



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Monday, November 20, 2017 – 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9753**
(File Ref. No. 12-8060-20-009753; RZ 16-754653) (REDMS No. 5504451; 5515382)

PH-6

See Page PH-6 for full report

Location: 10451/10453 No.1 Road

Applicant: 1008358 BC Ltd

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Coach Houses (RCH1)”, to permit the property to be subdivided into two (2) single family residences, each with a coach house, with vehicle access from the rear lane.

First Reading: October 10, 2017

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9753.



Page

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9762**
(File Ref. No. 12-8060-20-009762; RZ 13-638387) (REDMS No. 5347398; 5535734)

PH-27

See Page PH-27 for full report

Location: 7151 No. 2 Road

Applicant: Konic Development Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Low Density Townhouses (RTL4)”, to permit development of four (4) three-storey townhouse units with vehicle access from No. 2 Road.

First Reading: October 23, 2017

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9762.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9765**
(File Ref. No. 12-8060-20-009765; RZ 17-772629) (REDMS No. 5407112; 5544728)

PH-51

See Page PH-51 for full report

Location: 9600/9620 Glenacres Drive

Applicant: KNS Enterprises Ltd.

Purpose: To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Glenacres Drive.

First Reading: October 10, 2017

Order of Business:

1. Presentation from the applicant.

Page

2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9765.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9773**
(File Ref. No. 12-8060-20-009773; RZ 17-781064) (REDMS No. 1077644; 2221494; 5556538; 5594931)

PH-65

See Page PH-65 for full report

Location: 12431 McNeely Drive

Applicants: Darlene Dueckman, Mark Dueckman, and John Goossen

Purpose: To rezone 12431 McNeely Drive from the “Agriculture (AG1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create five (5) single-family lots.

First Reading: October 23, 2017

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9773.



Page

5. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9062 & RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9063**

(File Ref. No. RZ 13-633927; 12-8060-20-009062/009063) (REDMS No. 5421598 v.3; 5408979; 5421548; 5421589; 5454588; 5466109)

Important Notice: The public will have an opportunity to speak to Item No. 5 and in particular, Council is interested to hear new information concerning the amenity contribution.

Note on Previous Public Hearing: This application was considered by Council at the October 16, 2017 Public Hearing. After hearing public delegations on the matter, Council considered the bylaw and resolved to defer further consideration to the November 20, 2017 Public Hearing for further discussion, analysis and information regarding the amenity contribution component.

PH-86

See Page PH-86 for new staff memorandum

PH-92

See Page PH-92 for full report
(previously distributed)

See **Supplementary Information** for staff memorandum
(previously distributed)

See **Supplemental PH Package** for Attachments EE to HH
(previously distributed)

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

Applicant: Onni Development (Imperial Landing) Corp.

Purpose of OCP Amendment: To revise the land use definition of “Maritime Mixed-Use” by adding a range of commercial uses in Appendix 1 (Definitions) in Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan).

Purpose of Zoning Amendment: To revise the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses on 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street.

First Reading: July 24, 2017

First Public Hearing: October 16, 2017

Order of Business:

1. Presentation from the applicant.

Public Hearing Agenda – Monday, November 20, 2017

Page

2. Acknowledgement of other memoranda and written submissions received since the October 16, 2017 Public Hearing.

PH-116

Please see [October 16, 2017 Public Hearing Minutes](#) for all previous related materials including staff reports, memorandums, and correspondence.

PH-252

- (a) [Staff Memorandum](#) – *Application by Onni Development (Imperial Landing) Corp. - Update on Public Hearing* dated November 10, 2017

PH-253

- (b) [Brenda Yttri](#), President, Steveston Community Society

PH-254

- (c) [Bob King](#), 11100 Railway Avenue

PH-255

- (d) [Mark Real](#)

PH-256

- (e) [Vern Renneberg](#), 4211 Bayview Street

PH-259

- (f) [Mike Ogryzlo](#), 4233 Bayview Street

PH-260

- (g) [Kevin Higo](#), Richmond Resident

PH-262

- (h) [Rob Chan](#), 4311 Bayview Street

3. Submissions from the floor.

Council Consideration:

1. Motion to amend the rezoning considerations to reflect the updated community amenity contribution in accordance with new staff memorandum.

☐

2. Action on second and third readings of Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062.

☐

3. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9063.

☐

ADJOURNMENT

☐



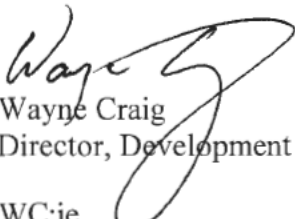
To: Planning Committee
From: Wayne Craig
Director, Development

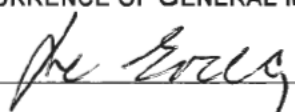
Date: September 25, 2017
File: RZ 16-754653

Re: Application by 1008358 BC Ltd for Rezoning at 10451/10453 No. 1 Road from
Single Detached (RS1/E) to Coach Houses (RCH1)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9753, for the rezoning of 10451/10453 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.


Wayne Craig
Director, Development
WC:je
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

1008358 BC Ltd has applied to the City of Richmond for permission to rezone the property at 10451/10453 No. 1 Road from “Single Detached (RS1/E)” to “Coach Houses (RCH1)” (Attachment 1) in order to permit subdivision into two lots, each with a single family residence and a coach house with vehicle access from the rear lane. A survey of the subject site, which illustrates the proposed subdivision plan, is included in Attachment 2. The site currently contains a non-conforming duplex, which will be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

The subject site is located on the west side of No. 1 Road. Existing development immediately surrounding the subject site is as follows:

- To the North, a non-conforming duplex on a lot zoned “Single Detached (RS1/E)”.
- To the South, a single family dwelling with a coach house on a lot zoned “Coach Houses (RCH)”. This lot was part of a rezoning and two-lot subdivision in 2012.
- To the East, immediately across No. 1 Road, three single family dwellings on lots zoned “Single Detached (RS1/B)”.
- To the West, two single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting onto Sorrel Drive.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject property is designated “Single Family” in the Steveston Area Plan and is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP) (Attachment 4). The proposed rezoning and future subdivision are consistent with these designations.

Arterial Road Policy

The site is designated “Arterial Road Compact Lot Coach House” in the Arterial Road Land Use Policy. This application is consistent with the designation.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff has not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

Analysis

Built Form and Architectural Character

The preliminary conceptual plans for redevelopment of the subject site, included in Attachment 5, have satisfied the staff comments provided during the rezoning application review process.

The proposed Site Plan includes a principal dwelling on the east side of each proposed lot, fronting on No. 1 Road. An accessory coach house above a detached garage is proposed at the rear (west side) of each lot, with access from the rear lane. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

In accordance with the Zoning Bylaw, on-site parking for each lot consists of two (2) parking spaces for each principal residence, and one (1) separate parking space for the coach house. Parking spaces for the principal residence are provided within the garage structure, and parking for the accessory dwelling is provided within a covered carport.

The conceptual architectural elevation plans for the coach houses include asymmetrical sloped roofs and horizontal detailing in a west-coast modern style. High quality materials, such as cedar siding and ample windows, will enhance the simple massing of the structures. Continuity of the architectural detailing from the front elevation to the rear, and landscape screening facing the main dwelling, provide an appropriate interface between the two dwellings on each lot. Private open space for the coach houses is provided at grade at the rear of the structure, facing the principal dwelling. No balconies are proposed to face the rear lane or the side yards. To create a visually appealing streetscape along the rear lane, the coach houses will be mirrored, and the materials and colour palettes will be varied for each accessory building.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line in accordance with the requirements of the RCH1 zone. Screening of on-site

garbage and recycling will be reviewed upon receipt of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 5. The applicant must register a restrictive covenant on title to ensure that:

- The coach house on each lot cannot be stratified.
- The Building Permit application and ensuing development of the coach houses at the site is generally consistent with the preliminary conceptual plans included in Attachment 5.

Existing Legal Encumbrances

There is an existing Right-of-Way registered on title (G113432) which allows City access to utilities along the eastern boundary/front yard of the site. The applicant is aware that no encroachment is permitted within the Right-of-Way.

Transportation and Site Access

Vehicle access for both lots will be provided from the rear lane only, per Residential (Vehicular) Access Regulation Bylaw No.7222. Pedestrian access for both lots will be from No. 1 Road and from the rear lane.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses one tree on the neighbouring property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings, with the following comments:

- One tree (#22) located on the adjacent neighbouring property is identified as a 46 cm conifer in excellent condition. The neighbouring tree should be retained and protected per the City of Richmond Tree Protection Information Bulletin Tree-03. Tree protection fencing should be located a minimum of 2 m onto the development site, to a total of 3 m wide on either side of the tree. In addition, any proposed building permit application should illustrate a setback of 0.6 m outside the 2 m minimum tree protection zone for any new building. A Tree Protection Plan is provided in Attachment 6.
- As there are no trees located on site, a minimum of two new trees should be planted on each lot as a condition of rezoning approval.

