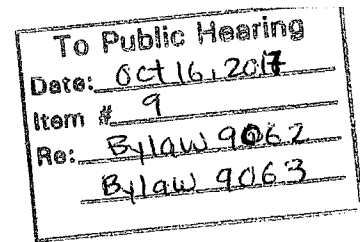
We have been Richmond residents for 47 years and have rented a town house at Imperial Landing since March 2016. We are both very concerned with the latest proposal for a re-zoning to include a hotel at Imperial Landing as we feel it is an unsuitable place for such a business. We would like to be notified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



Schedule 10 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Kurian, Sarah

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



From: Mayor and Councillors
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: Mayor and Councillors
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.

It is 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 don't 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

Mayor and Councillors

Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062 9063

From: Mayor and Councillors
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]
Sent: Monday, 24 July 2017 15:58
To: CityClerk; Mayor and Councillors
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 FT²) 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

Mayor and Councillors

Schedule 12 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

To Public Hearing	
Date:	OCT 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

From: Mayor and Councillors
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,

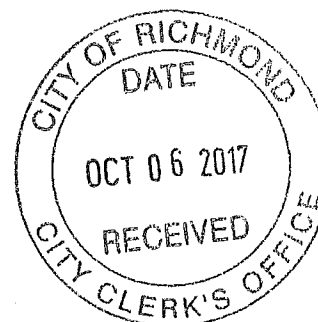
This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor and City staff.

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: Mayor and Councillors
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

Schedule 13 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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 Bylaw 9063

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

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

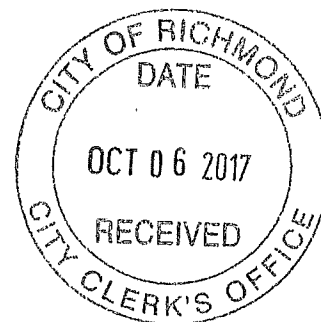
Schedule 14 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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!

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

Name: Shelley Makaoff
Street Name: Richmond Street
Postal Code: V7E 2V6
E-mail: shelleymak@shaw.ca



Schedule 15 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

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 9th, 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

Mayor and Councillors

Schedule 16 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing	
Date:	<u>OCT 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062, 9063</u>

From: Scott Mcquistin <scottmcquistin@gmail.com>
Sent: Wednesday, 13 September 2017 11:56
To: Mayor and Councillors
Cc: 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
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



Schedule 17 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

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

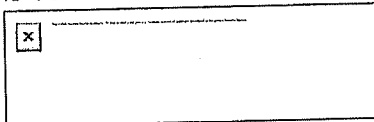
To Public Hearing
Date: <u>OCT 16, 2017</u>
Item #: <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

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

Schedule 18 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re: <u>Bylaw 9062, 9063</u>	

From: CityClerk
Sent: Thursday, 14 September 2017 07:33
To: Mayor and Councillors
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

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 ²	\$23.50 x 6,868 ft ² = \$161,398.	\$33.00 ft ²	\$32.00 ft ²
Building 2 Ground Level	Restaurant	\$33.00 ft ²	\$18.00 x 15,921 ft ² = \$286,578.	\$24.00 ft ²	\$22.00 ft ²
Building 2 Upper Level	Daycare	\$22.00 ft ²	\$7.00 x 5,764 ft ² = \$40,348.		
Building 3	Restaurant	\$33.00 ft ²	\$18.00 x 1,789 ft ² = \$32,202.	\$33.00 ft ²	\$32.00 ft ²
Building 4	Financial Services	\$38.50 ft ²	\$23.50 x 5,952 ft ² = \$139,872.	\$30.00 ft ²	\$28.00 ft ²
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.
Net Increase in Value			\$11,894,272.	\$5,771,603.	\$4,077,104.

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 ft², an uplift of \$7 ft² 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.

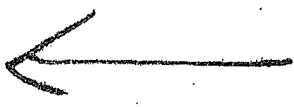
Increase in Leasing Costs

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	6,868			\$ 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
Total	53,724	5,764	59,488	\$ 26.27		
Industrial Lease Rate	\$ 15.00 /sf					
Difference in Retail Vs. Industrial	\$ 11.27					



Submitted by June 2014.



CHRIS - NPV of Ra

Mayor and Councillors

Schedule 19 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>B-Haw 9062 9063</u>

From: Mkatz Seymour <mkatzseymour@gmail.com>
Sent: Friday, 15 September 2017 17:44
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: 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



Mayor and Councillors

Schedule 20 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

From: Michael Carey <cafrat69@yahoo.ca>
Sent: Friday, 15 September 2017 23:15
To: Mayor and Councillors
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
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



Schedule 21 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

From: Dulcie Mercado <dulcie.mercado@gmail.com>
Sent: Saturday, 16 September 2017 17:11
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

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
No. <u>Bylaw 9062.9063</u>

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

Dear Mayor and Council



Mayor and Councillors

Schedule 22 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062, 9063

From: Lisa Nunn <lisa_n@shaw.ca>
Sent: Saturday, 16 September 2017 17:43
To: Mayor and Councillors
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.



Mayor and Councillors

Schedule 23 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

From: Shelley Gray <shelley.gray@me.com>
Sent: Saturday, 16 September 2017 18:24
To: Mayor and Councillors
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:

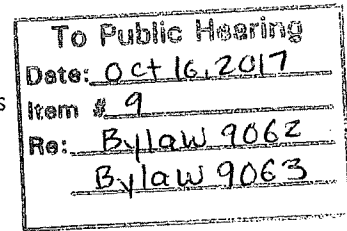
Dear Mayor and Council



Schedule 24 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

From: Linda Barnes <loulindy50@gmail.com>
Sent: Monday, 18 September 2017 13:22
To: McPhail, Linda
Cc: Brendan Yee; Carolynne Palla; Mayor and Councillors
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

Mayor and Councillors

Schedule 25 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062, 9063

From:
Sent:
To:
Cc:
Subject:

cschmitz1 <cschmitz1@shaw.ca>
Monday, 18 September 2017 21:09
Mayor and Councillors
info@waterfrontrezoning.com; Badyal, Sara
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
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.



Mayor and Councillors

Schedule 26 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062, 9063</u>

From: Lisa Colby <ljcolby@icloud.com>
Sent: Monday, 18 September 2017 22:07
To: Mayor and Councillors
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 Dunccliffe 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



Schedule 27 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

MayorandCouncillors

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
No. _____	
Bylaw 9062-9063	

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
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



Schedule 28 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

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

To Public Hearing	
Date:	OCT 16, 2017
Item #	9
Re:	Bylaw 9062, 9063

Name: Jay Morrison
Street Name: 3100 Steveston Hwy
Postal Code: V7e2j3 2j3
E-mail: jayjmorrisson@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



Schedule 29 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

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

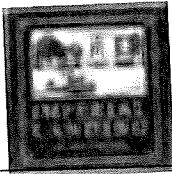
To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re: Bylaw 9062, 9063	

Jeanette Krehel Name:
Street Name: 4500 Westwater Drive
Postal Code: V7E6S1
E-mail: jpkrehel@shaw.ca
Phone Number: 604-277-4930

Dear Mayor and Council

Sent from my iPhone





Schedule 30 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.
WE VALU
IMPERIAL L
4020 Bayvie
September 23, 2017
12:00 - 4:00 pm

IN HOUSE COMMENT SHEET	
TO PUBLIC HEARING	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

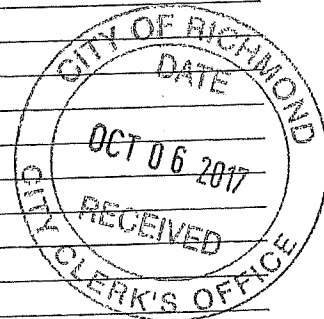
1. Tell us a little about yourself. Check those applicable to you:

- ☒ 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.
El line at the village & the parking stalls
are owned by Pnni. Already we have been
broken into several times. Many more, more
businesses 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?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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.

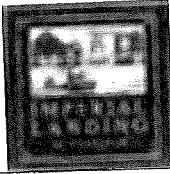
Phone: _____

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

BLOCKS LOCATED ON SOME PRIME REAL ESTATE.

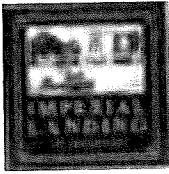
*NO THOUGHT WAS GIVEN TO ESTABLISHING A CONNECTION
TO THE CHARACTER OF THIS VILLAGE.*

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 COUNCIL.

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 Hulstein

Address: Moncton ST

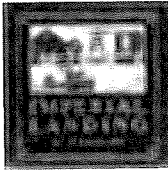
Phone: _____

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

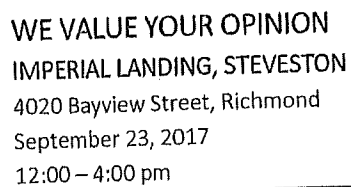
3. Are there elements of the proposed plan that you like? If so, what are they?

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?

*PA. Parking not feasible
Crowded as is.*

PLEASE TURN OVER



OPEN HOUSE COMMENT SHEET

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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 DOROZIA

Name: _____
Address: 9471 DIAMOND Rd RMD BC

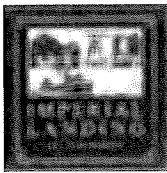
Phone: 604 2770293

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 !!!

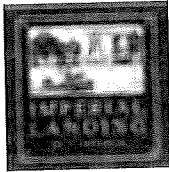
3. Are there elements of the proposed plan that you like? If so, what are they?

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 CONNOR 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.

Mayor and Councillors

Schedule 31 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

From: Anne Devent <adevent@telus.net>
Sent: Sunday, 24 September 2017 07:25
To: Mayor and Councillors
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
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



Mayor and Councillors

Schedule 32 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

From: Kelly Illerbrun <Killerbrun@pcl.com>
Sent: Monday, 25 September 2017 15:23
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: Kelly Illerbrun
Street Name: Bayview Street
Postal Code: V7E 6T5
E-mail: kilerbrun@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

Schedule 33 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

From: Kevin Loong <loonger@hotmail.com>
Sent: Tuesday, 26 September 2017 20:14
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: Kevin Loong
Street Name: 4388 Bayview Street
Postal Code: V7E6S9
E-mail: 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

Schedule 34 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

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
Phone Number: 604-710-9335

Dear Mayor and Council
I support Rezoning of Imperial landing.

Brian Burke



Mayor and Councillors

Schedule 35 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

From: Nancy L. Dickinson <britannia.2@hotmail.com>
Sent: Saturday, 30 September 2017 19:08
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: Nancy
Street Name:
Postal Code: V7E 6M5
E-mail: 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.



Schedule 36 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062 9063</u>

MayorandCouncillors

From: shannon <irsko@yahoo.com>
Sent: Saturday, 30 September 2017 18:02
To: MayorandCouncillors
Cc: info@waterfrontrezoning.com; Badyal,Sara
Subject: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Shannon L
Street Name:
Postal Code: V7E
E-mail: irsko@yahoo.com
Phone Number: 604-442-1335

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.



Schedule 37 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

MayorandCouncillors

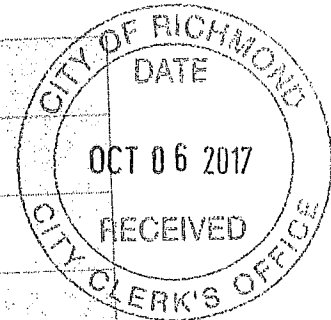
From: Webgraphics
Sent: Thursday, 5 October 2017 12:15
To: MayorandCouncillors
Subject: Send a Submission Online (response #1166)

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

Send a Submission Online (response #1166)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
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.

Mayor and Councillors

Schedule 38 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

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

To Public Hearing	
Date:	Oct 16, 2017
Item #:	9
Re:	Bylaw 9062
	Bylaw 9063

Send a Submission Online (response #1167)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
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!

Schedule 39 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Attention:
Mayor and Councillors

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>Bylaw 9062</u>
<u>Bylaw 9063</u>

From:
Andrea Hunter
#101-4233 Bayview Street

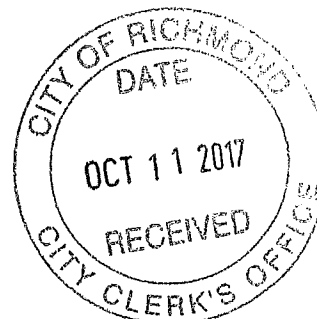
The community doesn't need any of the proposed uses for 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street. Steveston already has six pharmacies, one hotel, three grocery stores, four banks, five indoor recreation locations including a recreation centre, and 7 medical services business. We don't need any more such services. The population of Steveston does not support the need for more of these services. Adding redundant services does not enhance the viability, economy, health, or well-being of the community. City Council, nor the applicant, are able to justify putting in more redundant commercial entities when these types of business are not needed in the community. Moreover, allowing a hotel in the middle of a residential neighbourhood and in a community founded on heritage and culture would change the foundation of the community and could lead to other social problems.

I completely disagree with the proposed zoning changes and do not support the amendment to the bylaw proposed at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street.

City Council has made bad decisions concerning this property time and time again. It is not the community's responsibility to absorb the deficient decisions made by City Council who are trying to hide their past errors. The community will not, or ever, forget what City Council has done to Steveston to the detriment of the people who live here.

For example, in the Report to the Committee under the heading of 'School District' it indicates that the application was not referred to School District No.38 because it did not involve residential uses that have the potential to generate 50 or more school-aged children.

Unfortunately, the lack of consultation with School District No. 38 was directly pointed out during a previous change to the bylaw at this site that allowed a daycare facility. City Council chose to ignore the necessary consultations it because of their own self-interest. Because of the lack of correct research and due diligence, City Council allowed changed to the bylaw that benefited the applicant monetarily at the detriment of the community. As such, City Council has already mislead the community regarding the zoning of this property and they have lost the trust of the community as a result. It is the responsibility of City Council to act in the best interest of the community. It is time the councillors acted as such.



Mayor and Councillors

Schedule 40 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing	
Date:	<u>OCT 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062, 9063</u>

From: Peggy Johnson <justaskeh@gmail.com>
Sent: Friday, 6 October 2017 22:06
To: Mayor and Councillors
Cc: info@waterfrontrezoning.com; Badyal, Sara
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Peggy Johnson
Street Name: 9451 Dayton Ave, Richmond
Postal Code: V6Y 1E2
E-mail: jclan@telus.net
Phone Number: 604 763-8202

Dear Mayor and Council

I support this change in rezoning. It has been long enough this prime real-estate sits empty. The maritime dream is dead. There is not enough support. Make this into a vibrant interesting useful space. I support rezoning. The current rezoning plans will compliment the area, provide employment and services for the public to enjoy.

Thank you



Schedule 41 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

To Public Hearing	
Date:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

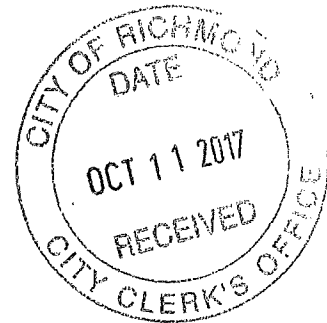
From: David Lindsay <davidlindsay@telus.net>
Sent: Saturday, 7 October 2017 11:51
To: Mayor and Councillors
Cc: info@waterfrontrezoning.com; Badyal, Sara
Subject: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: David Lindsay
Street Name:
Postal Code:
E-mail:
Phone Number: 604-240-7151

Dear Mayor and Council

I actually do support the rezoning but only if Onni pays an appropriate amount of money to the city for allowing the upgrade of their property value. I applaud your stance on waiting for a better offer from them so far.

Sent from my iPhone



Mayor and Councillors

Schedule 42 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Bylaw <u>9062, 9063</u>

From: Kevin Skipworth <kevin@skipworth.ca>
Sent: Saturday, 7 October 2017 08:49
To: Mayor and Councillors
Cc: info@waterfrontrezoning.com; Badyal, Sara
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Kevin Skipworth
Street Name: Andrews Road
Postal Code: V7E 6V1
E-mail: kevin@skipworth.ca
Phone Number: 604-868-3656

Dear Mayor and Council

I fully support this proposal as outlined and would like to finally see a resolve for the empty commercial space at Imperial Landing in Steveston.

For more than 4 years now this has been an eye sore for our community. It is an embarrassment that the community, civic government and stakeholders could not come to an agreement to move forward with viable options. Maritime industry in Steveston is not what it once was. This community does an amazing job of showcasing its heritage and history. Something that we appreciate and share with many people. But for a space that has been non-existent in terms of maritime industry for decades, why must we suffer with this view that it can be forced back? In so many other locations in Steveston change has been allowed. Yet this location is completely off limits? There were arguments that a grocery store or other commercial businesses will hurt the smaller shops of Steveston. Yet when the site where Rod's Building Supply was located was put to rezoning to include a grocery store, there was no objection. The time spent trying to get a day care into this site when no other space was available created stress and a lot of extra work for parents and a business owner who contributed to the well-being of our community. While it was eventually spot rezoned to allow the daycare in this one location, it came at the expense of those pushing for it. Change was allowed and look what it brought – a positive result. And now if they wanted to expand their space to provide for a growing need of child care (The YWCA at Homma is no longer available), it can't happen because it is not a "Maritime" business and the remainder of the location won't allow for this under the current zoning.

For too long, this has been a stale mate over a developer perceived to be not in tune with the community and an industry which is not viable here in Steveston. If it's about money and the \$2.3 Million contribution isn't enough, then I would like there to be a comparison to what other rezoning applications in Steveston has brought to the city in terms of contributions. Regardless of the type of rezoning or within the OCP, the playing field should be level.