Tree Protection

Tree #22 on the neighbouring property is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during the development stage (Attachment 6). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree protection zone. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around Tree #22. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Planting

The applicant has agreed to plant two trees on each lot proposed, for a total of four trees. The trees are to have a minimum caliper of 6 cm for deciduous trees or a minimum height of 3.5 m for coniferous trees.

To ensure that the new trees are planted and maintained, and that the front and rear yards of the proposed lots are enhanced in accordance with the Arterial Road Policy and the RCH1 zoning, the applicant is required to submit the following prior to final adoption of the rezoning bylaw:

- A landscape plan prepared by a Registered Landscape Architect, accompanied by a cost estimate for all the works, including all trees, soft and hard materials proposed, fencing, installation costs.
- Landscape Security based on 100% of the cost estimate prepared by the Landscape Architect, plus 10% contingency.

These conditions are described in the Rezoning Considerations (Attachment 7).

Affordable Housing Strategy

The affordable housing strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created, or a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve fund of \$2.00/ft² of the total buildable area of remaining lots.

The applicant proposes to build a coach house on each of the lots created. This application is consistent with the Affordable Housing Strategy.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning. At future subdivision stage, the applicant is required to:

- Pay the current year's taxes, Development Cost Charges (City and GVS&DD), School Site Acquisition Charges and Address Assignment Fees.

- Complete all necessary connections for water, sanitary, storm and private utility services, and install water meters.
- Complete a Work Order for frontage improvements, including removing the existing driveway and sidewalk, and constructing along the entire frontage a new concrete sidewalk and a grass boulevard with street trees. The new sidewalk and boulevard will transition to meet the existing frontage treatments to the north and south of the subject site, where improvements will be made at future redevelopment.
- Pay a \$40,290.60 cash-in-lieu contribution for the design and construction of lane upgrades, including asphalt paving, drainage, concrete curb and gutter, and lighting for the rear lane.
- Upgrading the existing back lane to City lane design standards.
- Other frontage improvements per Transportation Planning's requirements.

Financial Impact or Economic Impact

This rezoning results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone 10451/10453 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)" in order to subdivide into two lots with vehicle access from the rear lane. Future development will include a single family residence and coach house on each lot.

The proposed rezoning is consistent with the applicable plans and policies for the area.

The applicant has agreed to the list of rezoning considerations included in Attachment 7, with signed concurrence on file.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9753 be introduced and given first reading.



Jeanette Elmore
Planner 2

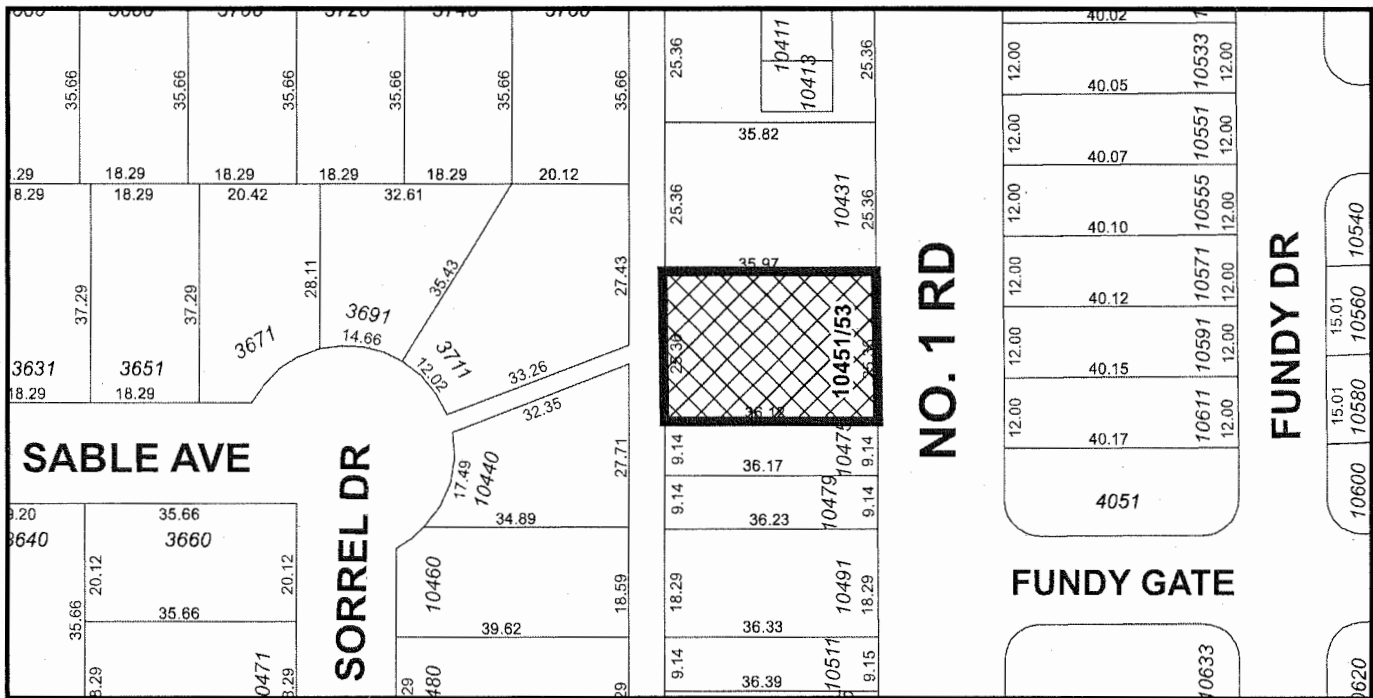
JE:cas

- Attachment 1: Location Map
- Attachment 2: Survey and Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map
- Attachment 5: Preliminary Conceptual Development Plans
- Attachment 6: Tree Protection Plan
- Attachment 7: Rezoning Considerations



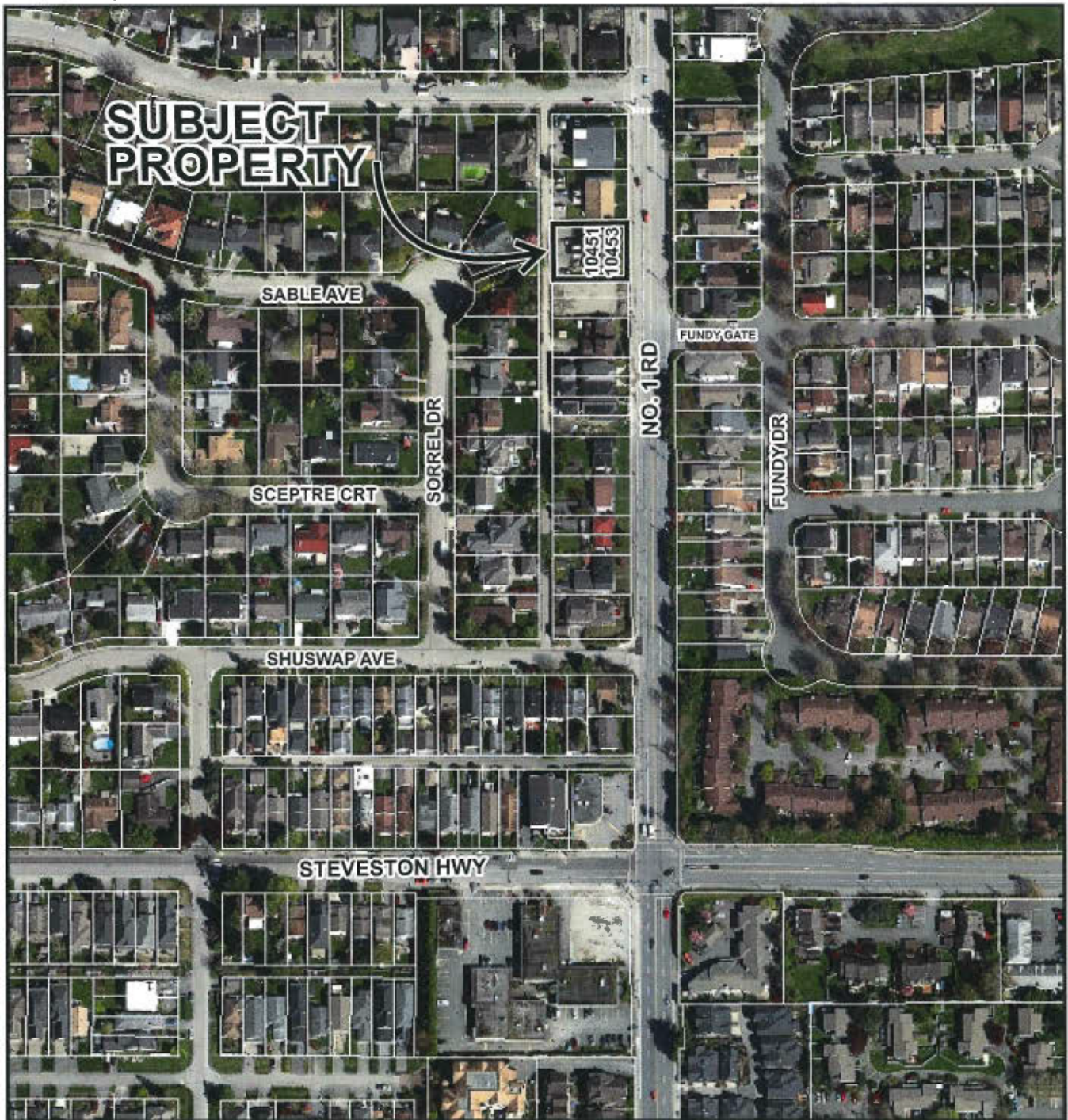
City of Richmond

ATTACHMENT 1





City of
Richmond



RZ 16-754653

Original Date: 01/06/17

Revision Date:

Note: Dimensions are in METRES

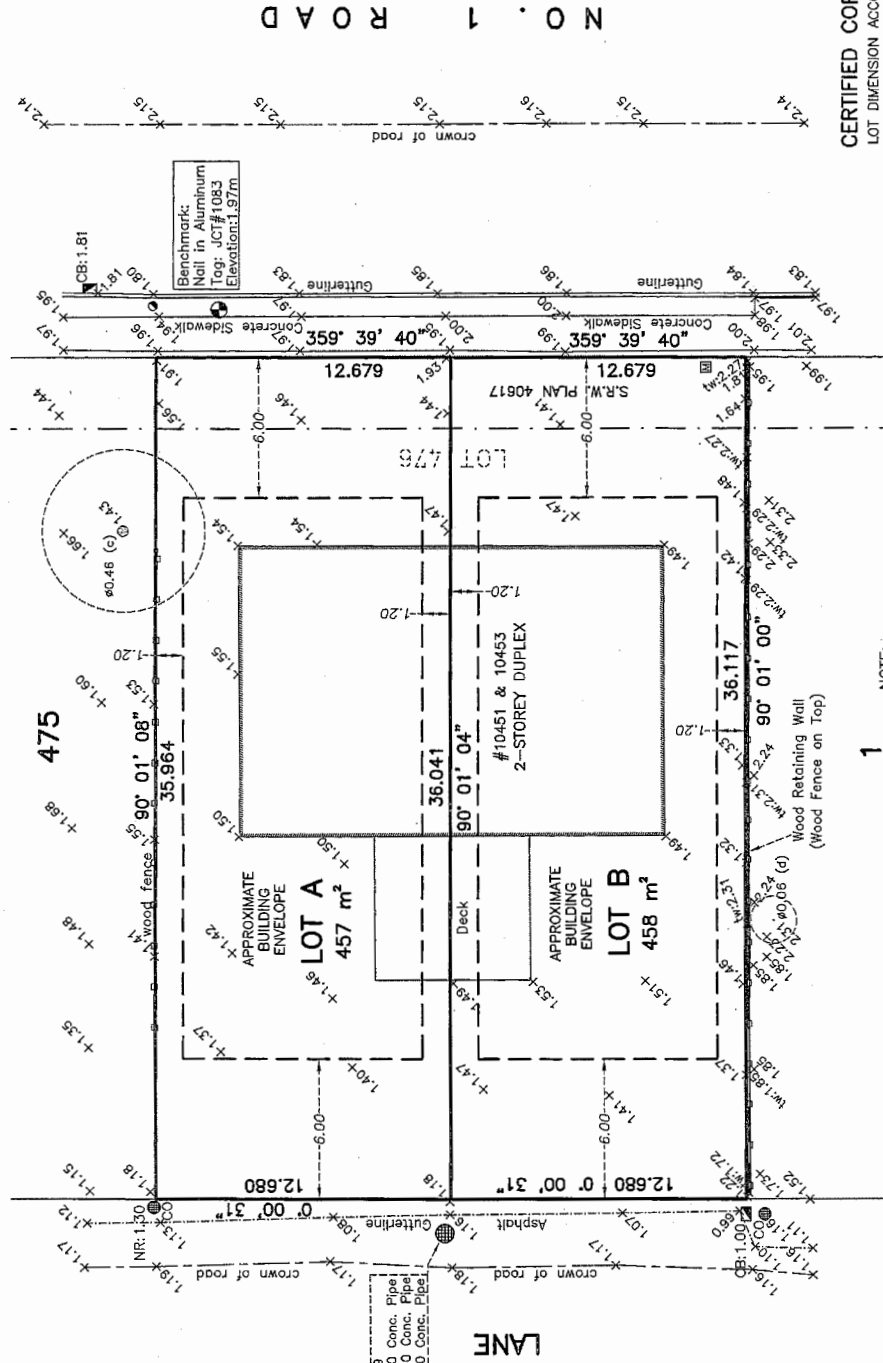
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 476
SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40616

#10451 & 10453 NO. 1 ROAD,
 RICHMOND, B.C.
 P.I.D 005-374-006



- LEGEND:**
- (c) denotes conifer
 - (d) denotes deciduous
 - denotes power pole
 - denotes manhole
 - denotes catch basin
 - denotes water meter
 - denotes cleanout
 - CO denotes north rim
 - NR denotes top of wall
 - tw

Storm MH NR: 1.19
 S. Inv. -0.45 #0.20 Conc. Pipe
 W. Inv. -0.45 #0.40 Conc. Pipe
 N. Inv. -0.45 #0.50 Conc. Pipe



CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY:

[Signature]
 JOHNSON C. TAM, B.C.L.S.
 NOVEMBER 17th, 2016.

NOTE:
 Elevations shown are based on City of
 Richmond HPN Benchmark network.
 Benchmark: HPN #234, Control Monument
 77H4891 Elevation = 1.125 metres
 (Benchmark: HPN #231, Control Monument
 19713, Elevation = 3.419 metres)

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

DWG No. 6780-TOPO

© copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6780
 FB-320 P113
 Drawn By: MY



RZ 16-754653

Attachment 3

Address: 10451 & 10453 No. 1 Road

Applicant: 1008358 BC Ltd

Planning Area(s): Steveston

	Existing	Proposed
Owner:	1008358 BC Ltd	To be determined
Site Size (m²):	915 m ²	Lot A: 457 m ² Lot B: 458m ²
Land Uses:	One duplex	Single-family residential with coach house
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Single-Family	No Change
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)
Number of Units:	2	4
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to compact lots and coach houses.	No Change

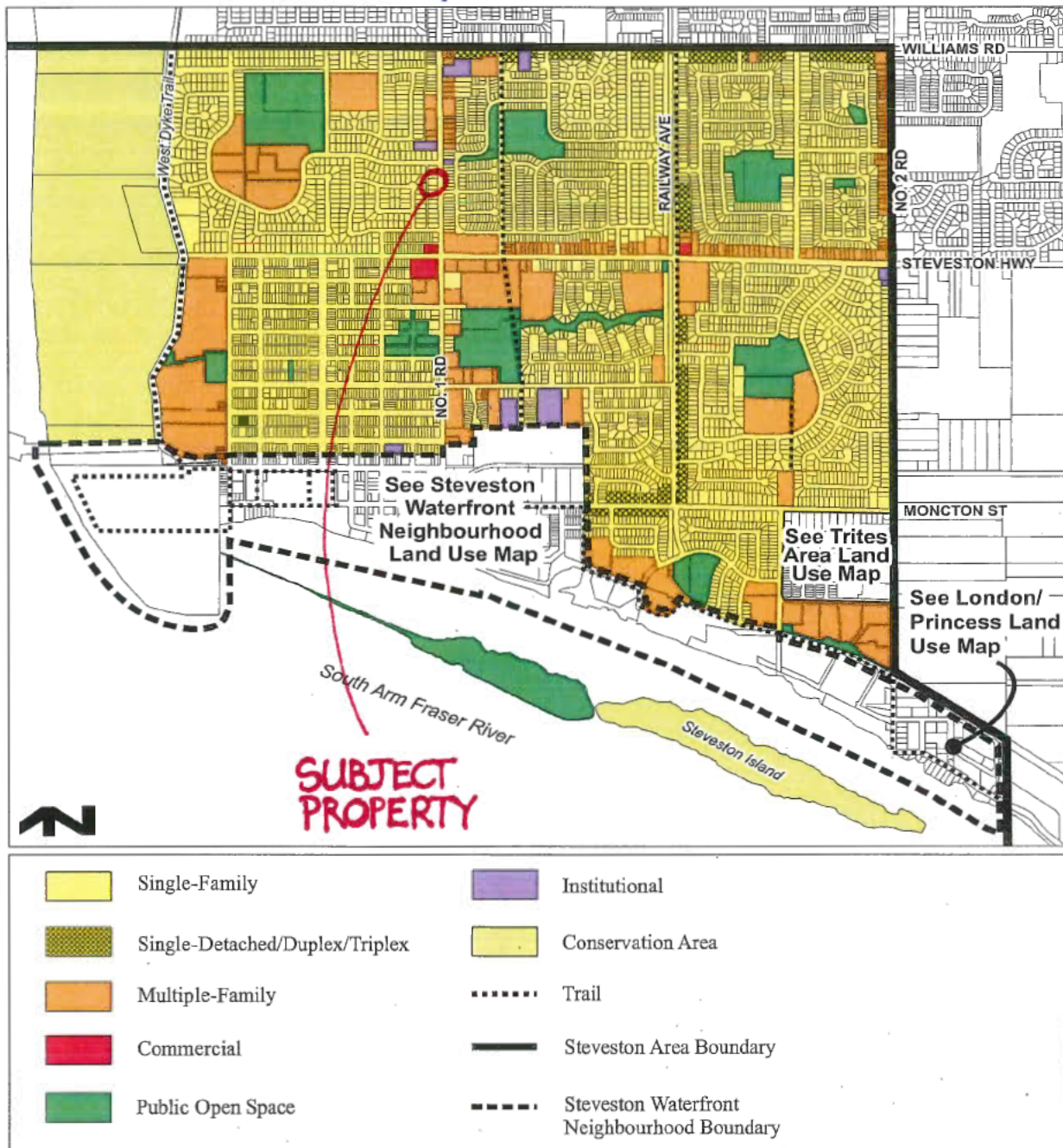
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 274.2 m ² (2,951.46 ft ²) Lot B: Max. 274.8 m ² (2,957.92 ft ²)	Lot A: 274 m ² (2,949 ft ²) Lot B: 274 m ² (2,949 ft ²)	none permitted
Coach House Size	Min. 33 m ² (355 ft ²) Max. 60 m ² (645 ft ²)	Lot A: 59.83 m ² (644 ft ²) Lot B: 59.83 m ² (644 ft ²)	
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 20%	Lot A: Building: 42.0% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20% Lot B: Building: 42.8% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 315.0 m ²	Lot A: 457 m ² Lot A: 458 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 35.0 m	Width: 12.68 m Depth: 12.68 m	none

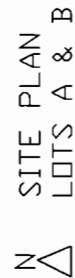
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks, principal dwelling (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Lot A: Front: 6.0 m Rear: Min. 6.0 m North Side Yard: 1.2 m South Side Yard: 2.18 m Lot B: Front: 6.0 m Rear: Min. 6.0 m North Side Yard: 1.51 m South Side Yard: 1.88 m	none
Setbacks, coach house (m):	Front: Min. 15.0 m Rear: Max. 3.0 m North Side Yard: Min. 1.8 m South Side Yard: Min. 1.2 m	Lot A: Front: Min. 15.0 m Rear: 3.6 m North Side Yard: 2.03 m South Side Yard: 1.2 m Lot B: Front: Min. 15.0 m Rear: 3.6 m North Side Yard: 2.03 m South Side Yard: 1.2 m	
Height, principal dwelling (m):	Max. 2 ½ storeys or 9.0 m	Max. 2 ½ storeys or 9.0 m	none
Height, coach house (m):	Max. 2 storeys or 6.5 m	2 storeys or 6.45 m	
Off-street Parking Spaces – principal dwelling	2	2	none
Off-street Parking Spaces – coach house	1	1	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	none
Amenity Space – Outdoor:	30 m ²	30.66 m ²	none

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

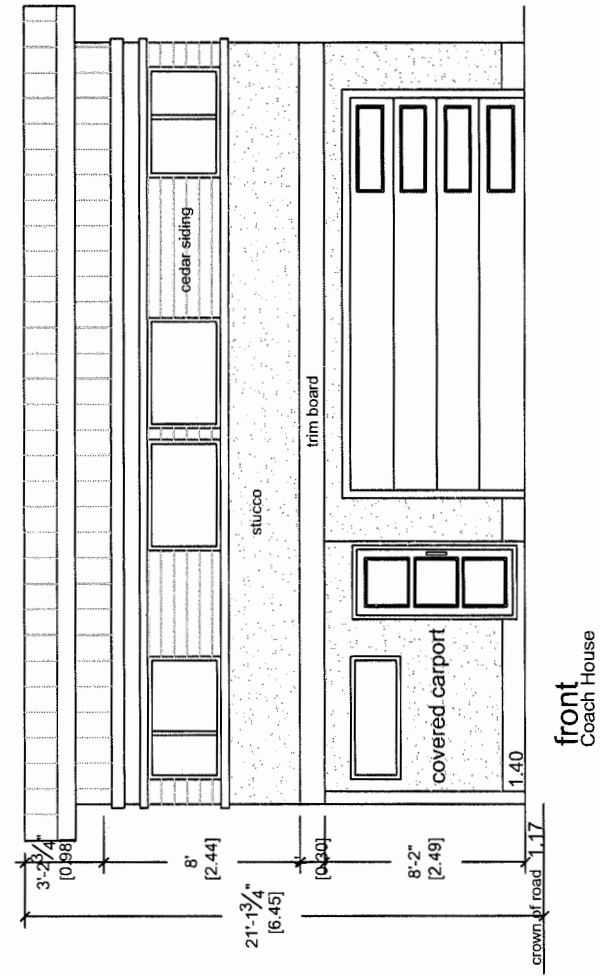
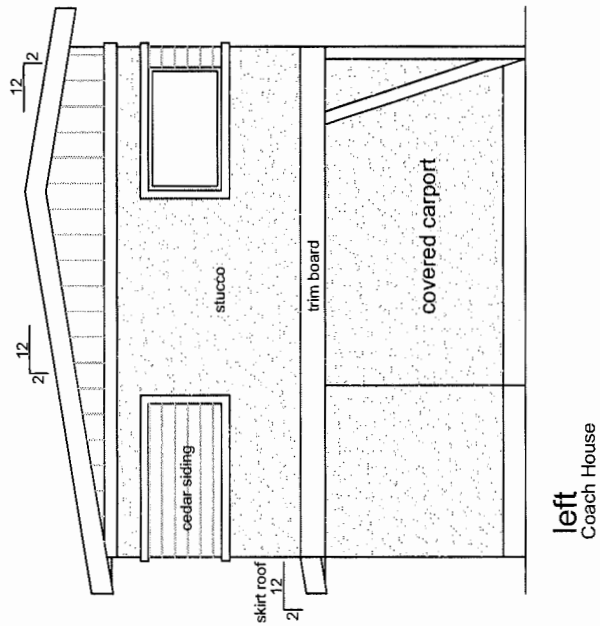
Steveston Area Land Use Map

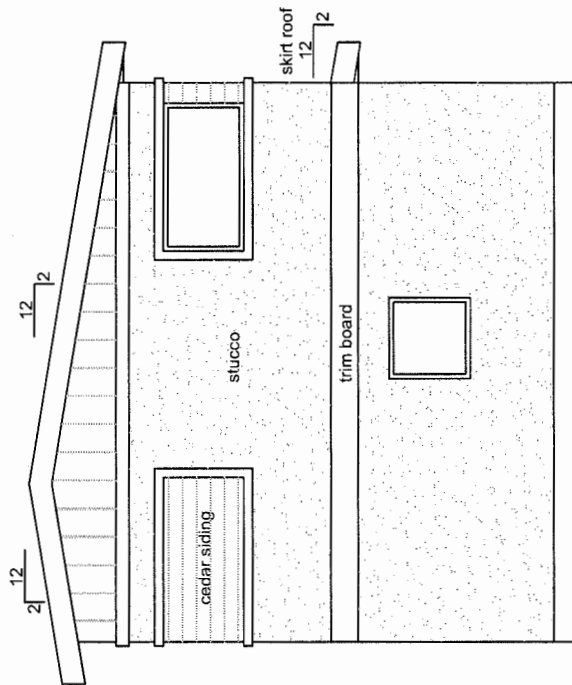
Bylaw 9604
2016/12/19



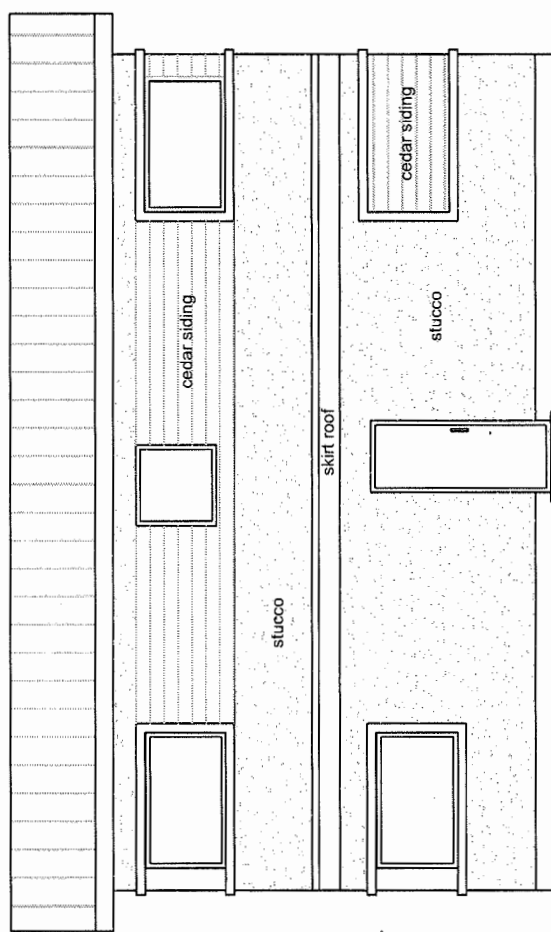
Storm	MH	NR	1.19
S.	Invi	-0.45	0.20
W.	Invi	-0.45	0.40
N.	Invi	-0.45	0.50