It's time to move forward. It's time to show that we can be a forward thinking community.

Thank you,
Kevin



MayorandCouncillors

Schedule 43 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

From: Webgraphics
Sent: Tuesday, 10 October 2017 11:26
To: MayorandCouncillors
Subject: Send a Submission Online (response #1169)

To Public Hearing	
Date:	Oct. 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

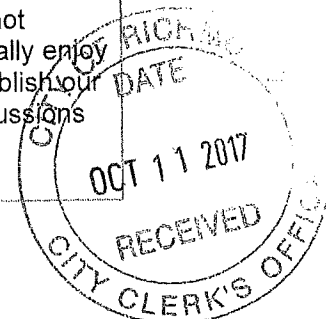
Send a Submission Online (response #1169)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/10/2017 11:25:25 AM

Survey Response

Your Name	Alexander Brodie
Your Address	210-4300 Bayview st
Subject Property Address OR Bylaw Number	Onni rezoning
Comments	<p>My wife and i are totally against any hotel/ airbnb short term rentals with cooking facilities at buildings 5 and 6, we both feel the best use would be for long term office use. As far as a grocery store being here, is there not one already proposed for the village at the Rod's lumber site? We also feel if a marina is planned for the waterfront it would attract many more mixed maritime shops to the area which would fit with the mixed maritime usage..original zoning. We both moved here after retirement to enjoy the quiet and scenery and sincerely hope that this latest proposal is not adopted by council members . We both really enjoy living here and would prefer you do not publish our names and address as we wish no repercussions from Onni.</p>



Mayor and Councillors

Schedule 44 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

To Public Hearing
Date: <u>Oct 16, 2017</u>
Item # <u>9</u>
Re: <u>B/LAW 9062</u>
<u>B/LAW 9063</u>

From: Jennifer Anderson <jennifera@shaw.ca>
Sent: Tuesday, 10 October 2017 19:11
To: Mayor and Councillors; Badyal, Sara
Subject: ONNI IMPERIAL LANDING STEVESTON PROPOSAL Meeting Monday 15 Oct 2017

TO WHOM IT MAY CONCERN

Unfortunately I will be unable to attend the meeting on Monday 15th but would, however, like to voice my opinion as a resident of the Waterfront here in Steveston.

I have been renting in Copper Sky (an Onni building) for the past eight years and truly love this area and Steveston in general. We are very fortunate to have a great almost village community feel.

Sadly there are many residents of this area who just plain DON'T LIKE ONNI and make it a point to try and oppose anything they suggest.....using the original "Marine related businesses" clause as their basis for dissent. Times have changed a lot since that original agreement was made and I firmly believe that Onni has made considerable effort to try and adjust proposed usage of the empty building space at Imperial Landing in order to please the locals and make it a good fit for the area (eg..limiting size of delivery vehicles, stipulating engines and refrigeration generators be switched off while unloading, etc., etc...)...I feel this shows that Onni have paid attention to the concerns of many locals and "tweaked" things to conform.

Currently the space is an eyesore with paper covering the windows while it is used for tenant storage.....this also is an invitation for vandalism, as is any empty looking space. This area could be such a vibrant addition to our community and the concept of the combined 32 boutique hotel rooms is very appealing, especially as we have little else to offer like that in our area. A small grocery outlet (preferably geared more toward the "health food" type of place possibly similar to Choices) would be a boon since we only have one store currently with a SaveOn scheduled for 2018/9. Richmond in general is very lacking when it comes to "health food stores" although we have a Huge amount of ethnic food outlets.

After speaking with many other neighbours, here in Steveston, we all agree it is way past time to get something in place for the waterfront and wholeheartedly hope that this latest proposal be accepted so work can begin. Sadly it seems a lot of people SAY this but do not take the time to contact you or attend the open houses and meetings. Shame really as we, the supporters of the latest project proposal, need to "speak up" and get our voices heard as no doubt the Monday meeting will see a lot of "ne'ersayers" being very vocal.

Thankyou for taking the time to read my thoughts on this and I shall now just hope for a positive outcome.

Respectfully yours

Jennifer Anderson

4500 Westwater Drive, Richmond, BC.



Mayor and Councillors

Schedule 45 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

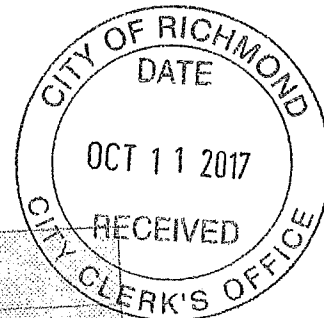
From:
Sent:
To:
Subject:

Webgraphics
Wednesday, 11 October 2017 11:12
Mayor and Councillors
Send a Submission Online (response #1170)

Send a Submission Online (response #1170)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/11/2017 11:11:55 AM



Survey Response

Your Name	Eleanor Hamilton
Your Address	#105 4233 Bayview St. Richmond
Subject Property Address OR Bylaw Number	Amendment Bylaw 9063 (RZ 13-633927)
Comments	<p>Our condos at Imperial Landing in Steveston were built by ONNI 15 years ago. We now have almost 15 million dollars in repair work to be done. It was under Warranty but after years of battles with ONNI they have finally agreed to pay about half of the cost. Many other reports of ONNI's questionable building practices are a cause for concern!! Also - several years ago when ONNI built the Waterfront Complex the boardwalk along the shore - beside the ONNI construction - began to crack. The city asked ONNI to repair the boardwalk. ONNI repaired the walkway but soon after that the boardwalk began to crack again. Now - is the dyke - which the boardwalk sits on permanently compromised ? ONNI is not a company that we can trust!! Their lack of professional ethics and and their dishonesty are a cause for concern for all of us. I attended the presentation that ONNI had at Imperial Landing on Sept. 23rd. In that presentation they promised more parking on Bayview St. There is full parking on Bayview now - except where there</p>

is a Fire Hydrant !! Where do they hope to create more parking? They also said they would install a bike lane. The 2-lane street barely has room for cars to drive. Where do they plan to put a bike lane?

Mayor and Councillors

Schedule 46 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

From: Marc Thomas <marct@oceanfloors.ca>
Sent: Wednesday, 11 October 2017 13:07
To: Mayor and Councillors
Cc: info@waterfrontrezoning.com; Badyal, Sara
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Marc Thomas
Street Name: Gilbert Road
Postal Code: V7E 2H6
E-mail: marct@oceanfloors.ca
Phone Number: 6045121055

Dear Mayor and Council

Sent from my iPhone



Mayor and Councillors

Schedule 47 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

From: D W <dbrwood@shaw.ca>
Sent: Wednesday, 11 October 2017 18:30
To: Mayor and Councillors
Cc: info@waterfrontrezoning.com; Badyal, Sara
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

DName: Dave & Brenda Wood
Street Name: 10171 No 1 Rd Unit 3
Postal Code: V7E1S1
E-mail: dbrwood@shaw.ca
Phone Number: 6044472046

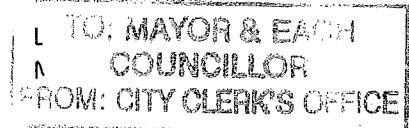
Dear Mayor and Council
We walk down the boardwalk every day and think, what a shame it is that all the designated business spaces are vacant.
There should be nice waterfront restaurants, shops, stores, and speciality shops. Dave & Brenda Wood

Sent from my iPhone



Mayor and Councillors

Schedule 48 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.



From: Peter Lowenstein <lowenstein@shaw.ca>
Sent: Wednesday, 11 October 2017 18:38
To: Mayor and Councillors
Cc: info@waterfrontrezoning.com; Badyal, Sara
Subject: We support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Peter & Vivienne Lowenstein
Street Name: 3371 Richmond Street
Postal Code: V7E 2V9
E-mail: lowenstein@shaw.ca
Phone Number: 604-241-2707 C. 604-351-6691

Dear Mayor and Council

My wife and I are long-time Steveston residents and our two sons were students at Lord Byng and McMath. In the 30 years we have been Steveston residents we have witnessed the many changes that the area has endured, not the least of which includes the Imperial Landing development. Steveston has become more than a "quaint fishing village" and is ready to encompass more varied development, while maintaining the characteristics we all love.

The Imperial Landing complex has remained largely empty for an extraordinary amount of time, much to the chagrin of most residents. My wife and I have reviewed the latest Onni proposal at the recent Onni open house and on their web site and really feel that this latest rendition comfortably meets the expectations of our community. I also think it's high time for us to accept the proposed rezoning changes and I believe the submission is sufficiently reasonable to allow that to happen.

I really like the idea of the hotel and only wish I'd had such a facility available this past summer when I was unable to house some of our guests. I like the idea of having some business offices, health services, retail grocery and a mix of other stores in the facility.

We strongly endorse the acceptance of this proposal. It's time to move on and use this space.

Regards,

Peter & Vivienne Lowenstein



Mayor and Councillors

Schedule 49 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

From: Sherwin Hinds <sherwin.hinds@gmail.com>
Sent: Thursday, 12 October 2017 13:46
To: Mayor and Councillors
Cc: Badyal, Sara
Subject: Onni Imperial Landing rezoning.

Dear,

Mr Mayor and City Councillors,

My name is Sherwin Hinds and myself and my family have resided in Richmond for the last 14 years. On any given Saturday or Sunday we as a family love to get on bikes and ride on the Greenway path on Railway Ave right down to Britannia shipyard and continue on the path crossing the bridge at Imperial Landing park into Steveston village. I always say to my wife it's a shame these buildings are not occupied with any stores or various businesses. It almost seems like a ghost town with these empty buildings. Steveston is such a magical place to bring out of town visitors.

The other day my brother and his family came to visit and automatically they said let's go to Steveston village, when we arrived we were trying to figure out which direction to go and to a word everyone said let's walk west of #1 Road and Bayview because there was no point in walking East of #1 Road and Bayview because there wasn't anything to look at but empty buildings.

In closing- Diversity of businesses is a good thing for our beautiful city of Richmond.

Please reconsider Onni's rezoning Application for Imperial Landing.

Sincerely

Sherwin R Hinds



Schedule 50 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

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

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 12 October 2017 13:48
To: Mayor and Councillors
Subject: Send a Submission Online (response #1171)



Send a Submission Online (response #1171)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/12/2017 1:47:56 PM

Survey Response

Your Name	Sandy Sveinson
Your Address	4655 Britannia Drive
Subject Property Address OR Bylaw Number	4020, 4080, 4100, 4280, and 4300 Bayview Street
Comments	<p>My husband and I have enjoyed living here for the past 29 years, particularly since the sale of the BC Packers land and resulting development along the waterfront gave everyone access along the waterfront to the Village. We fully support the proposed re-zoning of the subject lands from Steveston Maritime Mixed Use by widening the range of permitted commercial uses, so that first and foremost the local residents have more amenities and services available to them (whether it be restaurant, grocery, bank, medical facilities, fitness, library, expanded boat floats, etc.) and secondly, our local tourism in Steveston may also be better served. The current and ongoing state of this piece of waterfront is an embarrassment. Prime waterfront land should be enjoyed by as many people as possible, not with buildings that sit empty, inviting vandalism. The original zoning of these lands by City Council for Maritime Mixed Use was, in our opinion, a poor decision - it was pretty obvious 15 years ago that the fishing industry was</p>

	<p>in decline and that Maritime Mixed Use was far too restrictive zoning. It's time to expand the permitted zoning and move this development forward.</p>
--	---

Schedule 51 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

From: Badyal,Sara
Sent: Thursday, 12 October 2017 15:12
To: MayorandCouncillors
Cc: 'Jim van der Tas'; Sean Lawson
Subject: 4300 Bayview St + SMA correspondence
Attachments: SMA - Onni Rezoning letter[523].docx

From: Jim van der Tas [<mailto:jlvandertas@gmail.com>]
Sent: Thursday, 12 October 2017 14:40
To: Badyal,Sara; 'Sean Lawson'

Sarah,

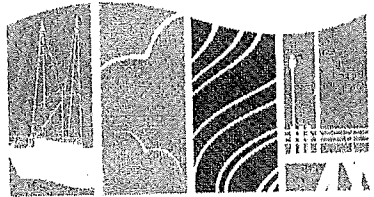
Please find attached. I have talked to a lot of the merchants in the last 6 weeks, it is difficult to capture how they feel in a survey or its results. I can say they want something done, but merchants on both sides of the issue do not trust Onni and feel they will just do whatever they want.

Call if you have any questions.

Jim van der Tas

Sent from Mail for Windows 10





Steveston
MERCHANTS ASSOCIATION

October 6, 2017

City of Richmond Mayor & Councillors,

RE: ONNI REZONING APPLICATION FEEDBACK

Steveston Merchants Association, in a recent survey to all merchants, received the following feedback from 33 merchants.

The hotel has support at 84%.

The marina has support at 77%, with 62% saying it will have a positive impact on their business.

Buildings 2 and 4 zoned as MMU, and Buildings 1 and 3 zoned for Retail received 48% support and 45% against.

Buildings 1, 2, 3 and 4 rezoned to ALL Retail received 42% support and 40% against. Not as many merchants (19 %) answered this question, some may have thought they gave their opinion already by answering the question above.

Steveston merchants appear to be divided on their support of the rezoning, however more seem to be in favour (although only very slightly) in keeping Buildings 2 and 4 zoned as MMU. Whether the rezoning would have a positive or negative impact on their business seems to be evenly split at 50 %.

Sincerely,

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



Schedule 52 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Steveston Community Society

Serving the Community of Steveston Since 1946

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

11 October 2017

Mayor Malcolm Brodie and Members of Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Members of Council:

At the meeting of the directors of the Steveston Community Society on Tuesday, September 19, 2017, Mr. Brendan Yee, Development Manager of the ONNI Group, presented an update regarding proposed changes to their zoning application with the City of Richmond.

Our board appreciated the update, and asked members to submit any feedback on the proposal. A few responded with respect to the pledged \$2.3M contribution towards a new community centre for Steveston, and suggested this amount should be larger considering the size and scope of the planned redevelopment of the Steveston Community Centre. Aside from this specific comment, our board has no further feedback to offer at this time.

Yours truly,

Brenda Yttri
President
Steveston Community Society

cc: Brendan Yee, Development Manager
ONNI Group

Steve Baker, Area Coordinator
Steveston Community Centre



Schedule 53 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

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

From: Tim Main <tasmain@shaw.ca>
Sent: Thursday, 12 October 2017 18:40
To: Mayor and Councillors
Cc: Badyal, Sara
Subject: General Purpose Committee - Rezoning Imperial Landing, Steveston Village Richmond

Dear Mayor & Councillors of Richmond,

Recently the re-zoning application on behalf of the Onni Group for Imperial Landing has been brought to my attention again. Myself and lots of Richmond/Steveston residents have often wondered why something hasn't been done about these empty spaces. I now feel I need to write to you to voice my opinion and hopefully this will be taken in to consideration when making your decision next week.

Please take in to account that the regeneration of this area by the developer has greatly enhanced Steveston and the surrounding area already from which we all benefit from. It is unfortunate that the buildings are not able to be occupied by Marine/industrial business's and surely lying vacant for approx 2 years is an indication that this won't be forthcoming anytime soon.

The recent closing of Steveston Marine also is a clear indicator that the marine retail/wholesale sector is changing in this area for various reasons.

This is where the City of Richmond should move positively in favour of this application and allow other commerce to benefit from this fantastic facility. There is nothing worse than looking at vacant commercial space. Eventually this will have negative impact to the surrounding area if it hasn't done so already.

Steveston is buzzing with regeneration. Young local entrepreneurs have invested in the village bringing exciting new choices to the residents and tourists who frequent the space.

The developer has proposed some inspiring alternatives, a hotel, general commercial, office and retail space. I'm positive business's would be lining up to occupy these amenities bringing new employment and exciting opportunities to Steveston.

Onni are also looking to make an amenity contribution of \$2.375 million which could be used to upgrade facilities within the village further enhancing the core of the village.

Surely there is far more upside to this application and potential opportunities for the community than having these buildings lie vacant for all to see.

I would like to encourage the City of Richmond to look in favour of this application so that we can move forward and continue to encourage opportunity, growth and choices in this great community.