<p>Lot Calculations</p> <p>Zoning: RCH-1 Address: LOT 8, RICHMOND, B.C.</p>	<p>LOT AREA: 457.0 sq.m. (4919 sq.ft.)</p> <p>FLOOR AREA: RATIO 0.00 = 2951.4 (274.2 sq.m.)</p> <p>PROPOSED:</p> <p>MAIN FLOOR AREA: 1197 sq.ft. (110.3 sq.m.)</p> <p>UPPER FLOOR AREA: 1118 sq.ft. (103.9 sq.m.)</p> <p>CONCH HOUSE AREA: 644 sq.ft. (59.9 sq.m.)</p> <p>TOTAL FLOOR AREA: 2969 sq.ft. (274.03 sq.m.)</p> <p>CHANGE AREA (not counted in F.S.): 208 sq.ft. (4927 sq.m.)</p>
<p>SITE COVERAGE</p> <p>MAX. ALLOWABLE @ 0.45: 205.63 sq.m. (2313.55 sq.ft.)</p> <p>PROPOSED: 196.10 sq.m. (2100.50 sq.ft.)</p>	

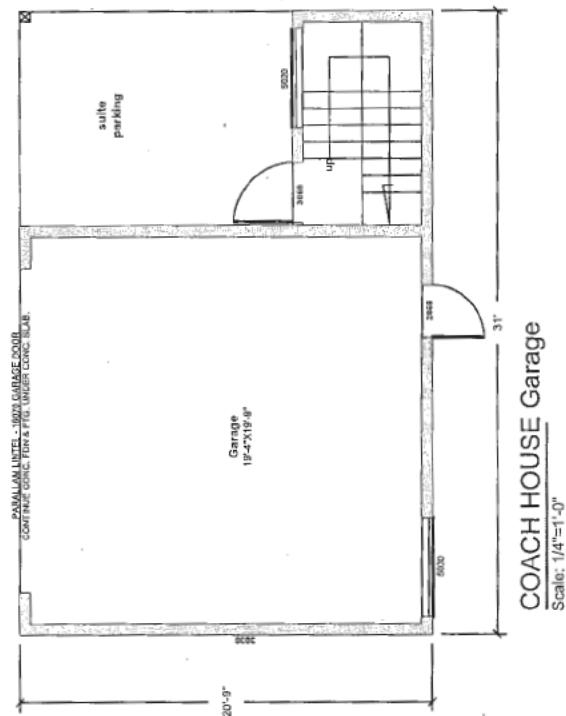




right
Coach House

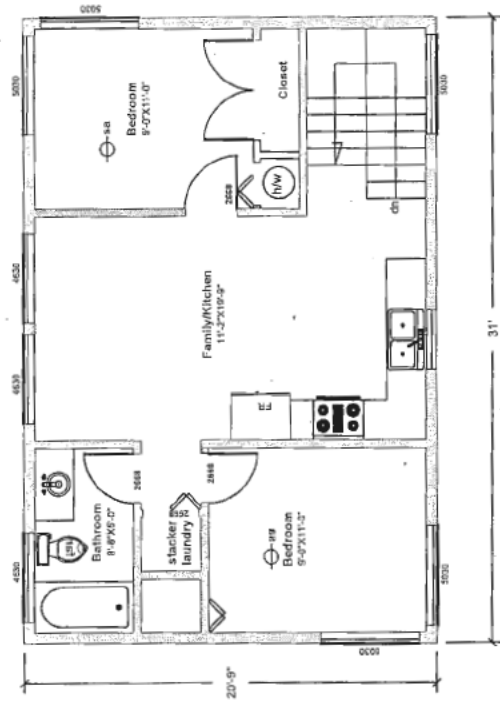


rear
Coach House



COACH HOUSE Garage
Scale: 1/4"=1'-0"

Scale: 1/4"=1'-0"



COACH HOUSE top floor

$$\text{Scale: } 1/4'' = 1'.0''$$

- coach house must conform to RCH zone in all aspects.

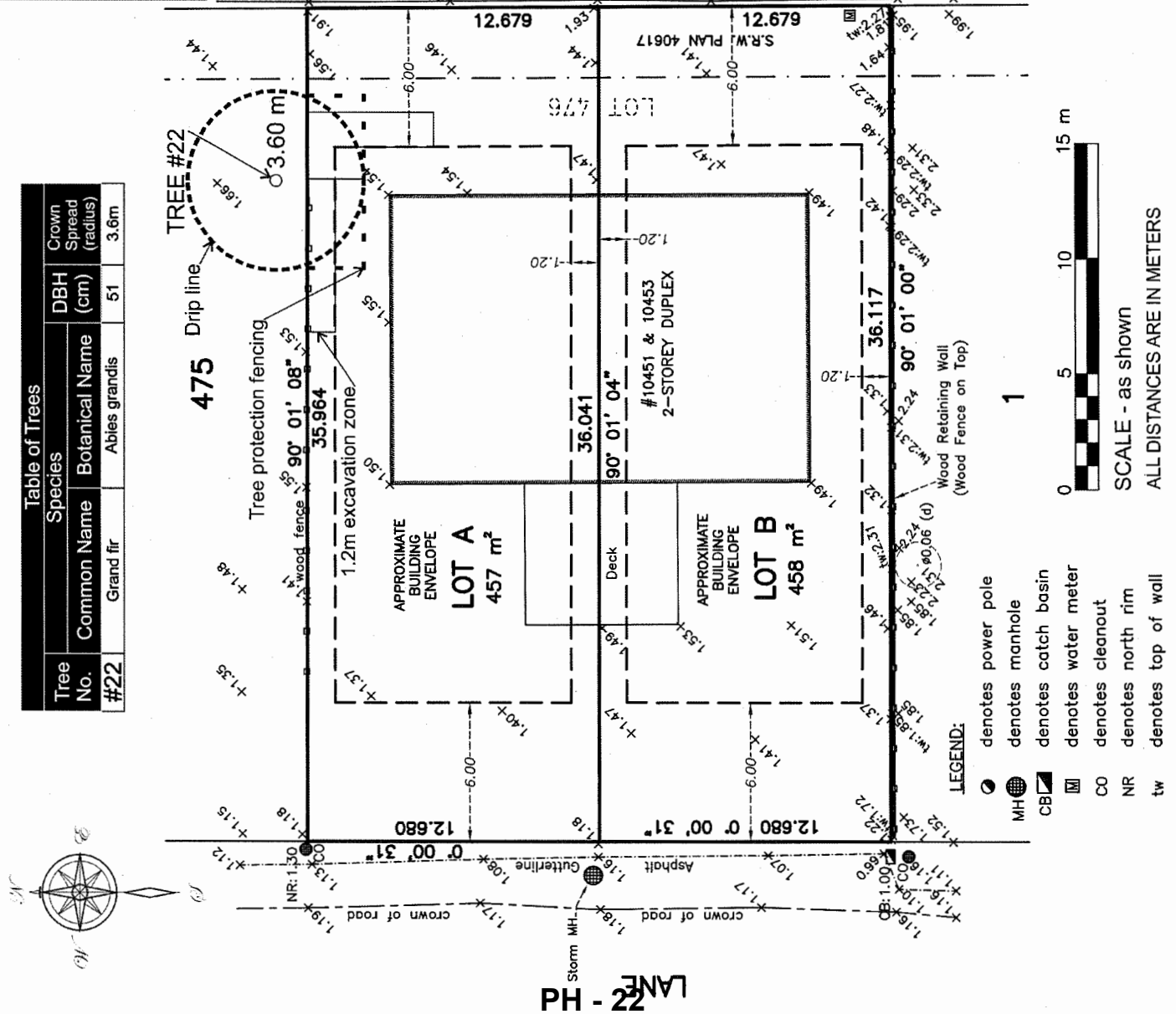
Date	Jan. 14, 2017
Scale	1 : 244.15
Drawn	F. Ziegler
Job	Haleem
Sheet	1 1
Of	5 Sheets

10451 & 10453 No. 1 Rd.
Richmond BC

TREE SURVEY

Suitable Replacement Trees	
Species	
Common Name	Botanical Name
Kousa Dogwood	<i>Cornus kousa</i>
Japanese Maple	<i>Acer palmatum</i>
Golden Chain Tree	<i>Laburnum watereri "vossii"</i>
Pacific Dogwood	<i>Cornus nuttallii</i>
Oyama Magnolia	<i>Magnolia sieboldii</i>
Japanese flowering Cherry	<i>Prunus serrulata</i>

Table of Trees				
Tree No.	Species		DBH (cm)	Crown Spread (radius)
	Common Name	Botanical Name		
#22	Grand fir	<i>Abies grandis</i>	51	3.6m





Address: 10451/10453 No. 1 Road

File No.: RZ 16-754653

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9753, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including tree security and installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a total of 2 new trees on each lot proposed, for a total of 4 trees, and should be a mix of coniferous and deciduous trees. Deciduous trees should have a minimum caliper of 6 cm and conifers should be at least 3.5 m high, per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees; and
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
5. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 5 of this staff report.

At Subdivision* stage, the developer must complete the following requirements:

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Provide a cash contribution based on a City cost estimate for the City to manage the design and construction of the works. Works include, but may not be limited to:

Water Works:

- Disconnect existing 20mm water connection along No 1 road and install two new 25mm water connections, complete with meters and meter boxes off of the existing 300mm AC water main along No 1 Road for the north side and south side lots.
- Place both newly installed water meters alongside the east side property line.
- Note that the applicant must submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

Storm Sewer Works:

- Install a new storm service connection, complete with an inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots off of the existing 375mm main within the lane along the west property line.
- Cut and cap the existing storm service connection at the southwest corner of the development site, and remove inspection chamber.

Sanitary Sewer Works:

- Check the existing sanitary service connection at the southwest corner and the northwest corner to confirm the material, capacity, and condition of the inspection chambers and pipes by video inspection. If deemed acceptable by the City, the existing service connections may be retained. In the case that either of the service connections are not in a condition to be re-used, a new service connection, complete with inspection chamber or dual service leads, shall be installed at the common property line of the newly subdivided lots at the Developer's cost.
 - The developer may not start onsite excavation or building construction prior to completion of rear-yard sanitary and storm works.
3. Complete a City work order for the design and construction of frontage improvements, including:
- Removing the existing sidewalk and constructing a new 1.5 m wide concrete sidewalk next to the Property Line. The remaining frontage width between the new sidewalk and the curb is to be treated as a grass boulevard with street trees (minimum width = 1.5 m). The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
 - Removing all existing driveways and back-filling with frontage improvements per standards described above.
 - Upgrading the existing back lane to City design standards: minimum 5.1 m wide pavement, roll-over curb on both sides of the lane, and street lighting. The final cross-section of the lane is to be determined by Engineering taking utility and other requirements into consideration.
4. Coordinate with BC Hydro, Telus and other private communication service providers to determine if above ground structures are required and coordinate their locations (e.g Vista, PMT, LPT, shaw cabinets, Telus Kiosks, etc). These shall be located onsite.
5. Provide a \$40,290.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
- | | |
|---|-------------|
| ○ Lane – Asphalt/Pavement (EP.0636) | \$13,683.60 |
| ○ Lane – Drainage (EP.0637) | \$13,176.80 |
| ○ Lane – Concrete curb and gutter (EP.0638) | \$6,841.80 |
| ○ Lane - Lighting (EP.0639) | \$6,588.40 |
- Payment should reference the above cost breakdown and transaction codes and PeopleSoft account number 7500-10-000-90304-0000 for Roads Provisions account.
6. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
7. Install appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note:

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

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

Signed

Date



City of Richmond

Bylaw 9753

Richmond Zoning Bylaw 8500 Amendment Bylaw 9753 (RZ 16-754653) 10451/10453 No.1 Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COACH HOUSES (RCH1)"**.

P.I.D. 005-374-006

Lot 476 Section 34 Block 4 North Range 7 West New Westminster District Plan 40616

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9753"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 10 2017

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: October 10, 2017

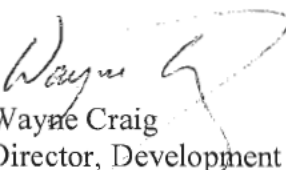
From: Wayne Craig
Director, Development

File: RZ 13-638387

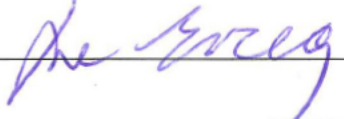
Re: Application by Konic Development Ltd. for Rezoning at 7151 No. 2 Road from
Single Detached (RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9762, for the rezoning of 7151 No. 2 Road from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Konic Development Ltd. has applied to the City of Richmond for permission to rezone 7151 No. 2 Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone in order to permit the development of four three-storey townhouse units with vehicle access from No. 2 Road. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2. The site currently contains one single family home, which will be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

To the North: Presbyterian Church on a site zoned “Assembly (ASY)”.

To the South: A 26-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL3)” with vehicle access from No. 2 Road.

To the East: Across No. 2 Road, to the north of Comstock Road, single family homes on lots zoned “Compact Single Detached (RC1)”; to the south of Comstock Road, duplexes on lots zoned “Two-Unit Dwellings (RD1)”.

To the West: Single family homes on lots zoned “Single Detached (RS1/E)” fronting Langton Road.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy except for the minimum 50 m wide site assembly requirement. The subject site is an orphaned lot located between the Presbyterian Church to the north and an existing townhouse development to the south. There is no opportunity for the developer to acquire additional property along No. 2 Road to meet the minimum lot wide requirement.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff received letters from the owners and residents of the adjacent townhouse development at 7231 No. 2 Road raising concerns with regards to vehicle access to the subject site. An analysis on site access is provided in the Transportation and Site Access section in this report.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

Analysis

Transportation and Site Access

A Cross-Access Easement is registered on Title of 7231 No. 2 Road to provide vehicle access to the subject site. This access arrangement was envisioned and secured when the adjacent townhouse development at 7231 No. 2 Road developed in 2006. A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this access easement.

Typically, use of a cross access easement is pursued to restrict the number of access points on arterial roadways; however, staff support the proposed direct access for this development based on the following:

- the proposed driveway will be designed to meet all current city standards, and there is adequate separation to the Granville Avenue/No. 2 Road intersection;
- in the longer term, as traffic volume continues to increase on No. 2 Road, there is merit in providing a signalized intersection at No. 2 Road and Comstock Road. The proposed driveway will be located directly across from Comstock Road on the east side of No. 2 Road and provides opportunity for full movement at a signalized intersection at No. 2 Road and Comstock Road in the future; and
- the proposed driveway could potentially be used in the future to enhance vehicle access to/from the neighbouring site to the south via the intersection at No. 2 Road and Comstock Road. Prior to final adoption of the rezoning bylaw, registration of a Statutory Rights of Way over the entire internal drive aisle of the subject site is required to provide legal means of public/vehicular access to the existing and future developments to the south. This SRW will be pursued at City's discretion upon signalization at the No. 2 Road / Comstock Road intersection.

Alternatively, the City could require use of the cross access easement registered on Title of the neighbouring townhouse development at 7231 No. 2 Road to provide vehicle access to the subject site. However, given the potential future signalization of No. 2 Road at Comstock Road in the long term, the location of the proposed driveway, and the new SRW to be provided on the subject site, staff believe that a direct access from No. 2 Road to the subject site would enhance the traffic pattern at the No. 2 Road/Comstock Road in the future. Staff will continue to require use of cross access easements for future developments where technically feasible.

While direct access will be provided for the subject development, discharge of the Cross-Access Easement registered on Title of 7231 No. 2 Road is not warranted. Upon signalization of the No. 2 Road / Comstock Road intersection, strata council of 7231 No. 2 Road may decide to use the SRW on the subject site for vehicle access. The cross access easement registered on Title of 7231 No. 2 Road would provide an alternate route for the future residents at the subject site to travel south should there be queued vehicles at the future signalized driveway at No. 2 Road and Comstock Road.

Prior to final adoption of the rezoning bylaw, the developer is also required to dedicate approximately 0.6 m across the entire No. 2 Road frontage to accommodate frontage improvements, including, but not limited to a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk. Exact width is to be confirmed with survey information to be submitted by the applicant before final adoption of the rezoning bylaw.