Yours faithfully

Tim Main

Richmond Resident
Terra Nova



Schedule 54 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

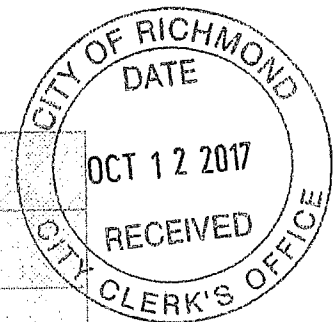
TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Webgraphics
Sent: Thursday, 12 October 2017 19:19
To: Mayor and Councillors
Subject: Send a Submission Online (response #1175)

Send a Submission Online (response #1175)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/12/2017 7:17:56 PM



Survey Response

Your Name	Edita Whipple
Your Address	406 4233 Bayview Street Richmond , V7E 6T7
Subject Property Address OR Bylaw Number	9063
Comments	<p>How do you eat an elephant? One bite at the time. I am proposing to have the property divided into Section (plazas) according to the nature of the tenants, services or merchandise. I.e. Starting at the east portion of the development, "The Hotel and wellness centre Plaza" #4300 Day spa and hairstylist, Fitness, Massage and Physio studio, and other fitness related business. A health, Vitamin Store *The Steveston Landing Hotel* # 4280 A Restaurant with Outdoor seating A wine bar , featuring B. C. Wines *The Business Plaza* # 4180 A bank, Lawyers office, Real estate office, Travel agency *The red Building* # 4100 This could be a historic contribution by the City? A restored Fishing boat with an EASTHOPE Engine at the end of the street by the same name. Of course it makes a great venue for a Native / Japanese restaurant. *The Food Plaza* #4086 A small special grocery store with a gourmet section and eating establishment upstairs. The Travel Plaza* # 4020 A Kindergarten and travel</p>

information (I thought the two of them go together?) An international magazine and Daily Newspapers , Luggage , travel accessory, Videos and other electronic products . I could fill in other "needed " products for each plaza like a Hardware store and Fishing tackle ? I see each plaza with a good looking sign advertising their Tennants. Companion businesses in the same Plaza (Sample at second avenue: : A British Store with a French Bakery across the street and next door a German Sausage .maker. This is my " Vision" of the development in front of my home Sincerely Edita Whipple

Mayor and Councillors

Schedule 55 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

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

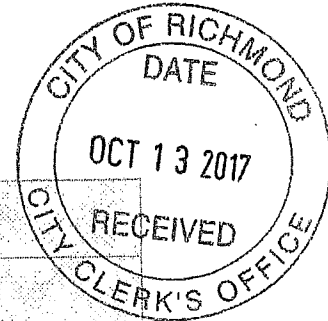
From: Webgraphics
Sent: Thursday, 12 October 2017 18:03
To: Mayor and Councillors
Subject: Send a Submission Online (response #1174)

Follow Up Flag: Follow up
Flag Status: Completed

Send a Submission Online (response #1174)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/12/2017 6:02:33 PM



Survey Response

Your Name	dieter nachtigall
Your Address	309, 4280 Bayview Street, Richmond, bc. V7E 0B3
Subject Property Address OR Bylaw Number	Imperial Landing 4300 Bayview
Comments	<p>Dear Mayor and Council. I am writing to you to support the Onni development application for the above property. I have been a resident of 4280 since Christmas of 2016. I can tell you that I have been extremely happy living in this beautiful location, which affords stunning views of the Fraser, its attractive Steveston fishing harbor and of course Georgia Straight and the Gulf Islands as well as Mt. Baker to the east. I strongly feel that the Onni Development along the Imperial Landing compliments the wonderful community atmosphere of Steveston village. It is no coincidence that hundreds of walkers, residents of the community and tourists alike, choose the promenade along the scenic waterfront to take a leisurely stroll, many with their dogs, to explore the scenic waterfront and history of the nearby museum shipyard, or to dip their fishing rods into the waters off the Imperial</p>

	<p>Landing. I am one of the fortunate re- sidents who can enjoy the view from my balcony. Unfortunately the lower floor of our apartment buildings has remained empty for several years. Its boarded up windows are not attractive, and I am confident that approval of the Onni application would greatly enhance the quality of living or visiting in this precious area. I had an opportunity to view the proposed plans, including community friendly amenities and the boutique hotel. As a retired designer and television producer I pride myself of having an eye for artistic values, and therefore strongly believe that the high quality of the Onni proposal would contribute to the enhancement of Steveston's community feeling and beauty. Please give the proposal your close attention and approval. Thank you.</p>
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Mayor and Councillors

Schedule 56 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

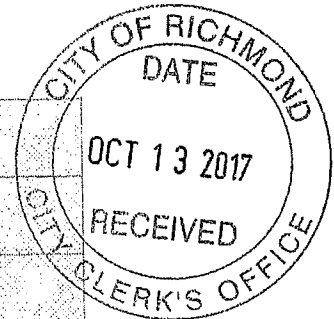
TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Webgraphics
Sent: Thursday, 12 October 2017 16:15
To: Mayor and Councillors
Subject: Send a Submission Online (response #1172)

Send a Submission Online (response #1172)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/12/2017 4:14:29 PM



Survey Response

Your Name	Egon S Frank
Your Address	5800 Andrews Rd Unit 415
Subject Property Address OR Bylaw Number	4300 Bayview Street et al; Amended BL# 9063
Comments	<p>Att: Sara Badyal It should be recognized that Onni is a sleazy and deceptive developer, as has been shown in other communities where they operate. They will promise a community anything just to get land and concessions at the lowest price possible. And once granted permission, will then renege on their commitments. Very much like the guy who, wanting to get his end wet, will promise his girlfriend anything she wants to hear just so that she'll drop her panties. Well, the mayor and council dropped their collective pants when Onni came calling and got screwed. I do not agree that their site should be rezoned under any circumstance unless they pay a minimum of \$5M to make up the difference between industrial and commercial land values. Unless they pay that, let the places remain vacant. Or, all of the buildings should be torn down and the site be remediated and turned into a park! Further, there should be no hotel or supermarket permitted on this site if City council does capitulate. I feel that Debbie Wilde and Lori Chambers</p>

recently gave excellent arguments and reasons
why there should be no capitulation by the City
WHATSOEVER!!! ~ES Frank 778-999-9014

Mayor and Councillors

Schedule 57 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

From: Webgraphics
Sent: Thursday, 12 October 2017 16:41
To: Mayor and Councillors
Subject: Send a Submission Online (response #1173)

Send a Submission Online (response #1173)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/12/2017 4:40:20 PM

Survey Response

Your Name	Bruce Laing
Your Address	4335 Bayview Street V7E6S6
Subject Property Address OR Bylaw Number	4300 Bayview Street
Comments	I feel ONNI's current application would have the least impact on this neighborhood. Although I wasn't in favor of previous applications, I am in favor of this one.



MayorandCouncillors

Schedule 58 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

From: Bob Ransford <bobransford@shaw.ca>
Sent: Thursday, 12 October 2017 17:39
To: MayorandCouncillors
Subject: Onni's rezoning application - Imperial Landing Waterfront

Councillors,

Please approve Onni's rezoning application for the Imperial Landing waterfront long vacant commercial space. With all due respect, you've let Steveston suffer for far too long with the game you've been playing on this issue. It's beyond embarrassing that my city government would allow this to drag on as long as it has.

Do you really believe that 60,000 sf of vacant commercial space lining our prominent riverfront is helping Steveston? Let's end the game and apply some common sense.

Respectfully submitted,

Bob Ransford
1- 866-824-8337

No.23
12333 English Avenue,
Richmond, BC V7E6T2



Mayor and Councillors

Schedule 59 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

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

From: Webgraphics
Sent: Friday, 13 October 2017 13:05
To: Mayor and Councillors
Subject: Send a Submission Online (response #1178)

Send a Submission Online (response #1178)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2017 1:03:42 PM

Survey Response

Your Name	Allyn Rodden
Your Address	11220 Frigate Court Richmond BC
Subject Property Address OR Bylaw Number	Imperial Landing
Comments	<p>As a resident of Richmond for 38 years, 33 in the Steveston area, I support the current proposal for zoning of the Imperial Landing development. I was employed at BC Packers for over 30 years, so I understand and respect the history of the fishing industry. Times change and with the depletion of the fishing stocks, it is time to move on from the Mixed Maritime uses designation. I support the innovative concept of a new hotel in the village. I am eager to see this development become an active and involved part of the community. Respectfully submitted, Allyn Rodden</p>



Mayor and Councillors

Schedule 60 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

From: Brian Coleman <brian@heresinfo.com>
Sent: Friday, 13 October 2017 11:34
To: Mayor and Councillors; Badyal, Sara; City Clerk
Cc: info@waterfrontrezoning.com
Subject: Imperial Landing - Proposed rezoning - Public Hearing October 16, 2017

Mayor and Council Members:

My wife and I have been Richmond residents for 43 years and are regular walkers along the Imperial Landing waterfront. We also frequently bring visitors to this area.

We are thoroughly frustrated at Council's inability to resolve the impasse with ONNI, and it is now time to get the job done. We have the following comments and suggestions regarding the proposals:

Hotel. Such a facility would bring a modest increase in visitors and would be welcomed by local residents who could redirect visitors to this hotel instead of their own home. A similar hotel in Fairhaven/ Bellingham is very successful.

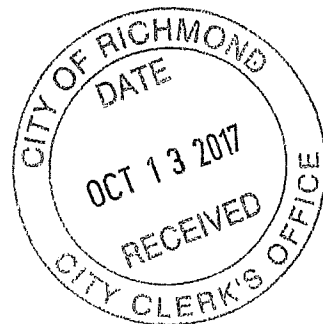
Retail. Only merchants can determine whether a particular retail facility would be successful. However, Steveston continues to grow, with both new residents and visitors, and can probably accommodate more restaurants and retail without negatively impacting existing successful Steveston merchants.

Cash Contribution. If Council and ONNI cannot reach a settlement on their own, then the issue must be turned over to an arbitrator who would issue a binding decision. (This should be acceptable to Council since it gets the issue resolved promptly and also absolves it from critics who may consider the amount unreasonable)

The Imperial Landing dispute has been a major black-eye for the City for far too long. Council has a responsibility to resolve the dispute now. Some residents will not be happy with the outcome, but presently all residents are unhappy with the current situation. On behalf of all Richmond residents, we ask that you get the job done now.

Thank you

Brian and Doreen Coleman
10740 Rosecroft Crescent, Richmond, BC V7A 2J1
604-275-3311



MayorandCouncillors

Schedule 61 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.

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

From: Webgraphics
Sent: Friday, 13 October 2017 11:12
To: MayorandCouncillors
Subject: Send a Submission Online (response #1176)

Send a Submission Online (response #1176)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2017 11:11:27 AM

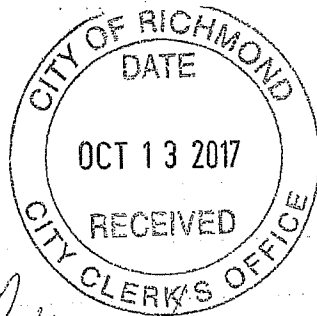
Survey Response

Your Name	Walter Nieboer
Your Address	406 4111 Bayview Street
Subject Property Address OR Bylaw Number	4020,4080,4100,4180,4280,4300 Bayview Street
Comments	<p>This is regarding the Public Hearing scheduled for city hall on Monday October 16 to consider Onni "s request to rezone the above noted properties. I wrote to the Mayor and Councillors on July 21, 2017 by email expressing our concerns over the rezoning request. In the context of the City of Richmonds 'VISION', which reads: 'TO BE THE MOST APPEALING, LIVABLE AND WELL MANAGED COMMUNITY IN CANADA' , I appeal to your good senses and reject Onni's application. In recognition of the fact that the current impasse, regarding the use of the ground floor of the subject buildings, is not sustainable , I have repeatedly proposed that Onni be permitted / directed to convert the ground floor to residential use. This would : a) resolve the impasse b) create an opportunity to 'GREEN UP' the area, particularly the waterfront which with the buildings as they now present is a most ugly concrete eyesore which hardly meets the City' standards of 'Appealing' and 'Livable'. c) would confine commercial activity to</p>



	the Village, not stretch it out East along the beautiful waterfront, and supports the small business enterprises within the Village.
--	--

Schedule 62 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 16, 2017.



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

To Council,

I always felt when we settled with Onni we would again hear from the city (Council) and Onni about different or new proposals being offered.

Disappointed - in many ways -

re: hotel - Onni offered city 2.375 million to be used at Council's discretion - same ~~act~~ article in paper. Mr Steves (I believe) made a comment - should be more like 8+ million and new wharf - disappointed - as I didn't think it was for sale plus if it was Mr. Steves comment (which I believe it was) I was very, very disappointed as I always thought he had Steveston's best interest and yes progress always comes change but not when we are trying to keep history not just a tourist destination with no connection to all.

- last week article in paper about proposed zoning in the buildings across from 4333 Bayview. Surprised. Does that mean Council has already given go ahead with Hotel? just going through Preliminaries. - The merchants in the village that I have spoken to are not in favour of new rezoning. Only business people are those on the outside that want to come in. Don't ruin Steveston - If it's done it's done

what I mean by that comment is damage is done and difficult to repair.

Have been to all council meeting w/ regard to Oni @ Imperial Landing as well as their information. Have not always been happy with what I viewed. People have many negative thoughts about Council (people both for and against the project - not just people against) I think consider what is the best interest to Stevenson and look into how Oni has conducted itself here as well as other places.

Have heard (don't know if factual) but someone on the construction site many years ago said the piers are large and deep enough to build a six story building. Is that what Oni has in mind.

- In conversation someone said "just a theory Oni would get Hotel and site permits and would sell to off shore developers... wouldn't that change Stevenson."

I'm 71, my mother worked in the Cannery and took train in from Vancouver. Most people that moved in here initially had a connection to the community keep that small town connection. Janet LeBour place initially 10-12 day care. I understand accommodation was not put in place initially ad. Mr Stevens said correcting an error... so was building in Stevenson High school beside for day care?



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?

ability to walk without noise and congestion; community.
I live @ Imperial Landing - like the tranquility - should be left
alone or what it was intended for. Maritime

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

None - stay vacant - manipulation - you knew
what your plan was initially and continue to
deceive - looks good but always a catch to
your benefit.
Some lizard's spots change just like Onni.
like a present looks good on the outside but
beware of the hidden truths and quality of
persons your dealing with.

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?

Keep it vacant - do not approve.
It's Maritime - you knew that.
What about parking hopefully you are not
going to use Imperial Landing Parking that
has Conspires but it is our job and our
security that is compromised.

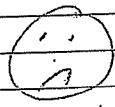
PLEASE TURN OVER



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?


People like to come to Steveston. It's a nice destination but they don't live here. Don't ruin it.
I don't trust Onni or their motives. It's alright you feel to present, sign papers and documents that benefit you and leave use to clean up or stuck with the results. SHAME ON YOU ONNI FOR YOUR DECEIT AND PRINCIPLES

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: J. Morrison

Address: 4233 Bayview 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.

Schedule 63 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

ON TABLE ITEM

Date: October 16, 2017
Meeting: Public Hearing
Item: #9

Mayor and Councillors

From: Clarence Lameman <CLameman@mcw.com>
Sent: Monday, 16 October 2017 13:28
To: Mayor and Councillors
Cc: Badyal, Sara
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Clarence Lameman
Street Name: Princess Lane
Postal Code: V7E-6T3
E-mail: Clarence.lameman@gmail.com
Phone Number: (778) 828 8678

Dear Mayor and Council

I support the water front to be rezoned for multi-use service facilities.
The proposal for new commercial/retail businesses in the area would be an asset to the community.
Further additional essential services such as medical and financial offices or grocery convenience outlets would be a nice addition.
Another consideration might be for educational outlets (BCIT outlet, SFU etc.) supporting programs aimed to the betterment of the community.

I'm not in favor of Hotel rooms, but would consider an option to assisted living occupancies for either low income brackets, or ADA residents.

The project's fate needs to be resolved.
All attempts to re-establishing a "marine use" occupancy is not justified for current market trends and would have minimal benefit to most families living in the Steveston area.

It's time we march forward and re-brand our community into a valuable and resourceful body reflecting our kindred values to our maritime history.

Tourists that visit our area, come to enjoy the quaint atmosphere and small businesses that set us apart from Vancouver and Richmond Center.
We should continue to move in this direction for maintaining the vibrancy we enjoy each week.

I trust our elected officials can propel us to the future with a sound progressive decision for us all.

Best Regards

Clarence



Schedule 64 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

CityClerk

From: Cathy Sichewski <c.sichewski@gmail.com>
Sent: Monday, 16 October 2017 13:30
To: CityClerk
Subject: Fwd: onni proposal....
Attachments: v2 Cathy Sichewski re - Onni Steveston Development.docx

Good Day;

Please find my attached letter for today's council meeting in regards tonight's agenda # 9 "The onni proposal of Boutique Hotel".

Thank you for forwarding my letter to Council

Kind Regards;

Cathy Sichewski
604-862-4823

From: Cathy Sichewski [mailto:c.sichewski@gmail.com]
Sent: October 16, 2017 12:40 PM
To: Paul Ursich <pvursich@gmail.com>
Subject: onni proposal....



Cathy Sichewski
10-4111 Garry Street
Richmond BC V7E 2T9

16 October 2017

Re: Onni Development in Steveston

Good day,

I am a Steveston Resident and Taxpayer of this Community and am sending my concerns about the idea of a 'boutique hotel'. We do not need one. I hope that this open hearing will allow the residents of Steveston to be heard by Council. The decisions made with respect to Onni's waterfront development will have a lasting impact on the small community of Steveston.

The Community of Steveston shares some similarities with community of Fort Langley. The two communities are unique components of a wider community. The two communities draw many visitors and tourists. The two communities have a growing population of residents who typically commute to work in other communities.

I am very aware that Steveston is a 'tourist destination to see and visit' but, a Boutique Hotel is not something that will better our community. Visitors come and go but, it is us the residents of this community that support it every day. This will also not benefit the many seniors, families, and children of this community. However, it is bad form to point out a problem without looking for solutions.

1. Steveston does not have a seniors' centre. Considering the many surrounding community programs this is a large gap. Seniors have difficulty accessing many of these programs due to mobility restrictions.

An assisted living facility and with medium or high-density housing would be a huge asset.

2. The increasing number of residents who commute to other communities for work means that there are many school age children in town. Having another option for before and after school and holiday breaks for our children is highly needed. The existing community center has said they cannot support any more programs. The local private before and after program is at its maximum capacity. The city is well aware of this situation. Unfortunately, despite more plans for residential developments, there has been no plan announced for child care.

3. The increased local population requires ongoing access to health care. Plans for even more residential development do not seem to factor in services such as walk-in clinics. Richmond General Hospital's Emergency Department should not be put under more stress due to a lack of services for planned development.

4. The existing library in the Steveston Community Centre is inadequate but takes up valuable space. A library on the Onni site would be able to expand, as this community has; increased reading programs, book clubs for all ages and let's not forget circle and baby time. Instead of being tucked away in a corner of the library the openness of this space would certainly promote health and well being for all. Library space in the new development would allow for a better library while also freeing up space in an already overstretched community centre.

5. Finally:

- A Soup and sandwich deli
- A fresh fruit and veggie stand

- A Freshii (fresh food solutions for the many single elderly and students that frequent the village every lunch hour)
- A small home improvement store as we have nothing here for emergency home repair now that Rod's Lumber is gone.
- Family restaurants
- A Boutique Hotel serves no purpose/benefit for us in Steveston. I did not see a 'boutique hotel' on my recent visit to Fort Langley that is similar to us but, saw lots of great art spaces, bake shops, cheese shops, local made product stores, bistros, family restaurants – all full!!!

Please don't waste valuable community space on a meaningless "boutique" hotel. The residents, the ones who live in this community, who contribute to Richmond over the course of years, and who raise families here, need more services. We have plenty of beautiful hotels only minutes away. We are a residential community that is growing and that needs access to daily services that grow with us.

There are many ideas that I'm sure that people will come up with. We have been stuck in limbo for years and we all want a solution rather than the status quo. Hopefully, the City can find solutions that put their own citizens front and centre instead of a small number of tourists.

Sincerely;

Cathy Sichewski

Schedule 65 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

MayorandCouncillors

From: Melanie Rupp <mrupp@shaw.ca>
Sent: Sunday, 15 October 2017 23:11
To: MayorandCouncillors
Cc: info@waterfrontrezoning.com; Badyal,Sara
Subject: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Melanie Rupp
Street Name: 12206 Imperial Drive
Postal Code: V7E 6J6
E-mail: mrupp@shaw.ca
Phone Number: 604-671-1142

Dear Mayor and Council

I do not support the rezoning application of 4020 Bayview Street - Imperial Landing in Steveston.

The information provided by the developer indicates a 4-star hotel, however, the details regarding the hotel do not show a restaurant within the hotel, and other amenities necessary to be eligible for 4-stars according to the industry standard.

Further, in researching the proposed hotel brand, LEVEL, which is owned by the developer, this property would provide 'hotel-style' accommodation offering 'hotel-like services' which are in fact furnished apartments for short and long-term rental which could be greater than 365 days. This looks more like residential rental accommodation than a hotel to me.

Again, we have the developer misrepresenting their intentions with the property with this rezoning application by proposing a hotel when in fact their plans are to offer residential rental accommodation albeit furnished.

Also, I do not agree the contribution amount proposed by the developer in exchange for approval of this rezoning application is sufficient for the community.

I do not support the rezoning application of the above captioned property, and request the developer to make a better offer to benefit the community that has to endure this painful resource and time-consuming process.

Thank you,

Melanie

Melanie Rupp
mrupp@shaw.ca
(604) 671-1142



Schedule 66 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017. —

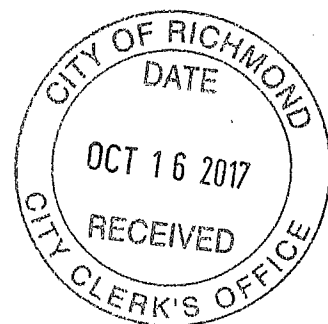
MayorandCouncillors

From: sandysmithbower@gmail.com
Sent: Sunday, 15 October 2017 23:11
To: MayorandCouncillors
Cc: info@waterfrontrezoning.com; Badyal, Sara
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Sandy Smithbower
Street Name: 12560 Harrison Avenue, Richmond Postal Code: V6V 2R7
E-mail: sandysmithbower@gmail.com
Phone Number: 604-273-4487

Dear Mayor and Council

I support the rezoning.



Schedule 67 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

MayorandCouncillors

From: Linda Barnes <loulindy50@gmail.com>
Sent: Sunday, 15 October 2017 22:05
To: MayorandCouncillors
Subject: Onni rezoning Steveston

Mayor and Council
October 15, 2017

Re: ONNI rezoning Steveston

Linda Barnes
4551 Garry ST
(Steveston) Richmond BC

After having read the staff report and reflecting on the history of this site and knowing I have a prior commitment on the Public Hearing date I wish to share my personal thoughts on this rezoning.
As a retired City Councilor my votes and statements on the past rezoning and plans are a matter of record. This latest rezoning has my support for the hotel and building by building zoning. Its time to close this chapter and move forward. Another winter is coming and its hard enough for businesses during the offseason without continuing the empty storefronts and quiet boardwalk. I like the specifics of this application in that every building has its own list of possible uses (and then of course what is not included) as well as the hotel application. Steveston is becoming a destination and having a small modern hotel to compliment the historic Steveston Hotel, in my view, makes good business sense. The only part that is missing is amenity contributions large enough to offset the community needs exacerbated by this development. In my view the \$2.375 falls short in compensating the community for amenities needed; I personally believe the amount should be much closer to \$3.375m.
Thank you for reading and considering my thoughts on this very important rezoning in our community.

Linda & Brian Barnes
Steveston residents since 1970

Cheers
Linda Barnes



Schedule 68 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

From: gary zokol <zokolgar@gmail.com>
Sent: Sunday, 15 October 2017 18:42
To: Mayor and Councillors
Cc: City Clerk
Subject: Imperial Landing Project

Dear Mayor and Council,

My name is Gari Volpov and I live at 4600 Westwater Drive.

I live in Steveston, and I love this neighbourhood because it is deeply historical and we are beginning to see more modern buildings which are built to respect this heritage. Of course, like everyone, I also enjoy the boardwalk and the shops along it.

It is for this second reason that I support this proposal in its entirety. Currently, the Imperial Landing boardwalk is not as attractive as it can be, simply because all the stores are empty. These stores are empty because they are limited by use, and what is allowed to operate in it. I see no reason why Council or anyone would oppose seeing these stores be occupied and serve the neighbourhood. It creates a livelier atmosphere and adds to the beauty of the boardwalk if the restaurants, grocers, and hotel comes to these units. These units have been empty for 3 years now, please allow them to fill the stores and do something with them.

Thank you for your time, I hope you will approve this proposal.

Sincerely,
Gari Volpov
4600 Westwater Drive
Steveston



Schedule 69 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

MayorandCouncillors

From: d y <dhy8888@gmail.com>
Sent: Sunday, 15 October 2017 10:43
To: MayorandCouncillors
Cc: info@waterfrontrezoning.com; Badyal,Sara
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Don Yee
Street Name: 4471 Wyne Crescent
Postal Code: V6V 2T2
E-mail: dhy8888@gmail.com
Phone Number: 604 231 5871

Dear Mayor and Council

I support rezoning application



Schedule 70 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

MayorandCouncillors

From: ROY LANGSTAFF <roy.langstaff@shaw.ca>
Sent: Friday, 13 October 2017 18:50
To: MayorandCouncillors
Cc: info@waterfrontrezoning.com; Badyal,Sara
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: ROY LANGSTAFF
Street Name: 4500 WESTWATER DRIVE
Postal Code: V7E 6S1
E-mail: roy.langstaff@shaw.ca
Phone Number: 604 360 3992

Dear Mayor and Council,

I fully support the proposed improvements to the Steveston Waterfront at 4020 Bayview Street. For too long, this development along the waterfront has really detracted from what could be a stellar example of a vibrant and lively waterfront experience. The recent open house for the general public outlined a wide and varied array of possibilities; all of which I found interesting and exciting, and am eager to see come to fruition in the very near future.

I walk along the Steveston waterfront on a regular basis and when I pass by the current development my imagination can envisage places where I can take a seat, have a break, enjoy a coffee, and really add to the pleasure of my day, all the while looking out over the traffic on the river. It is a fantastic location and one which must be developed.

The highlight of the proposal is the proposed hotel. We have many friends visiting the community, but where is the hotel they all require?

In short, the current space with paper blanked windows and a desolate disposition is a mark against the community. Please vote to give this project a life, and let it breathe?

Best regards,



Roy Langstaff

MayorandCouncillors

From: Roy Langstaff <roy@uvic.ca>
Sent: Friday, 13 October 2017 17:47
To: MayorandCouncillors
Cc: info@waterfrontrezoning.com; Badyal,Sara
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Follow Up Flag: Follow up
Flag Status: Completed

Name: ROY LANGSTAFF
Street Name: 4500 WESTWATER DRIVE
Postal Code: V7E 6S1
E-mail: roy.langstaff@shaw.ca
Phone Number: 604 360 3992

Dear Mayor and Council

I fully support the proposal to bring some life and vitality to the Steveston Waterfront at 4020 Bayview. For too long it has been quiet and unattractive, with the paper covered windows of the prime retail space created there. We have family visiting over the Christmas holidays and oh, how I wish there was a hotel within a stone's throw of the community. The hotel proposal is the highlight on the long list of proposed improvements.

I walk along the waterfront on a regular basis and when I pass by the current vacant properties, my imagination comes alive with visions of restaurants, a coffee shop, and other similar businesses where I could take a seat by the water and really add some special enjoyment to my day. The property is crying out for life and colour; please give it thought and vote to allow this wonderful proposal to become a reality. Please allow it to breathe!

With very best regards,

Roy Langstaff

Schedule 71 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

CityClerk

From: DevApps
Sent: Friday, 13 October 2017 13:42
To: CityClerk; Craig, Wayne; Badyal, Sara
Subject: FW: Steveston Boardwalk re-zoning

Barry Konkin, Program Coordinator, Development Applications Department City of Richmond
6911 No.3 Road
Richmond BC Canada V6Y 2C1
Tel. 604.276-4138
Fax. 604.276.4052

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

From: Elly Hamilton [<mailto:sunflower31@shaw.ca>]
Sent: Thursday, 12 October 2017 16:59
To: DevApps
Subject: Steveston Boardwalk re-zoning

I am very much opposed to allowing ONNI to put any retail business into the buildings they constructed on Bayview Street.

They knew it was zoned for "Maritime use only" when they built the complex!!!! Now they are willing to bribe and plead to put in retail businesses into their buildings. That will add huge congestion on Bayview Street and in the surrounding area.

Let ONNI decide where to go from here. It is their problem that they alone created. Why should we now bend to accommodate them on their terms???????

Richmond Council - Thank you for working for us.

Eleanor Hamilton
105 4233 Bayview St.
Richmond



Schedule 72 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

CityClerk

From: Don Rodden <don@rodde.net>
Sent: Friday, 13 October 2017 15:40
To: MayorandCouncillors; CityClerk
Subject: Onni Imperial Landing in Steveston

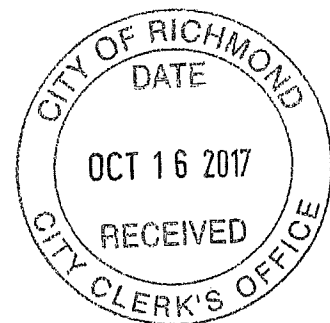
Follow Up Flag: Follow up
Flag Status: Completed

I am writing to Council to express my support for Onni's proposal for the Imperial Landing site in Steveston. My wife and I have lived in Richmond for 40 years with 33 years in Steveston. I am a retired fisherman and my wife worked at BC Packers Imperial Plant for 30 years until it closed. We had, and still have close ties to the marine industry. Some of our reasons for supporting Onni's proposal are as follows;

- It is time to move forward. The fishing and marine industry has changed and is continuing to change. There has not been an opening in the river for two years. Marine suppliers have out. (E.A. Towns. Rods Building Supplies & Steveston Marine (moving this fall)).
- The current situation is not sustainable. Vandalism is already occurring and will only increase, the longer the waterfront is left vacant
- A maritime theme will still be maintained without the strict maritime "use" being enforced
- If it was economically viable for a marine use business to open up in that area, they would have done so 3 yrs ago. If Council does not support Onni's proposal, what does Council plan to do? What viable options are the nay sayers proposing?
- Any option that does not have a sound business plan behind it is going to fail and area will become vacant again and/or will cost more tax dollars that I am feed up with paying.

Don Rodden

11220 Frigate Crt



Schedule 73 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

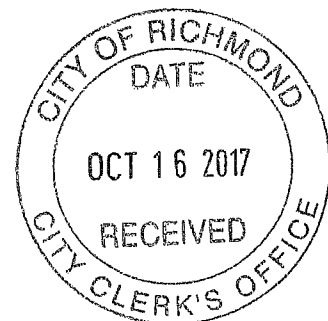
CityClerk

From: Marina Goldberg <marina@cllawyers.ca>
Sent: Friday, 13 October 2017 16:03
To: MayorandCouncillors
Cc: CityClerk
Subject: Imperial Landing
Attachments: October 13.docx

Follow Up Flag: Follow up
Flag Status: Completed

Regards,

*Marina G.
Legal Assistant
#728 - 650 West 41st Ave., North Tower
Vancouver, BC, V5Z 2M9
Tel: 604-264-8331*



October 13, 2017

Marina Goldberg

4600 Westwater Drive

Richmond, BC

Dear Sirs,

I am writing in support of the Imperial Landing project. I have lived in the area for the past 4 yrs.

I am finding the empty spaces with papered up windows appalling. I looked into the newly offered project and find that it is exactly what this location needs. The residents of the area are sick and tired of looking at all the space being wasted when it could be used to make the area more attractive, bring more visitors to the area and generate income.

Our City Hall needs to stop being inadequate as it has been so far. It is absolutely unacceptable that the Richmond City Hall is behaving like a little spoiled child in this matter.

I am sure that most residents of Steveston will agree with me, when I say "Let Onni develop the area and bring the Imperial Landing to life." Enough of this nonsense.

Yours truly,

Marina Goldberg. (mgol@shaw.ca)

Schedule 74 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

MayorandCouncillors

From: Webgraphics
Sent: Monday, 16 October 2017 11:10
To: MayorandCouncillors
Subject: Send a Submission Online (response #1184)

Send a Submission Online (response #1184)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/16/2017 11:10:09 AM

Survey Response

Your Name	linda rosas
Your Address	4600 westwater dr
Subject Property Address OR Bylaw Number	imperial landing
Comments	I would like to suggest that at least one of the locals be leased to the city and be developed into an arts/ performance/ gallery centre similar the coffeehouse in Brackendale.



MayorandCouncillors

Schedule 75 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

Send a Submission Online (response #1183)

Survey Information

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

Survey Response

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



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

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

MayorandCouncillors

Schedule 76 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

From: Webgraphics
Sent: Monday, 16 October 2017 09:03
To: MayorandCouncillors
Subject: Send a Submission Online (response #1181)

Send a Submission Online (response #1181)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/16/2017 9:02:33 AM

Survey Response

Your Name	Deborah Turner
Your Address	7-4311 Bayview St, Richmond, BC V7E 6S5
Subject Property Address OR Bylaw Number	4020, 4080, 4100, 4180, 4280, and 4300 Bayview
Comments	<p>I do not support the proposed inclusion of "Hotel" in the list of approved uses as this would change the fundamental nature of the neighborhood. As someone who walks the Steveston waterfront at least twice daily, I am disturbed by the people who discard trash and make excessive noise in a residential and natural environment. The very nature of a hotel would only contribute to this type of harm to the area. I also want to comment on the overall effect noise, additional garbage waste and traffic have on the neighborhood. Whenever any of the festival weekends come about, we experience the influx of visitors and their effect for a few days. It is tolerable in small, sporadic doses, but if this type of atmosphere were to become the new normal, I would seriously have to evaluate whether I could continue to live in this neighborhood.</p>



Schedule 77 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 16 October 2017 13:03
To: Mayor and Councillors
Subject: Send a Submission Online (response #1185)

Send a Submission Online (response #1185)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/16/2017 1:02:19 PM

Survey Response

Your Name	G. Isaac
Your Address	4280 Moncton Street, Richmond
Subject Property Address OR Bylaw Number	Bylaw 9062
Comments	<p>I object to rezoning for two reasons: 1. In my opinion Onni is not a reputable company. I purchased one of their properties which was defective by design and execution. Repairs were not carried out and a lawsuit was initiated. They settled out of court after approximately 12 years. This process resulted in a cost of approximately \$25,000 to me. If they are allowed to proceed and make modifications I am concerned that they may not comply with all city requirements. This could result in another protracted legal battle, this time, using my tax contributions. 2. The buildings were constructed with the Bylaw in place. I see no reason to modify the bylaw to suit a builder. In my opinion there is no positive impact on the community to permit alternate uses in this location.</p> <p>GI</p>



Schedule 78 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

Mayor and Councillors

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

Follow Up Flag: Follow up
Flag Status: Completed

Hello Mayor Brodie,

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

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

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

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

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

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

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

Thank you very much for your time and consideration.

Best regards,

Kelly Greene



Steveston Community Society

Serving the Community of Steveston Since 1946

11 October 2017

Mayor Malcolm Brodie and Members of Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Members of Council:

At the meeting of the directors of the Steveston Community Society on Tuesday, September 19, 2017, Mr. Brendan Yee, Development Manager of the ONNI Group, presented an update regarding proposed changes to their zoning application with the City of Richmond.

Our board appreciated the update, and asked members to submit any feedback on the proposal. A few responded with respect to the pledged \$2.3M contribution towards a new community centre for Steveston, and suggested this amount should be larger considering the size and scope of the planned redevelopment of the Steveston Community Centre. Aside from this specific comment, our board has no further feedback to offer at this time.