Built Form and Architectural Character

The applicant proposes to construct four townhouse units in one building cluster. All units are three-storey, and contain a side-by-side double car garages. One unit will front onto No. 2 Road and the other units will front onto the internal drive aisle. The outdoor amenity area will be situated at the west end of the site to provide a buffer between the proposed townhouse building and the adjacent single family homes to the west. No secondary suite is being proposed as part of this townhouse development as limited ground floor habitable space is available in this orphan lot development.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form.
- Refinement of the proposed site grading to ensure survival of all protected trees on adjacent property; and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the choice of play equipment and design of the outdoor amenity space, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.

- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

Additional issues may be identified as part of the Development Permit application review process.

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) along the entire south property line of the site for an existing sanitary sewer. The developer is aware that no construction can take place within the right-of-way area.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which assesses tree structure and condition, and provides recommendations on tree retention and removal. The report assesses two bylaw-sized trees on the subject property, a cedar hedge along the east property line of the site, and two trees on neighbouring properties to the southwest. The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 4) with the following comments:

- One Western Red Cedar tree (tag# 2) and one Plum tree (tag# 3) located on the development site are infected with Fungal Blight and have been previously topped. As a result, these trees are not good candidates for retention and should be removed and replaced.
- One Birch tree (tag #4) and one Douglas Fir tree (tag #5) located on the adjacent property to the west are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.
- One cedar hedge on city's boulevard along the east property line of the site will be in conflicts with proposed vehicle access. Parks Operations staff agreed to the proposed removal based on the health and condition of the trees, as well as the required frontage improvement works along No. 2 Road. No compensation is required.

Tree Replacement

The applicant wishes to remove two on-site trees (tag# 2 & 3). The 2:1 replacement ratio would require a total of four replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant nine new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Two trees (tag # 4 & 5) on the neighbouring property at to the west are to be retained and protected. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Variances Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone other than the variances noted below. Based on the review of the current plans for the project, the following variances are being requested:

1. Reduce the minimum lot width on major arterial road from 50.0 m to 20.12 m.
Staff support the proposed variance since the subject site is an orphaned lot located between the church to the north and an existing townhouse development to the south. There is no opportunity for the developer to acquire additional property along No. 2 Road to meet the minimum lot wide requirement.
2. Reduce the minimum front yard (east) setback from 6.0 m to 4.50 m.
Staff support the requested variance based on the following:
 - *The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties; and*
 - *The proposed rear yard setback is 9.96 m, which substantially exceeds the 6.0 m minimum rear yard setback under the Arterial Road Guidelines for Townhouses and the 3.0 m minimum rear yard setback back under the "Low Density Townhouses (RTL4)" zone.*

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy, for a contribution of \$23,448.70.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. Registration of a legal agreement on title to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit be provided in lieu of indoor amenity space. The total cash contribution required for this four unit townhouse development is \$4,000.

Outdoor amenity space will be provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Private outdoor space will also be provided for each unit. Based on the preliminary design, the sizes of the proposed private outdoor spaces comply with the Official Community Plan (OCP) requirements of 30 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity space and private outdoor spaces meet the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.6 m wide road across the entire No. 2 Road frontage to accommodate the required frontage improvements including a new sidewalk and grass and treed boulevard.

Prior to issuance of a Building Permit, the developer is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontage and service connections (see Attachment 5 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The proposed four-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9762 be introduced and given first reading.



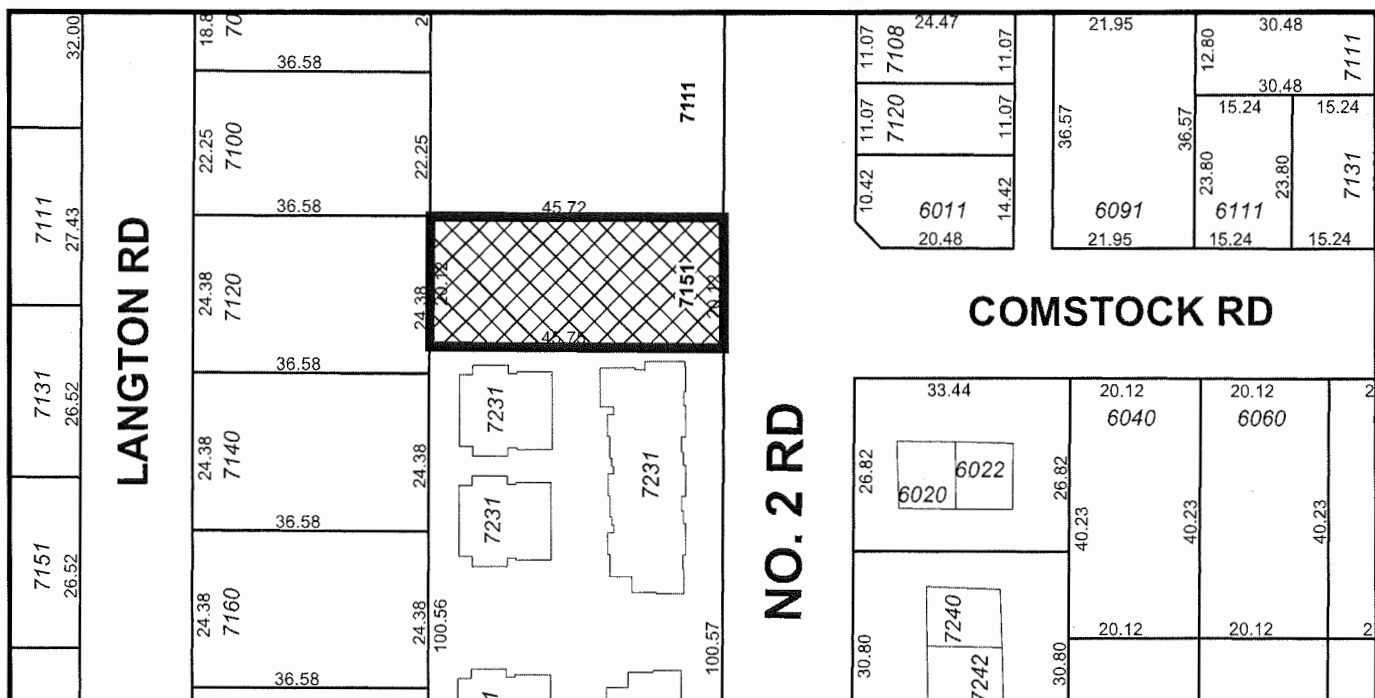
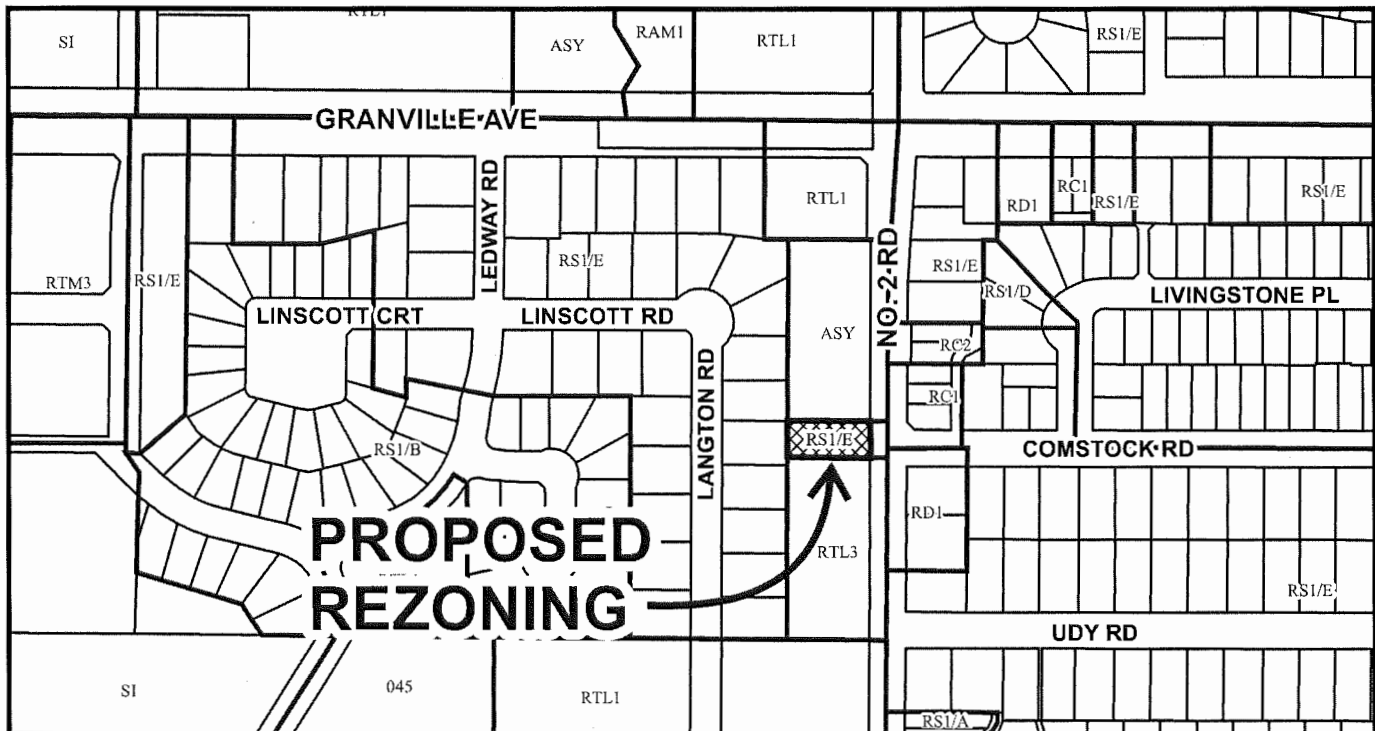
Edwin Lee
Planner 1