Yours truly,

Brenda Yttri
President
Steveston Community Society

cc: Brendan Yee, Development Manager
ONNI Group

Steve Baker, Area Coordinator
Steveston Community Centre

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

To Public Hearing
Date: <u>Nov. 20, 2017</u>
Item # <u>5</u>
Re: <u>Onni - Bylaws</u>
<u>9062, 9063</u>

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 20, 2017.



MayorandCouncillors

Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 20, 2017.

From: Bob King <bobkingcpa@gmail.com>
Sent: Wednesday, 18 October 2017 14:11
To: MayorandCouncillors
Subject: Omni development

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

To Public Hearing
Date: Nov 20, 2017
Item # 5
Re: Omni - Bylaws
9062, 9063

Council:

Seriously, if anyone ever believed, even from the outset, that the Steveston development would end up as marine use, they are seriously corrupt or naive and have no business running our city's business.

Omni and the city are dancing, as expected, and eventually we will have the restaurants, souvenir shops and commercial use that was anticipated by all at the outset.

Given that the city laid down and permitted the development to begin with, please make sure we don't lose more by giving it all to Omni.

I'm sure any respectable accounting firm can value the lift properly using generally accepted valuation principles and that is the amount Omni needs to pay. Why would we subsidize Omni?

It's now a matter of principal. Don't let us down.

Respectfully,

Bob King
19-11100 Railway Ave
Richmond, BC V7E 6J8
604 868 7545



MayorandCouncillors

Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

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

From: Mark Real <Mark_Real_4@hotmail.com>
Sent: Tuesday, 17 October 2017 12:25
To: MayorandCouncillors
Subject: ONNI in Steveston

To Public Hearing
Date: <u>Nov. 20, 2017</u>
Item # <u>5</u>
Re: <u>Onni - Bylaws</u>
<u>9062, 9063</u>

Mayor and Councillors,

Having read about the fiasco in Steveston, be well aware that this is not the first time ONNI has been up to shenanigans. And there are many more examples...

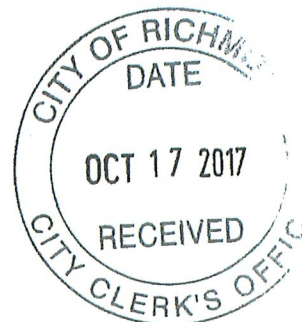
<http://www.nsnews.com/news/split-council-ok-s-onni-bowling-bid-1.21227298>



Split council OK's Onni bowling bid - North Shore News

www.nsnews.com

If you dig it, they will bowl. That was the outcome of Monday's City of North Vancouver council meeting in which a Central Lonsdale bowling alley was approved and a ...



Mayor and Councillors

Schedule 4 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 20, 2017.

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

From: Vern Renneberg <vrennebe@telus.net>
Sent: Friday, 3 November 2017 15:49
To: Mayor and Councillors
Subject: Onni Rezoning Imperial Landing

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Public Hearing	
Date:	Nov. 20, 2017
Item #	5
Re:	Onni - Bylaws
	9062, 9063

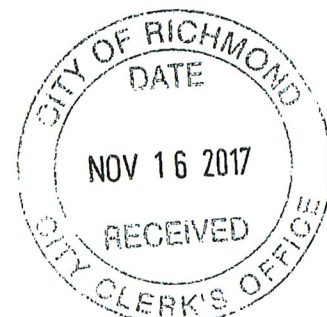
Dear Mayor and City Councilors

Re: Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500m Amendment Bylaw 9063 (RZ 13-633927)

These pictures were taken Oct 31, 2017

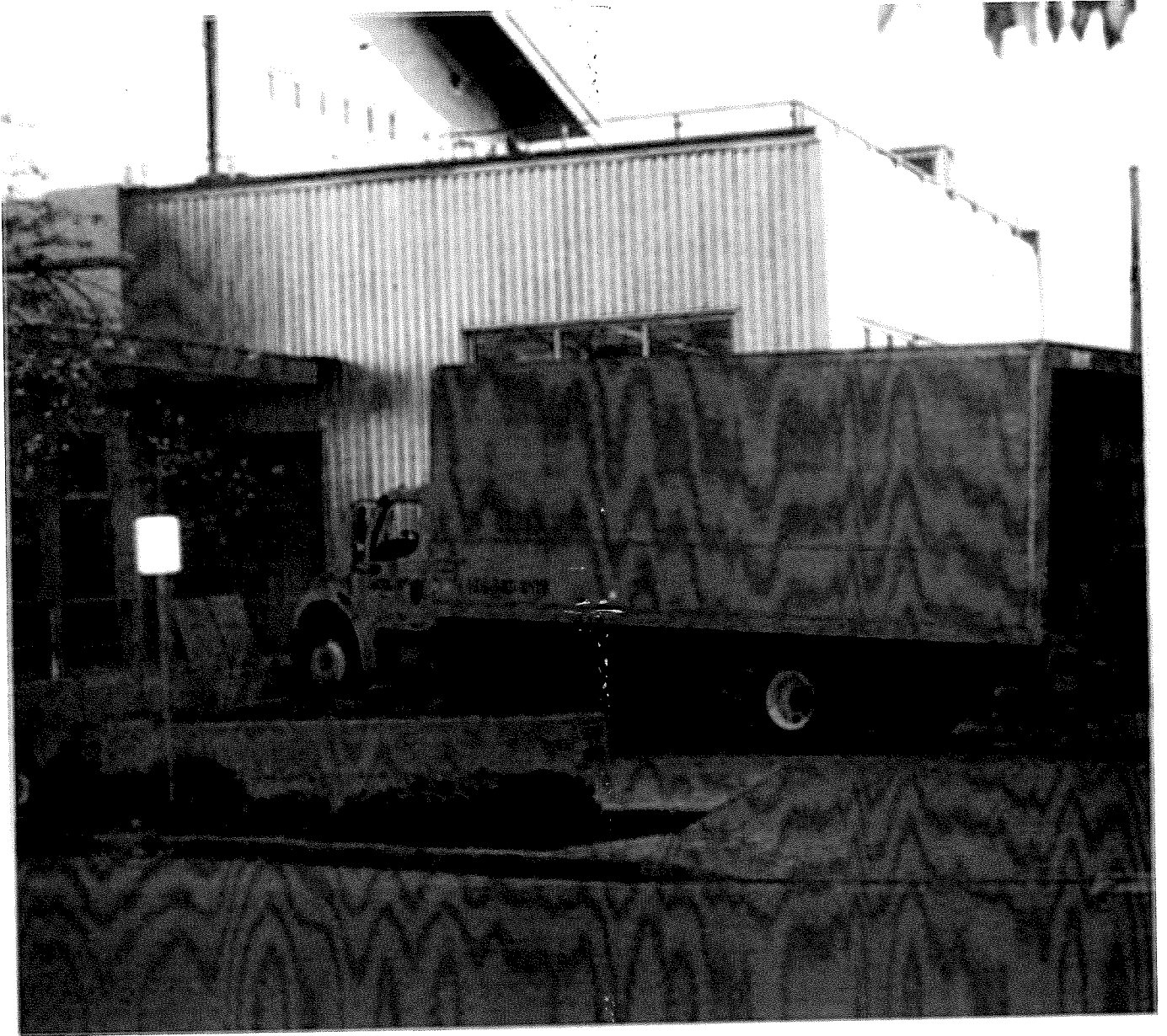
Picture 0153 shows 4080 Bayview St where the daycare is located that was added to the existing zoning. The picture shows the loading dock installed by Onni in order to service the lower floor of the building where a grocery store is proposed. This loading dock faces west but is not useable because pup tractor trailers cannot back into it from Bayview. Any trailers approaching from No 1 road (as proposed by Onni) cannot back into the loading dock as the turn is too sharp when backing up. Even if they were able to make it they would block the whole entrance to the underground parking, and the sidewalk which creates a safety and emergency access problem. The picture also shows how busy Bayview can be with parents parking in the loading zone located across the street that belongs to Imperial Village

Pup tractor trailers are not able to approach from the east because they cannot make it around the roundabout located at the corner of Easthope St and Bayview St. without running up on the curbs located there. Even firetrucks run over the curb now when approaching from the east. If they did come this way they would still be blocking any access to the underground parking. This underground parking is also for residents.





Picture 0155 has a better view of the loading dock and shows the 5 ton truck blocking half the entrance to the parking lot.



Please reconsider any changes to the zoning for this whole complex. Come and see for yourself the many problems with Onni's proposals. More pictures are available if you wish.

Vern Renneberg
4211 Bayview St.
604 274 5761

Mayor and Councillors

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

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

From: Mike O <fishingvancouver@shaw.ca>
Sent: Sunday, 5 November 2017 20:06
To: Mayor and Councillors
Subject: FW: Fwd: onni rezoning imperial landing on bayview in steveston

Follow Up Flag: Follow up
Flag Status: Flagged

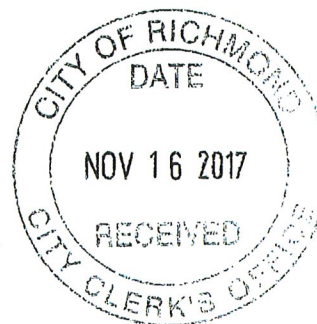
Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Mike Ogryzlo
Sent: 2017-11-05 7:59 PM
To: Fishingvancouver@shaw.ca
Subject: Fwd: Fwd: onni rezoning imperial landing on bayview in steveston

To Public Hearing
Date: <u>Nov 20, 2017</u>
Item # <u>5</u>
Re: <u>Onni - Bylaw 3</u>
<u>9062, 9063</u>

Let's not get duped. Onni is playing us for patsies. I encourage you all to move slowly on this decision. The pace of change lately has led to undesirable results because it is nearly impossible for legislators to keep ahead of things; like real estate investment, money laundering, birthing hotels, monster houses in the ALR, short term rentals. Let's slow down and evaluate before making an irreversible rezoning mistake with the most valuable property in Richmond; Our crown jewel.

Do you believe regular citizens came out to the last council in support of onni? I think not. Were those more likely people with a vested interest? Damn straight. The rezoning would likely result in beer parlour activity pouring out onto the boardwalk. I live with hundreds of fellow residents in a strata across the street. 4111 4211 4233 bayview and 4280 Moncton. Every resident I talk to is strongly opposed to changing the zoning. Onni is sitting on a hundred million dollars worth of properties there. I estimate that if we redone we would be handing them another fifty million in value, which they would probably promptly sell to investors. I took a quick look at property evaluations. It looks to me like they should currently be paying four times as much property tax. Thanks. Mike Ogryzlo 308 4233 bayview street Richmond bc V7e6t7



MayorandCouncillors

Schedule 6 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 20, 2017.

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

From: CityClerk
Sent: Tuesday, 14 November 2017 11:33
To: MayorandCouncillors
Subject: FW: Onni Development in Steveston

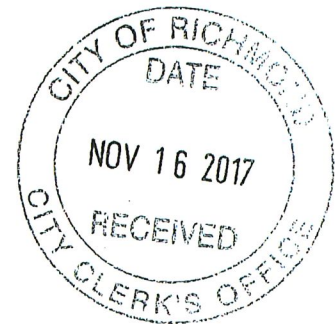
Follow Up Flag: Follow up
Flag Status: Flagged

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

To Public Hearing
Date: <u>Nov. 20, 2017</u>
Item # <u>5</u>
Re: <u>Onni - Bylaws</u> <u>9062 9063</u>

From: Badyal, Sara
Sent: Wednesday, 8 November 2017 16:50
To: CityClerk
Subject: FW: Onni Development in Steveston

From: kelvin Higo [<mailto:kelvinhigo@gmail.com>]
Sent: Saturday, 21 October 2017 18:38
To: Badyal, Sara
Subject: Onni Development in Steveston



I read with interest the reporting on the recent re-zoning meeting held at City Hall. I have followed this development closely since it was first presented at public hearings a number of years ago. I also believe that Onni never intended to fulfill their proposal to develop maritime uses at their site along the boardwalk but rather agreed to that just to get the majority of their project a go ahead.

If the City agrees to Onni's proposal without proper compensation, it sets a dangerous precedent for other developers who can agree to anything at the public hearing phase and then claim hardship later on to get their property re-zoned. The reason we have a public hearing process is to find the right balance between the developers desires and the public's issues. Neither side normally gets everything they want, but the process that developers are subjected to ensures that the right compromise is reached. I wrote previously that agreeing to the after school daycare is the start of the "slippery slope" even though I agreed that childcare was probably a good use of the site. Now we are looking at whether a hotel would be an appropriate use. Nothing further should be considered until the matter of compensation is resolved.

I have always felt that the Onni issue now distills down to two issues. One relates to the type of use along the boardwalk and I have expressed my thoughts to Onni directly that their site is the last piece of important waterfront in the Steveston area and as such Onni has the responsibility along with the City to ensure that the future uses add to the ambience of Steveston rather than compete with the existing commercial businesses. The second responsibility is the amount of compensation that Onni should pay to receive the benefit of this re-zoning. Clearly what Onni has offered so far is insufficient for the benefits they will accrue as a result of re-zoning. The City's counter-offer is probably a bit high but I cannot ascertain this as I haven't had the information to make an informed decision but I can surmise that Onni's offer is still not enough for what they will receive in return.

Mayor and Councillors

Schedule 7 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 20, 2017.

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

From: CityClerk
Sent: Tuesday, 14 November 2017 13:53
To: Mayor and Councillors
Subject: FW: By-law 9063 (RZ13-633927)

Follow Up Flag: Follow up
Flag Status: Flagged

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

To Public Hearing	
Date:	Nov 20, 2017
Item #	5
Re:	Onni - Bylaw's 9062, 9063

From: Badyal, Sara
Sent: Thursday, 2 November 2017 13:55
To: CityClerk
Cc: Zoning
Subject: FW: By-law 9063 (RZ13-633927)

From: Zoning
Sent: Monday, 30 October 2017 15:59
To: Badyal, Sara
Subject: FW: By-law 9063 (RZ13-633927)

FYI – this was emailed to the zoning email.

Debbie Poon

From: Robert Chan [<mailto:rchan127@gmail.com>]
Sent: Monday, 30 October 2017 14:43
To: Zoning
Subject: By-law 9063 (RZ13-633927)



I know that the public hearings have already happened but I was unable to attend any of them. I am an owner at 5 - 4311 Bayview Street which would be one of the residents directly affected with the zoning change.

I understand the need to change the zoning and that the city will receive compensation from ONNI for the zoning change. My request out of this would be the following:

I would like to see the area brought back up to standards, the boulevards in front of my units 4311 Bayview street are terrible and as part of the zoning changes and requirements from ONNI I would like to see either the boulevards updated with new grass (sod) with inground sprinklers installed or put paving stones down given that the boulevards in front of my house is a high traffic area where pedestrians always seems to cross in front off.

I would also like to know what is being done to protect the street parking that we have available to us? Would we be able to be granted permits (Free) to park on the street and restrict parking congestion in front of our houses?

I would also like to know if there will be restrictions to Commercial trucks from entering the Bayview street and that truck access will be from Number 1 road.

These are a few concerns that I have and would like to see addressed given that the zoning is a benefit to the City and ONNI and provides very little if no benefits to us residents.

Please feel free to contact me if you wish to discuss my concerns.

Take Care,
Rob Chan
604-809-5147

Onni Imperial Landing Rezoning Amenity Contribution Roston Calculation – Additional Information Nov.20,2017.

(After additional input to Mr. Roston from Mr. Evans of Onni and Mr. Lawson, Steveston Realtor)

The main point is that the original report by the City's consultant, Mr. Wozny, was based on outdated and misleading information. The new staff report is irrelevant since it is based on the assumption that Mr. Wozny's initial report is the last word. Mr. Wozny told Mr. Roston that he would welcome the opportunity to update his report. City staff told Mr. Roston that a request for an updated report and input from other experts requires a motion passed by City Council and this was not done at the last public hearing.

Three factors have a major impact on the amenity contribution:

1. Removing financial services as a use in the buildings. Mr. Evans says that they no longer have a bank as a tenant.
2. Using a 4% cap rate instead of 5%. Mr. Lawson says that his research concludes that 4% is a conservative rate.
3. Whether the ground floor of Building 2 can be subdivided. Mr. Evans says it can't. Mr. Lawson says it can. See picture on next page.

Each column should be compared to the column on its left.

	Highest Lease Rate Use	Previous Submission	Remove Financial Serv.	No Financial & 4% Cap Rate	No Fin., 4% Cap & Bldg. 2 Undivided	No Fin., 5% Cap & Bldg. 2 Undivided
Building 1	Financial Services	\$38.50 ft ²	\$33.00 ft ²			
Building 2 Ground Level	Restaurant	\$33.00 ft ²	\$33.00 ft ²		\$25.00 ft ²	\$25.00 ft ²
Building 2 Upper Level	Daycare	\$22.00 ft ²	\$22.00 ft ²			
Building 3	Restaurant	\$33.00 ft ²	\$33.00 ft ²			
Building 4	Financial Services	\$38.50 ft ²	\$33.00 ft ²			
Net Increase in Annual Rent		\$660,398.	\$589,888.	\$589,888.	\$462,520.	\$462,520.
Capitalization Rate		5.0%	5.0%	4.0%	4.0%	5.0%
Increase in Value Using Cap Rate		\$13,207,960.	\$11,797,760.	\$14,747,200.	\$11,563,000.	\$9,250,400.
Less: Increase in Leasing Costs		\$1,313,688.	\$1,313,688.	\$1,313,688.	\$1,313,688.	
Net Increase in Value		\$11,894,272.	\$10,484,072.	\$13,433,512.	\$10,249,312.	\$7,936,712.

Similar building to Bldg. 2. Note wooden beams at top that could possibly be extended to ground to subdivide.



Onni Imperial Landing

			Total	Net Leaseable	Rate per	Lease	Cap
	Land	Building	Assessment	Area	Foot	Revenue	Rate
4020 Bayview	\$373,000	\$445,000	\$818,000	6,794	\$6.00	\$40,764	5%
4080 Bayview	\$2,119,000	\$1,742,000	\$3,861,000	22,874	\$8.50	\$194,429	5%
4100 Bayview	\$55,700	\$158,000	\$213,700	1,781	\$6.00	\$10,686	5%
4180 Bayview	\$461,000	\$265,000	\$726,000	6,028	\$6.00	\$36,168	5%
4280 Bayview	\$1,166,000	\$491,000	\$1,657,000	13,765	\$6.00	\$82,590	5%
4300 Bayview	\$753,000	\$371,000	\$1,124,000	9,342	\$6.00	\$56,052	5%

FROM : ERIKA SIMM FAX 273 3240

PHONE NO. : 273 3282

Nov. 17 2017 05:16PM P1

To Public Hearing
Date: Nov. 20, 2017
Item # 5
Re: Onni - Bylaws
9062, 9063

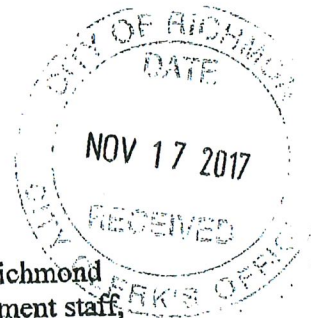
TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Nov. 17, 2017

To Mayor and Council
City of Richmond
6911 No 3 Road
Fax: 604-278-5139

from Erika Simm
4991 Westminster Hwy
Richmond, V7C 1B7

Schedule 8 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 20, 2017.



Dear Mayor and Councillors,

As some of you may remember, in the late 1990's I was a representative for Richmond citizens on a large committee consisting of City of Richmond Planning Department staff, B.C. Packers representatives, Fisheries Union representatives, and Steveston residents, a committee that was tasked with recommendations to Council for the rezoning of the coveted B.C. Packers waterfront site in Steveston. The zoning of the Packers lands, including the waterfront area at that time was **INDUSTRIAL**.

Contrary to the Richmond Packers reps, who wanted multi-residential zoning on this site to maximize their profits, all others wanted and fought for a zoning that would lend itself to a re-vitalization of the Steveston waterfront to provide a self-sustaining environment for the fishing industry, a Granville Island style commercial zone which would include maritime uses and educational elements, while maintaining the areas unique and historic industrial character, - that of a fishing village.

Hence the original industrial zoning was changed to a new zoning for the waterfront, the Maritime Mixed Use zone (MMU)

I don't think that almost all the proposals from Onni Development meet the criteria of the Maritime Mixed Use. Not by a long shot. And I don't think that Onni took the above vision into consideration when they built the buildings on this very special site. It is, after all, situated in the heart of Steveston Village, with the Harbour Authority and Britannia Heritage Shipyard to the east, and the fishing fleet moorage, Georgia Cannery and Harbour Authority to the west.

Council has only one time to get this right. If Council chooses to accept a monitory compensation for upgrading this zoning from MMU to commercial at all, then in all fairness Onni has to pay the City the full amount of the upgrade. At this time their offer is laughable. A full 100% compensation is just the cost of doing business, and the citizens of Richmond deserve no less.

I would urge Onni to try harder to accommodate this special MMU Zoning, and refurbish the existing buildings exterior to reflect the fishing village character of their unique one in a million site.

Erika Simm

As a lifelong resident of Steveston, I am perfectly content to leave those buildings vacant until such time that Onni compensates the City appropriately.

Mayor and Councillors

Schedule 9 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 20, 2017.

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

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: Thursday, 16 November 2017 15:20
To: Mayor and Councillors
Cc: Badyal, Sara
Subject: Submission to Public Hearing on Nov. 20, 2017.
Attachments: Roston - Onni Imperial Landing Amenity Contribution New Info Nov 16 2017.pdf

To Public Hearing
Date: <u>Nov. 20, 2017</u>
Item # <u>5</u>
Re: <u>Onni - Bylaws</u>
<u>9062, 9063</u>

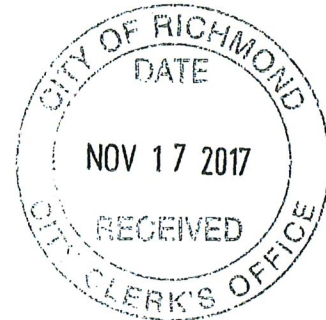
Categories:

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

Dear Mayor and Councillors,
My submission to the Public Hearing on Nov. 20 with reference to the Onni Imperial Landing Amenity Contribution is attached.

Your patience and determination to arrive at a fair amenity contribution is very much appreciated.

john.roston@mcgill.ca
John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254



ON TABLE ITEM

Date: Nov 20, 2017
Meeting: Public Hearing
Item: #5 - Onni

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

Mayor and Councillors

From: Webgraphics
Sent: Monday, 20 November 2017 12:58
To: Mayor and Councillors
Subject: Send a Submission Online (response #1187)

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, November 20, 2017.

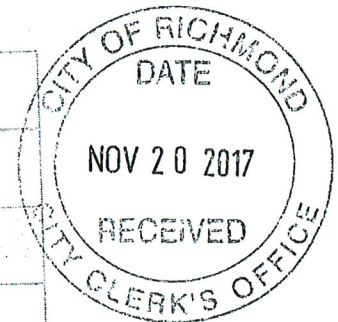
Categories:

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

Send a Submission Online (response #1187)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/20/2017 12:57:33 PM



Survey Response

Your Name	M Burke
Your Address	4311 Bayview Street
Subject Property Address OR Bylaw Number	Bylaw amendment 9062 and 8500
Comments	Another hearing? I doubt many residents of the Bayview area will have the heart to make submissions this time. Neither Onni nor city staff nor its council have shown the slightest concern for neighbourhood impacts. The only issue is one that has nothing to do with that: how much money can be extracted from the developer in return for its increased profit. Deeply disappointing.

Onni Imperial Landing Rezoning Amenity Contribution – New Information

I'd like to thank Chris Evans of Onni for calling me to discuss the calculation of the amenity contribution. It was most helpful. I'd also like to thank Sean Lawson, the well-known realtor in Steveston, for calling me to discuss his calculation of the amenity contribution. They are both real estate professionals with a lot of experience, as are some of the city councillors, and I am not. I'm a Richmond citizen with an interest in seeing that Onni pays the City a fair amenity contribution that can be used to improve local municipal services in Steveston.

It was most unfortunate that the City's consultant on the amenity contribution did not have all the relevant information for arriving at a fair amenity contribution calculation as I explained in my previous submission. It's important that the consultant be given the opportunity to update his report. It's also important that Mr. Lawson's amenity calculation be considered since he has an intimate knowledge of the commercial lease rates in Steveston and the potential demand for space in the development.

Mr. Evans made the point that the actual tenants in the development are irrelevant. Tenants will come and go. This is about new permitted uses in each building and the effect that has on the building's value. Nevertheless, Mr. Evans spoke about Steveston Marine and Hardware as a potential tenant and the fact that he no longer has a grocery or a bank as potential tenants. By his own assertion, these potential tenants and non-tenants are irrelevant to the discussion. Steveston Marine and Hardware could wind up in Building 5 or 6 or those buildings could remain empty.

One important factor is that Onni has asked for financial services as a permitted use in Buildings 1 and 4. Banks pay very high lease rates which in turn increase the uplift and the amenity contribution. Since Onni doesn't have a bank as a potential tenant, it could remove financial services as a permitted use in Buildings 1 and 4. This would reduce the total uplift shown in the calculation I submitted previously from \$12 million to \$10.5 million. Should a bank come along, Onni could then request that financial services be added.

In my previous calculation submission, I used a cap rate of 5%. Mr. Lawson feels that 4% is a more appropriate conservative rate. Mr. Evans feels that 4% is way below what anyone would use in a comparable situation. If a compromise rate of 4.5% is used in my calculation, it increases the uplift by about \$1 million. Additional expert opinion is required on cap rates.

In my calculation, I used the lease rate for a restaurant of \$33 ft² for the ground level of Building 2 and for Building 4. Mr. Evans feels strongly that Building 2 cannot be leased as a whole for even \$30 ft² and the building cannot be subdivided. Mr. Lawson feels strongly that it can be subdivided and the lease rate should be \$35 ft². Again, additional expert opinion is required on subdividing Building 2 and the appropriate lease rate. It would be interesting to ask a restaurant designer to make a couple of sketches of how a subdivided Building 2 might look and then publish them in the newspaper with a note that we are looking for restaurateurs interested in leasing at \$35 ft². A bit unconventional, but it would answer the question.

Mr. Evans indicated that they are willing to pay 75% of the uplift. I urged Council to insist on 100%. Mr. Lawson uses 80%.

City councillors, Mr. Evans and Mr. Lawson have all said that they want the amenity contribution to be based on fact. We are getting close to doing that. It requires direction from Council to bring in some additional expert expertise followed by discussion between Onni and the City to arrive at a fair amenity contribution that will benefit the local Steveston residents.

John Roston, 12262 Ewen Ave., Richmond, 604-274-2726

ON TABLE ITEM

Date: Nov - 20, 2017

Meeting: Public Hearing

Item: #5 - Onni

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

CityClerk

From: Badyal, Sara
Sent: Monday, 20 November 2017 11:21
To: CityClerk
Subject: FW: Onni Imperial Landing Amenity Contribution
Attachments: Onni Imperial Landing Rezoning Amenity Contribution New Info Chart.pdf; Onni Assessment Calculation Nov 2017.pdf

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

From: John Roston, Mr [mailto:john.roston@mcgill.ca]

Sent: Monday, 20 November 2017 11:06

To: Brodie, Malcolm; Johnston, Ken; Au, Chak; Loo, Alexa; Dang, Derek; McPhail, Linda; McNulty, Bill; Steves, Harold; Day, Carol

Cc: Badyal, Sara

Subject: Onni Imperial Landing Amenity Contribution

Dear Mayor and Councillors,

At the Public Hearing this evening I will be using the attached updated chart and picture which may be easier to see in the attached copy than on the projector. It reflects the updated information I received from Mr. Evans of Onni and Mr. Lawson, the Steveston realtor.

In addition to the that material, I will be mentioning that Onni convinced BC Assessment to dramatically lower the assessment on the buildings a few years ago. The attached chart shows that using the new assessed value, the square footage for each building and a likely cap rate of 5%, the lease rates for the buildings would work out almost exactly to \$6 a square foot except for Building 2 which is \$8.50 per square foot. BC Assessment is supposed to use the highest rate at which the buildings could be leased without regard to how they are actually being used. We have been using the MMU lease rate of \$15 a square foot. Onni appears to have been seriously underpaying its taxes.

Thank you for your consideration.
John Roston

john.roston@mcgill.ca

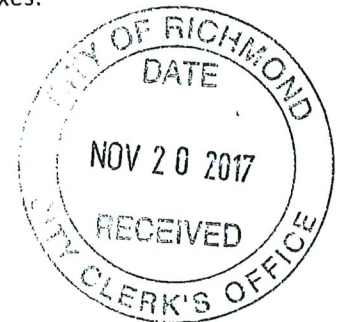
John Roston

12262 Ewen Avenue

Richmond, BC V7E 6S8

Phone: 604-274-2726

Fax: 604-241-4254



Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 18, 2017.

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

To Public Hearing
Date: Dec 18, 2017
Item # 5
Re: Bylaw 9062 9063

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: Wednesday, 22 November 2017 08:18
To: Badyal, Sara
Cc: Brodie, Malcolm; Johnston, Ken; Au, Chak; Loo, Alexa; Dang, Derek; McPhail, Linda; McNulty, Bill; Steves, Harold; Day, Carol; Sean Lawson
Subject: Onni

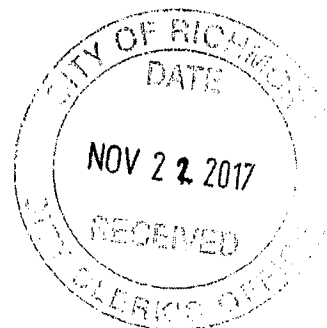
Dear Ms. Badyal,

Whether Mr. Wozny is willing or not to update his report, Councillor Loo made the important point that the City would be foolish to go back to a consultant whose initial report was unsatisfactory.

Suggestions for your consideration:

1. Mr. Lawson has recommended Mr. Roger Chang of Johnston, Ross and Chang Appraisal as someone who has an expert knowledge of commercial real estate lease rates and cap rates in Steveston and is qualified to do a new uplift calculation.
2. It would be helpful if the new consultant could calculate the uplift both with and without financial services as an allowed use.
3. Mr. Evans of Onni could be asked whether he accepts that Building 2 could be subdivided or wishes to have additional expert input on the matter.

Many thanks for your continuing courtesy and helpfulness in this matter.
John Roston



Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 18, 2017.

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

To Public Hearing	
Date:	Dec 18, 2017
Item #	5
By: AWS 9062, 9063	

From: Rupert Whiting <rupertwhiting@gmail.com>
Sent: Friday, 24 November 2017 12:35
To: Mayor and Councillors
Subject: Thank you for resisting Onni

Follow Up Flag: Follow up
Flag Status: Flagged

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

I try to make a point of saying well-done when I see it happening.

Thanks to the seven who wisely voted to continue to resist the Onni proposals until there is an appropriate sum on the table. Even then there are things that money cannot put right but I agree with Mayor Brodie's comment that this hasn't been and won't be an overnight decision and, when the time comes, the local businesses and landlords will no longer be able to say that they were taken by surprise. For now though I support a minimum fee from Onni of \$10M.

One thing that I would never support is the notion of any city-run facility having Onni as the landlord. That would be a very unwise compromise unless it was only for a fixed term to allow redevelopment of another site.

To Ms Loo and Mr Johnson I think that you need to take a good long look at what you stand for in the long term for the city. Neither of you will be getting my vote in any future election and Ms Loo, I used to be an advocate of yours.

Best regards

Rupert Whiting
(604) 339-5369
rupertwhiting@gmail.com



Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, December 18, 2017.

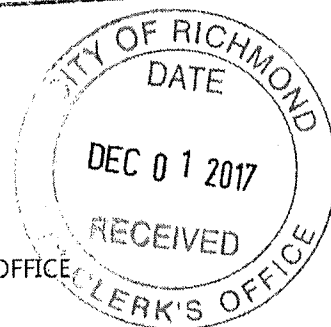
TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing	
Date:	Dec 18, 2017
Item #	5
Re:	Bylaws 9062 9063

From: Jim van der Tas <jlvandertas@gmail.com>
Sent: Wednesday, 29 November 2017 11:30
To: Mayor and Councillors
Cc: Sean Lawson; Badyal, Sara
Subject: New fishing companies coming to Steveston.

Follow Up Flag: Follow up
Flag Status: Flagged

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



Good morning mayor and council,

I just wanted to make you aware of some new information I have become aware of in the last few days. I had a meeting with Robert Keisman from the harbour authority last week discussing a new initiative for the village. During that conversation he mentioned to me that he is looking for office space for NEW fishing companies moving to Steveston village. He indicated that many, not just one or two, companies are moving there head quarters to the village and he is at 100 % capacity and has no space for them. He will be lobbying for money to convert or build new space for these new companies. He is very excited about this and said it could double the harbour activity. This is all great news for the village. The fishing industry is not dead in Richmond and the lower mainland it is alive and well. Robert knows that I am sharing this information with you. He will be making some announcements early in the new year.

I am bringing this to your attention in light of the ONNI space that still sits empty. We have heard for years there is no way there is anyone to fill the space as MMU. I believe now there may be some viable businesses to fill some of the Onni buildings given this new information.

I would like to make clear that the SMA has never taken the stance that all the space should remain MMU. A good mix of varying businesses would be ideal for a host of reasons. Reasons ranging from new services being added for the residents, freeing parking in evenings and weekends, to new clientele for existing local business and new hot spots for the waterfront.

We are aware that some decisions are still in the works regarding this space. May we suggest that you continue to consider allowing some MMU for the rezoning. The SMA has always taken the position that a healthy mix is the answer so nobody has the upper hand and nobody loses.

Given this new information could we suggest the following as it pertains to rezoning, with the idea if we are able to restrict zoning somewhat we can steer what the buildings are ultimately filled with. Doing so achieves a healthy balance of uses.

As follows by building.

Building 5 and 6 to be zoned for Hotel only – this ensures the hotel does get built. The hotel idea is a very popular solution, it has garnered much support and is a much needed new use.

Building 4 keep MMU – Steveston hardware or NEW fishing companies can fill this space.

Building 3 Retail and MMU. We can see this being used for both.

Building 2 MMU Given the many new companies this could be used easily as MMU. We believe that ONNI will fill that space quickly with a grocery store if given the zoning to do so. The grocery store is liked by some but many many more are very vocal that this is the wrong spot for a host of reasons, you have heard them all. Do we really need 3 grocery stores within 2 walking blocks of each other ?

Building 1 – Full on Retail.

We would even suggest you allow retail zoning right now for building 1 and 3 and they can start the process of leasing out the very next day, starting construction early in the new year. If that were to happen I believe a lot of pressure would be alleviated on finding a solution for the remaining buildings. It should be noted that in doing so it will of course change the lift and the contribution that Onni needs to give.

Thank you in advance for reading this longer than anticipated e-mail. As always if you have any questions please feel free to contact me directly.

Sincerely,

Jim van der Tas
C 604-834-0693

Sent from Mail for Windows 10

Schedule 6 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 18, 2017.

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

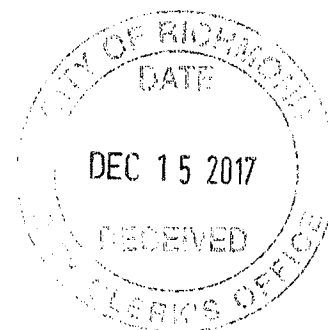
MayorandCouncillors

From: TERESA MURPHY <tmurphy@shaw.ca>
Sent: Friday, 15 December 2017 13:01
To: MayorandCouncillors
Subject: Here is an article about Onni worth reading

Hi,
Did you see this article about Onni?

https://globalnews.ca/news/3910790/vancouver-onni-rentals/?utm_source=GlobalBC&utm_medium=Facebook

All the best,
Teresa Murphy, 9651 Finn Road



Canada December 11, 2017 7:55 pm

Updated: December 11, 2017 9:58 pm

Vancouver approved a condo project, in part, because it had rentals. They cost \$5,400/month

By Jesse Ferreras and Tanya Beja Global News

A new building in Downtown Vancouver is under fire, with critics saying it does nothing to increase market rentals in the city. Tanya Beja reports.

The City of Vancouver is pushing to secure more rental housing so that its people can find a place to live.

That's a tough task to accomplish when units are going for \$5,400 — precisely for a building by developer Onni that's located on Richards Street downtown.

WATCH: Vancouver 'kickback' to prominent developer

Years ago, the city granted Onni a rezoning for the building with an increased floor space ratio (FSR) — meaning it could take up more room on the land it was located upon.

The project was to be located in a zone that only allowed for an FSR of 5.0, but city staff recommended that the ratio be hiked up to 8.87 — increasing the buildable floor space from 150,000 sq. ft. to 265,945 sq. ft.

READ MORE: EXCLUSIVE: City of Vancouver says it mistakenly gave \$1.5M break to real estate developer

The city recommended this after the developer pledged numerous features in the building.

One was that it would include a 37-space daycare — an amenity that city staff “welcomed.”

Another was that it would include 130 market rental units.

Said a staff report: “the provision of rental housing advances a significant housing policy goal of the city since rental housing is affordable to a broader range of household incomes than home ownership.”

Council voted it through. But at least one councillor regrets supporting it now that she's seen how much it costs to rent there.

A Craigslist post shows a 450-sq.-ft. unit being offered for \$5,400 per month, and a two-bedroom for \$6,600.

"This is not for the local market," said Coun. Adriane Carr. "This is not solving the housing affordability crisis in this city."

She was concerned that units at the building would function less like rental housing and more like an extended-stay hotel.



Condo buildings in Vancouver.

THE CANADIAN PRESS/Darryl Dyck

"I absolutely would not have approved it" had she known, Carr told Global News.

This isn't the first time that Onni has come under scrutiny for taking rental units and renting them out for short periods.

READ MORE: City of Vancouver now considering legal action against unlicensed luxury hotel

Earlier this year, the developer paid a \$24,000 fine for taking nightly rentals at its building on Seymour Street.

A spokesperson for the project said units there won't be rented for less than a month at a time — and that's legal.

READ MORE: Vancouver approves new regulations for short-term rentals like Airbnb

Carr wants city bylaws changed so that units are preserved as rental housing.

“It should be very clear in our bylaw that it’s long-term rentals, not one month,” she said.

This very building also faced scrutiny late last year when Onni received a \$1.5-million Development Cost Levy (DCL) waiver under the city’s Rental 100 program, even though it didn’t qualify for one.

In the wake of the waiver, Vancouver city Coun. George Affleck pushed a motion that the city carry out an external audit looking into how it was granted.

Council approved that motion, but in a June 1 memo, Vancouver city manager Sadhu Johnston said internal audit work done by staff “achieves council’s directive for a thorough and transparent review of this situation.”

READ MORE: Developer under fire for years of luxury short-term rentals in Vancouver without hotel license

He said an external audit would cost anywhere between \$230,000 and \$350,000 “to replicate the full scope of the internal audit review.” So they didn’t proceed with an external audit.

As for Onni, it repaid the \$1.5-million waiver to the city.

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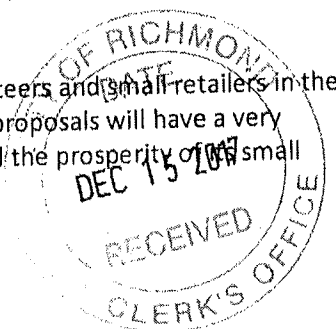
Schedule 7 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 18, 2017.

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

MayorandCouncillors

From: Colleen Burke <mcburke@telus.net>
Sent: Friday, 15 December 2017 13:50
To: MayorandCouncillors
Subject: ONNI Public Hearing Dec 18

- > I think it's really important for councillors who believe a Granville Island atmosphere will result from the proposed zoning change to realize that this won't happen at imperial landing. The conditions are too different.
- >
- > Granville Island was a federal project located on federal lands; the farmer, food and craft markets located there could never afford to lease from a private owner. Let alone rates such as Onni wants to get at imperial landing. If that were so, their waterfront at Steveston would be leased already to occupants engaged in maritime related uses.
- >
- > The lease rates Onni expects would be prohibitive to small scale operators such as are located at Granville Island. A municipal government has no power to tell a private land owner who they may rent to, what they may charge, and (given the expansive retail and general commercial zoning) what they choose to sell. It can't determine what kind of atmosphere will result.
- >
- > Far more likely, if you vote in the proposed uses, will be chain businesses with their usual signage, resulting in an ordinary strip mall appearance, perhaps a bit jazzed up, with resulting traffic congestion, collisions, noise, visual clutter, garbage, theft, vandalism, and so on.
- >
- > We who moved to the Bayview paid a premium to live in the neighbourhood as currently zoned. Why are the Onni companies the only ones whose land values are under consideration?
- >
- > As a personal example: After living in Steveston for 21 years, in 2011 I paid \$40,000 more for a townhouse on east Bayview than a newer, bigger one across from the community centre, because east Bayview was a much quieter, friendlier and greener place, with the peaceful ambience of the river close by. There was no indication then that the OCP and Zoning would allow for a shopping centre. Onni had not yet built the waterfront structures. We had reason to assume that Onni would adhere to the use restrictions. The Maritime and related uses were unlikely to change the character of the neighbourhood and would have been enough additional traffic and "liveliness".
- >
- > As you know Onni built for a shopping centre, in utter disregard for the neighbourhood values, character, traffic conditions and use restrictions. In doing so it betrayed those who invested in Imperial Landing as a comfortable, home like community.
- >
- > Until now I have never heard of a shopping centre or a giant strip mall being placed at the back of such a neighbourhood. For good reasons these mega commercial uses are normally located in downtown areas or on intersections of traffic arteries.
- >
- > If the zoning must change, it should not change so drastically as this. The addition of daycare use was fine, as it is compatible with existing uses and a necessary one for local families.
- >
- > It seems Onni has come up with a use - a hotel - that would hook the existing restaurateurs and small retailers in the village into supporting its plan for a shopping centre. The general commercial and retail proposals will have a very detrimental effect on our neighbourhood as well as the character of Steveston village and the prosperity of small businesses.
- >



> Some of you have noticed how mega fortress houses have come to dominate and destroy existing home neighbourhoods. Can you imagine that allowing a mega strip mall, complete with hotel will somehow be compatible in this similar setting?

>

> It is not just that our homes will lose value with the large increase in traffic, crime, air, noise, garbage and light pollution. Allowing general commercial and hotel use will change our neighbourhood forever. And will dominate and destroy it.

>

> Aside from other commercial destinations, a 32 unit hotel could by itself result in thousands more vehicles using our small street, at all hours.

>

> Yet, Onni and city council seem absolutely determined to get the shopping centre underway.

>

> I have noted this in previous communications to Council, but it cannot be emphasized enough: It is shockingly improper that the sole consideration on this rezoning proposal appears to be the amount of money Onni must pay for the bylaw amendments.

>

> Land use decisions are supposed to be about compatibility with existing uses, impacts on affected properties and neighbourhood character, the environment, health, safety, (and yes - land values: but not just the land values of one owner or set of shareholders). It appeared to me and others, at the public hearing in October, that most of the council members had made up their minds to vote for the amendments. Only the developer's "contribution" was left to be resolved.

>

> The minutes of the continued hearing in November and the recent newspaper notice for the December 18 hearing suggest the same: the zoning is for sale and price is all that matters.

>

> There is no point to having a planning department if a developer can build and use for whatever it wants, subject only to a price requirement.

>

> Like many of my fellow residents in the village of Steveston, I have lost hope in getting fair representation on the imperial landing proposal, let alone seeing our village heritage respected and appropriately conserved.

>

> I have been committed to Steveston in so many ways.

> I'm old now. I had hoped to be here forever.

> If the proposed amendments go through, however, I too will be looking at selling and moving away.

>

> It's just so heartbreaking.

>

> M C Burke

> 4311 Bayview

> Steveston

>>



FROM : ERIKA SIMM FAX 273 3240

PHONE NO. : 273 3282

Dec. 15 2017 06:26PM P1

Schedule 8 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 18, 2017.

December 15, 2017

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

To: Mayor and Council
City of Richmond,
6311 No 3 Rd.
Fax: 604-278-5139

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

Re: application by ONNI for a zoning amendment at Imperial Landing

Dear Mayor and Councillors,

It seems to me that Onni has made hardly any advancements to meet the MMU zoning requirements, which were present when Onni purchased the parcels of waterfront land at 4300 Bayview Street.

This site is absolutely the very best location on the old "Packers" site. As you know in Real Estate it is all about location, location, location.

It was advantageous for Onni to be able to purchase the parcels at a price that considered the MMU zoning which was in place at that time.

But, rather than being a good corporate development company, Onni chose to ignore this special zoning, which was put in place by a large, very diverse committee to enhance the continued maritime / fishing theme and use along Steveston's waterfront. Onni chose a stalemate rather than to comply with City zoning regulations.

As a retired Realtor I have met many developers in my day, but I have never encountered a development company like this! Most developers contribute some public amenities to the communities they do business with. They care about their image and are benevolent, especially after they have reached their goal of a large and dominant corporation in Greater Vancouver. The least they could have done is to comply with City zoning regulations like every other developer.

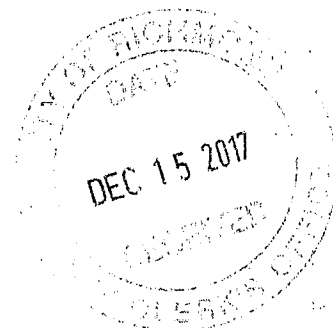
If Council at this time decides to accept a one time sum for the value increase of the zoning upgrade of the parcels at 4300 Bayview Street, then it should be no less than \$ 9 Mil. which is the amount the City's consultant Site Economics Ltd determined. 9 Million is a small amount in the scheme of things, it is the cost of doing business for Onni. This amount is not even enough to build a library annex to the existing community centre, for instance.

I don't think that anything less is acceptable for the people of Richmond, and especially for the people of Steveston.

Thank you.

Yours, as always

Erika Simm



ON TABLE ITEM

Date: Dec 18, 2017
Meeting: Public Hearing
Item: #5 - Onni

Mayor and Councillors

Schedule 9 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 18, 2017.

From: Marion Smith <marionsmith@shaw.ca>
Sent: Saturday, 16 December 2017 22:07
To: Mayor and Councillors
Subject: ONNI's Vancouver rentals - recent Global news coverage

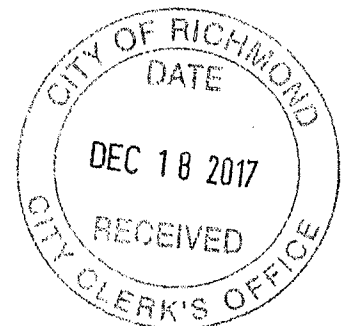
Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Mayor and Councillors,

You should be aware of ONNI's activities in Vancouver. See this link from Global BC's Dec 11th news regarding the rental rates they are charging in a new development.

<https://globalnews.ca/news/3910790/vancouver-onni-rentals/>

Regards,
Marion Smith



Vancouver approved a condo project, in part, because it had rentals. They cost \$5,400/month

By Jesse Ferreras and Tanya Beja Global News

A new building in Downtown Vancouver is under fire, with critics saying it does nothing to increase market rentals in the city. Tanya Beja reports.

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That's a tough task to accomplish when units are going for \$5,400 — precisely for a building by developer Onni that's located on Richards Street downtown.

WATCH: Vancouver 'kickback' to prominent developer

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READ MORE: EXCLUSIVE: City of Vancouver says it mistakenly gave \$1.5M break to real estate developer

The city recommended this after the developer pledged numerous features in the building.

One was that it would include a 37-space daycare — an amenity that city staff "welcomed."

Another was that it would include 130 market rental units.

Said a staff report: "the provision of rental housing advances a significant housing policy goal of the city since rental housing is affordable to a broader range of household incomes than home ownership."

Council voted it through. But at least one councillor regrets supporting it now that she's seen how much it costs to rent there.

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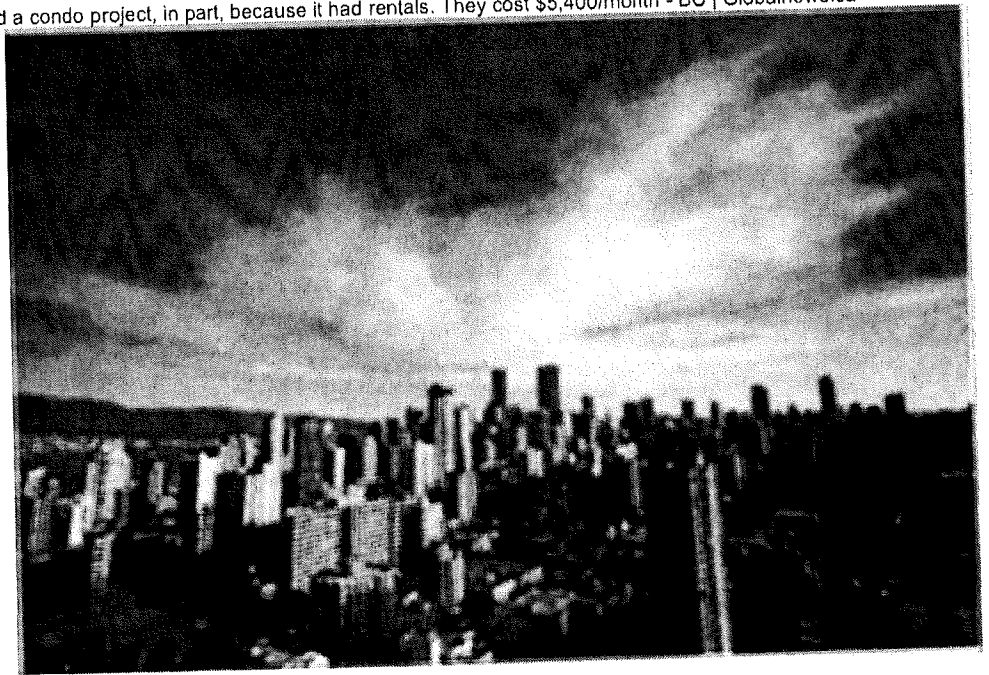
12/18/2017

Vancouver approved a condo project, in part, because it had rentals. They cost \$5,400/month - BC | Globalnews.ca

housing affordability crisis in this city."

She was concerned that units at the building would function less like rental housing and more like an extended-stay hotel.

"I absolutely would not have approved it" had she known, Carr told Global News.



Condo buildings in Vancouver.

THE CANADIAN PRESS/Darryl Dyck

This isn't the first time that Onni has come under scrutiny for taking rental units and renting them out for short periods.

READ MORE: City of Vancouver now considering legal action against unlicensed luxury hotel

Earlier this year, the developer paid a \$24,000 fine for taking nightly rentals at its building on Seymour Street.

A spokesperson for the project said units there won't be rented for less than a month at a time — and that's legal.

READ MORE: Vancouver approves new regulations for short-term rentals like Airbnb

Carr wants city bylaws changed so that units are preserved as rental housing.

"It should be very clear in our bylaw that it's long-term rentals, not one month," she said.

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12/18/2017

Vancouver approved a condo project, in part, because it had rentals. They cost \$5,400/month - BC | Globalnews.ca

READ MORE: Developer under fire for years of luxury short-term rentals in Vancouver without hotel license

He said an external audit would cost anywhere between \$230,000 and \$350,000 "to replicate the full scope of the internal audit review." So they didn't proceed with an external audit.

As for Onni, it repaid the \$1.5-million waiver to the city.

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ON TABLE ITEM

Date: Dec 18, 2017
Meeting: Public Hearing
Item: #5- Onni

Schedule 10 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 18, 2017.

Mayor and Councillors

From:
Sent:
To:
Subject:

Don Flintoff <don_flintoff@hotmail.com>
Sunday, 17 December 2017 12:19

Mayor and Councillors

Onni - December 20, 2017 Public Hearing OFFICIAL COMMUNITY PLAN BYLAW 7100,
AMENDMENT BYLAW 9062 AND RICHMOND ZONING BYLAW 8500, AMENDMENT
BYLAW 9063 Location: 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly
4300 Bayview Street) Applicant
Onni and Community Amenity Contributions Dec 19.docx

Attachments:

Categories:

- DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S
OFFICE

Hi,

See attached letter to Council.

Cheers & Merry Xmas,

Don



December 12, 2017

Mayor & Council
City of Richmond

RE: December 20, 2017 Public Hearing

OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9062 AND RICHMOND ZONING
BYLAW 8500, AMENDMENT BYLAW 9063

Location: 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street)

Applicant: Onni Development (Imperial Landing) Corp.

Previous History

A bit of history of the site gleaned from the City's website –

Imperial Landing Chronology – 1998 to Present

- Sept. 17, 1998 – A Land Use Plan for the Steveston Properties Site was officially adopted by Council.
- Dec. 1998 – B.C. Packers submitted an Application for Rezoning, Development Permit & Subdivision.
- Oct. 1999 – B.C. Packers Rezoning Application reaches Third Reading (6-3).
- May 28, 2001 – Council approves B.C. Packers Application (5-3). (Report May 24/01, File No. 8060-21-7108/RZ 98753805) (Reqs No. 420882)
For: Dang/Greenhill/Johnston/Kumagai/McNulty
Against: Mayor Halsey-Brandt/Brodie/Steves
Absent until 8:08 pm – Barnes
- Sep. 2001 – The City obtained title to the Waterfront Lands from B.C. Packers.
- Dec. 2001 – The Site and Development Plans were sold to the Onni Group.
- March - 2003 – The waterfront park and boardwalk opened to the public.
- Nov. 2003 – Various 'visions' were presented in Public Open Houses at City Hall.
- Dec. 15/16, 2003 – General Purposes Committee Meetings: the Gen. Mgr. Parks, Recreation & Cultural Svcs presented "Feedback – Imperial Landing Open Houses". Differing views, opinions, and concerns were expressed by those present. This report was referred to staff for further consideration of 20 elements.
- Feb. 20, 2004 – General Purposes Committee Meeting: The Manager, Policy Planning, outlined in a Report by Planner David Brownlee, various elements which were to be reviewed, arising from the Dec. 11, 2003 report 'Feedback - Imperial Landing Open Houses', from the General Manager Parks, Recreation & Cultural Services. Three options were outlined, with the third arising from the General Manager, Urban Development and Onni representatives exploring a possible 'Compromise Option'. "Staff were directed to further explore with Onni Development (Imperial Landing) Corp. a modified development package for the Imperial Landing Maritime Mixed Use (MMU) area and the northeast corner of Bayview and No.1 Road with the objective of having Onni submit a rezoning application for Council's consideration". (All Council incl Kumagai).
- Exploring the compromise option, the following elements were included:
- * an additional 30,000 sq.ft. of residential development would be permitted within the MMU;
 - * an additional 7,000 sq.ft. of retail commercial for north of Bayview St., near No.1 Road intended to accommodate a specialty grocery store;
 - * the existing zones for the MMU would be altered to permit retail commercial;

- * Onni would design and build a fish market within the MMU area provided that there was a bonafide commitment to lease such space from interested parties;
- * Onni would make a financial contribution toward future waterfront or other improvements. It is intended that this matter would be discussed in a future closed Council session.
(On page 7, the Financial Impact of Compromise Option 3, is noted as -
" \$1.7 million or more potential contribution toward community amenities.")

March 1, 2004 - General Purposes Committee Meeting: Mr. Crowe, Manager Policy Planning and Mr. Burke, Manager, Development Applications, reviewed with Committee the charts which were on display, to explain the modified development proposal for the Imperial Landing Maritime Mixed Use (MMU) area and the north-east corner of Bayview Street and No.1 Road.

Moved and seconded: that staff report to Committee with visions for the Imperial Landing Maritime Mixed Use (MMU) area and the north-east corner of Bayview Street and No.1 Road, without pre-commitment, on alternatives for the site. Elements (a) to (f) to be considered; also - that staff provide information on (i) the timing of a presentation to the public for discussion on the alternate visions, and (ii) how the public consultation process would be undertaken. Carried;

Dec. 20, 2005 - In the Planning Committee Minutes.- "Mr. Burke provided an oral update on the status of the Onni rezoning proposal. He advised that staff were currently reviewing the revised plans, which had increased the size of the residential component and decreased the size of the commercial element. Mr. Burke added that the key components were still included in the design, and that once staff had completed their review, the developer would be holding public information meetings in the area to present the proposal to area residents. General Manager, Urban Development, Joe Erceg advised that full vehicular access had been negotiated through the Onni property to the City-owned waterfront property; and as well, the developer had agreed to organize the property in such a way to increase the outdoor plaza area for use by the City". Reference was made to the current zoning of the City-owned water lot property as it related to the Onni proposal, and advice was given that staff would review that issue as part of their review of the Onni project.

Dec. 20, 2005 to Dec. 2006 - No mention of progress with the proposal is noted in Council Minutes or those of the Planning or General Purposes Committees. The last significant review and discussion involving public participation took place March 1, 2004.

April/May 2006 - Onni held several selective and one short Public Open House (May 24, 2006), to present what is being proposed for the site (No descriptive handout provided).
The eastern section from Easthope Ave. includes three condominium buildings, with a total of approximately 100 residential units.

Dec. 13, 2006 - Onni held a Public Open House re Imperial Landing. Community invited to learn about what was being proposed for this site. (No information piece provided)

The west end of the site from Easthope Ave is now commercial and includes the grocery store which moves from the northeast corner of No.1 Road and Bayview Street. The residential component remains east of Easthope Ave. and includes 12-15 townhome units of varying height to English Ave and then a condominium structure paralleling Bayview Street with approximately 30 units and another condominium building running north/south at the eastern limit with about 30 units. Very little public open/green space between the residential buildings and the walkway, has been included.

Onni's Request

Onni has asked the City to amend the OCP and the definition of "Maritime Mixed Use". Hence, the Community will lose the Maritime Mix Used granted by Bylaw 9062. The buildings are 30,530 sq. ft. in total with 106 underground parking stalls located on the urban waterfront in Steveston.

The CAC Numbers & Calculation Results

As Onni has been the one presenting offers in this negotiation, it is time for the City to put forward their offer for Onni's consideration. There are numerous calculations with a wide range of numbers to digest. Onni will argue that Mr. Roston's numbers are too high and Mr. Roston will argue Onni's numbers are too low. It is time for the City to put its "best and final offer" on the table before closing this matter for the foreseeable future.

Council has lots of numbers to consider. However, it has yet to land on a number. The numbers are listed below:

- On March 17, 2014, Onni had proposed a CAC of \$1.5 million.
- On May 7, 2014, Mr. Roston submitted his analysis showing the suggested CAC should be \$8.6 million.
- In June 2017, Coriollis recommended a CAC of \$2.04 million to \$2.55 million.
- On September 13, 2017, Mr. Roston revised his CAC to \$11.9 million.
- On October 11, 2017 the Community Amenity Contribution offered by Onni was \$2.375 Million.
- On October 16, 2017, as part of their delegation to Council, Onni increased their community amenity contribution offer amount to \$3,375,000.

- On November 2017, Onni offers to voluntarily contribute \$4.75 million towards the Steveston Community Amenity provision account.
- A recently received calculation shows that the community amenity contribution should be \$12.212 million for Buildings 1-4 and another \$8.45 million for Buildings 5-6 for a total of \$20.66 million.

Currently the CAC amounts being discusses, range for \$11.9 million to \$20.66 million by members of the Community, and Onni's most recent offer of \$4.75 million. Taking the lower number of about \$12 million and Onni's amount of \$4.75 million, we can split the difference at about \$8 to \$9 million as a possible settlement amount.

Changed Perceptions of Onni

Given the passage of time and the recent publicity about Onni:

- Dec. 2, 2016: Onni tells Global News it will repay the City of Vancouver the \$1.5-million waiver it was allegedly mistakenly granted.
- December 2, 2016 Global News The Rental 100 program has already come under scrutiny this week, after Global News discovered the developer Onni was given a \$1.5-million kickback under the program for their mixed condo/rental building The Charleson, despite not qualifying for the incentive and never having applied for it.
- CBC News Posted: Mar 30, 2017, Onni has been warned twice to stop the practice, says City of Vancouver

For the reasons above, any CAC settlement should require a bond be posted by Onni for the settlement amount.

A Proposed Negotiated Settlement

One solution might be a CAC of about \$8-9 million. This would be a suitable amount even though it falls short of Mr. Roston's and other calculations. The CAC should be applied to the upgrade of the net loft (in the 2018 capital budget) and is in line with the Maritime Mixed Use the City will forfeit by amending the bylaw. Onni should consider this amount as the City's "Best and Final Offer". As the City must rely upon Onni to fulfill its part of any negotiated agreement, it should require a bond be posted.

As part of the settlement agreement, the City will permit the amended zoning requested, will allow hotel suites without kitchens and will permit a wine bar similar in nature to the Cobblestone Wine bar in Naramata¹. Also, the hotel should portray a maritime theme to reflect the intent of the Maritime Mixed Use no longer required to be provided by Onni. Properly done, this Maritime theme hotel could emulate the Naramata Heritage Inn & Spa shown below.

¹ <https://naramatainn.com/>



Onni owns a prime piece of waterfront urban property with very few comparable sites of the same caliber on the west coast and this negotiated settlement should be considered as an excellent long term compromise by Onni and the City. As with any negotiations, the settlement should provide benefits to both parties. The City keeps its Maritime Mixed Use by using the CAC to upgrade the Net Loft and Onni gets its rezoning and a wine bar.

Recommendations

1. If Onni accepts the negotiated settlement they should be required to post a bond for the \$8.0 million CAC.
2. If Onni counters by insisting on kitchen in the hotel suites, then the settlement amount must increase to \$10 million and be secured by a bond.
3. If Onni rejects the offer by the City, then the City should not entertain any further amendments to the OCP and the definition of "Maritime Mixed Use" for this site for at least 5 years as there is other City Business to attend to.

D. Flintoff
6071 Dover Rd., Richmond

ON TABLE ITEM

Date: Dec. 18, 2017
Meeting: Public Hearing
Item: #5 - Onni

Schedule 11 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, December 18, 2017.

CityClerk

From: Badyal, Sara
Sent: Monday, 18 December 2017 08:51
To: CityClerk
Cc: Craig, Wayne
Subject: FW: Onni
Attachments: Onni Imperial Landing Dec 18 2017 Rezoning Amenity Contribution Calculation.pdf

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

From: John Roston, Mr [<mailto:john.roston@mcgill.ca>]
Sent: Saturday, 16 December 2017 12:40
To: Brodie, Malcolm; Johnston, Ken; Au, Chak; Loo, Alexa; Dang, Derek; McPhail, Linda; Day, Carol; McNulty, Bill; Steves, Harold
Cc: Badyal, Sara; Sean Lawson
Subject: Onni

Dear Mayor and Councillors,
I have a couple of options to suggest for resolving the Onni amenity contribution saga. The preferred one proposes an amenity calculation based on fact, not guesses. It does not rely on consultants. It does not rely on trust and goodwill. It allows the project to proceed immediately without further hearings and chasing around in circles. Details are in my attached submission to the Dec. 18 Public Hearing.

With best wishes for the holiday season, John Roston

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
Roston submission for Public Hearing December 18, 2017.

High lease rates and a low cap rate increase the uplift in property value that would result from rezoning. Doubts were raised about the report by the City's consultant, Mr. Wozny, because he used lease rates for some buildings that were lower than the lease rates that Onni submitted in 2014 as their expected lease rates and he used a cap rate that was higher than the cap rate submitted by Onni's consultant. A Steveston real estate agent, Mr. Lawson, also submitted his view that much higher lease rates and a much lower cap rate should be used.

At the last Public Hearing on Nov. 20th, Mr. Craig stated that staff had been in touch with Mr. Wozny and he did not wish to change his report. Councillor Loo pointed out that if Council had doubts about Mr. Wozny's report, it should not go back to him, but engage a different consultant. After the Public Hearing, Mr. Lawson submitted the name of a highly qualified appraiser who is familiar with Steveston commercial real estate. Staff nevertheless went back to Mr. Wozny and, as expected, he did not change his report. It's hard to see how Council is further ahead than it was on Nov. 20th.

The central problem is that no one knows the correct lease rates and cap rate that should be used in the calculation. The use of consultants results in educated guesses, but they are still guesses and not fact.

I have two options to suggest:

Suggested Option 1:

- A. There is no way to be sure of an appropriate cap rate without putting the buildings up for sale. Therefore, the easiest way to agree on a cap rate is to accept the 5.25% rate submitted by Onni's consultant.
- B. The lease rates and the costs involved in leasing are unknown until the buildings are actually leased. It may take a couple of years to fit out and lease all the space. Some of the space may be initially leased at artificially low rates for a brief period until longer term tenants can be found.
- C. The easiest way of being sure that accurate lease rates and leasing costs are being used is to agree on an amenity contribution that is split into two installments:
 - 1. The immediate payment of Onni's current offer of \$4.75 million.
 - 2. The calculation 3 years from now of the total uplift using the actual lease rates and leasing costs at that time for all 6 buildings. Agree now that the total amenity contribution will be the greater of 75% of that calculation of actual uplift or the \$4.75 million already paid. If that total amenity contribution is greater than \$4.75 million then the difference will be paid at that time.
 - 3. If Onni is operating a hotel itself rather than leasing it to an independent hotel operator, then the actual hotel revenue can be used to calculate an appropriate nominal lease rate.
- D. The advantage of this arrangement is that the amenity calculation is based on fact, not guesses. It does not rely on consultants. It does not rely on trust and goodwill. It allows the project to proceed immediately without further hearings and chasing around in circles.

Suggested Option 2:

- A. If Onni does not accept Option 1 then the main reason will be that it knows the actual lease rates will be much higher than the lease rates used by the consultants and/or the leasing costs will be much lower. That should give Councillors pause in considering other options.
- B. Councillors for whom the hotel is a key factor in their support for rezoning should keep in mind that Onni has refused to commit to actually opening a hotel.
- C. Similarly, Councillors for whom eliminating empty buildings is a key factor should keep in mind that Onni may leave Buildings 5 and/or 6 empty to continue public pressure for rezoning to allow retail.
- D. If Councillors nevertheless choose to pursue a single amenity contribution payment now, then the full \$5.5 million contribution calculated by the City's consultant should be the lowest amenity contribution that the circumstances allow them to accept.
- E. Although this option allows the project to proceed immediately without further hearings, the amenity calculation is based on guesses by consultants. The issues of trust and goodwill remain. There is the possibility that in 3 years, when actual lease rates are known, the acceptance of \$5.5 million will become a political issue.

Finally, I hope that Council will direct the amenity contribution to a Steveston amenity fund rather than the current designation for a new Steveston Community Centre. There should be consultation with Steveston residents on priorities before a decision is made on best use of the funds.

John Roston
12262 Ewen Ave.
604-274-2726

ON TABLE ITEM

Date: Dec. 18, 2017
Meeting: Public Hearing
Item: #5 - Onni

Schedule 12 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, December 18, 2017.

Mayor and Councillors

From: Tasha Schermerhorn <tashaschermerhorn@gmail.com>
Sent: Monday, 18 December 2017 09:23
To: Mayor and Councillors
Subject: Meeting tonight and Bylaw changes for the Onni Development
Categories: - DISTRIBUTED ON TABLE, - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Mayor and councillors

I am absolutely against the zoning bylaw changes proposed that will allow the Onni development in Steveston. I am a nearly 100% lifelong Metro Vancouver resident and six and a half year Richmond resident and Steveston remains one of the most beautiful places I can think of here.

I take every visitor I get to Steveston to stroll along the quaint neighbourhood streets where we stop in for a coffee at Davood's shop, or fish and chips at Pajo's. Everyone is delighted by all of the beautiful, privately-owned boutiques full of one-of-a-kind items with friendly owners and staff.

My favourite summertime activity is spending time at Garry Point Park followed by a walk on to the docks to grab fresh seafood and even some ice cream. I love coming to the farmer's market's in the summer and since I take the bus down and it stops right there I always stop in the thrift shop in the old church.

All these places lend a certain air, a certain charm to Steveston. It is small businesses in the existing buildings that make Steveston so wonderful. They've made it wonderful for the four decades I can remember it. I understand there is room for growth but it's so important to maintain the beauty and charm. Please, please, please don't let Onni continue its path of destruction.

Onni is nothing short of a horrible developer. How are things looking with the commercial space at Imperial Landing? I live in an Onni rental apartment. This year I went almost three months without mail. What sort of owner allows the lack of basic services like that? They also closed the pool and sauna with next to no excuse. The rent increases come in every year though. Did you know last winter one of their buildings in Burnaby had a boiler break down. That served for the central heating for the building. That building went for SIX WEEKS without heat in the middle of winter. The residents had to go to CTV News to publicize the issue to get it resolved. Did you know Onni built a tower in downtown Vancouver with rental suites starting at \$5,400 for a bachelor suite? I understand the commercial space at Imperial Landing stays so vacant because they have such high rental rates that no small business could possibly afford to move in.

Onni doesn't care about Steveston. Onni doesn't care about who or what occupies its buildings. Onni cares about money. That's it. Period. The people who live in Steveston, the people who own businesses and work in Steveston, and the people who visit Steveston care about its future. Onni does not. I care about Steveston. It is part of what I call home and I would hate to see another Onni development move in and continue to ruin one of my favourite places in Metro Vancouver. Please don't let this happen.

Tasha Schermerhorn
Richmond Resident.