EL:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Management Plan
- Attachment 5: Rezoning Considerations



City of
Richmond



RZ 13-638387

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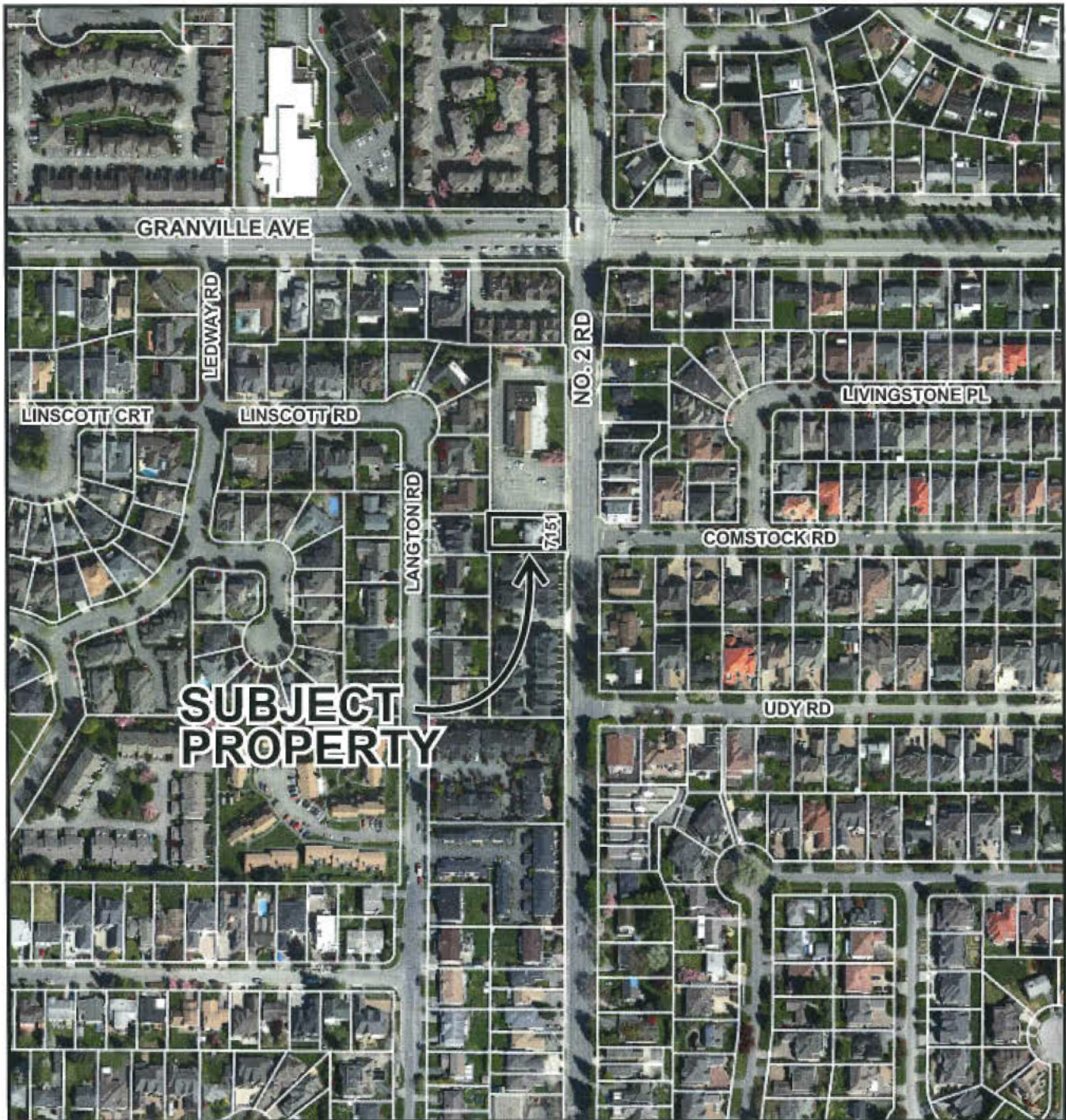
Original Date: 09/06/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

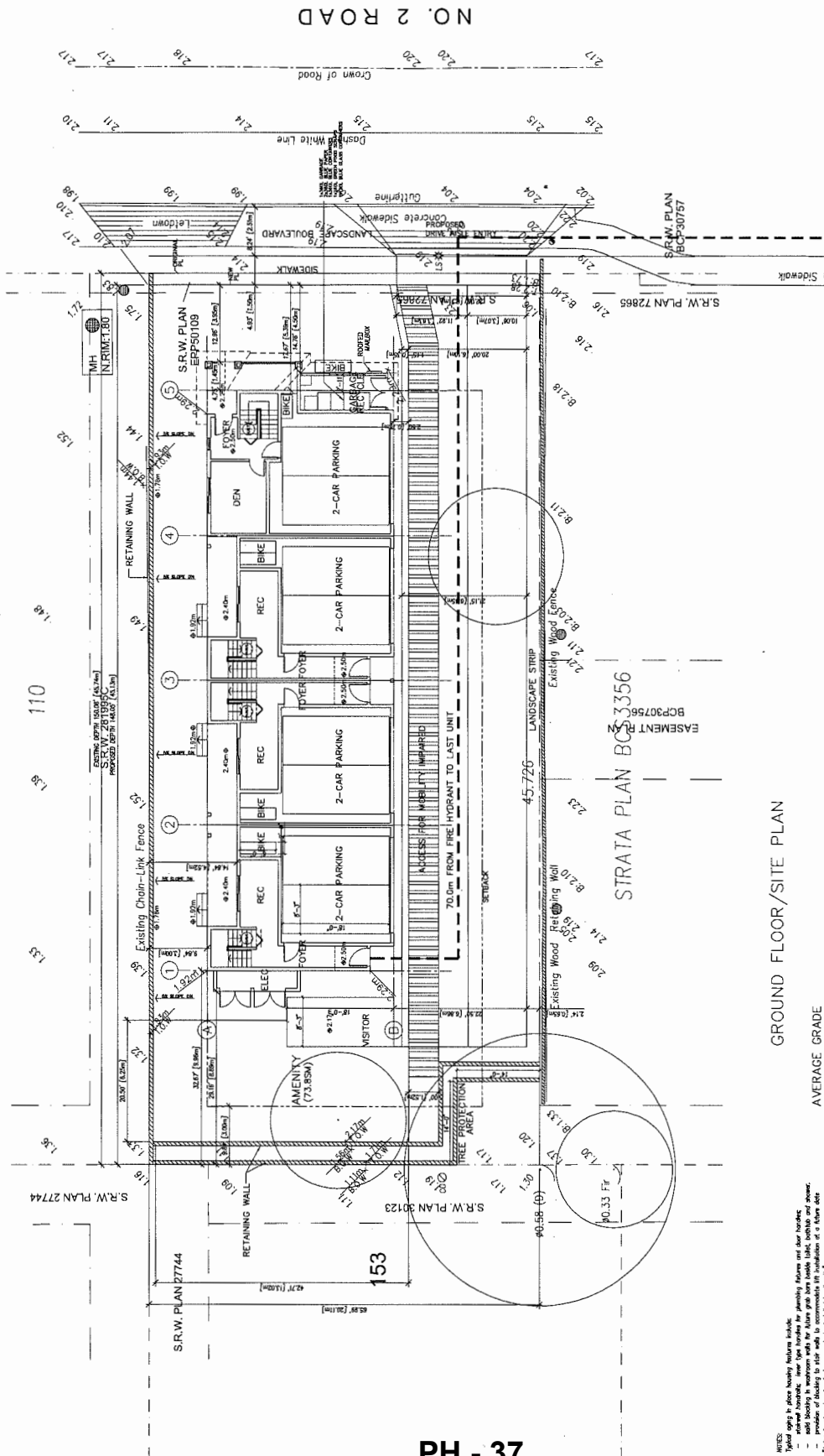


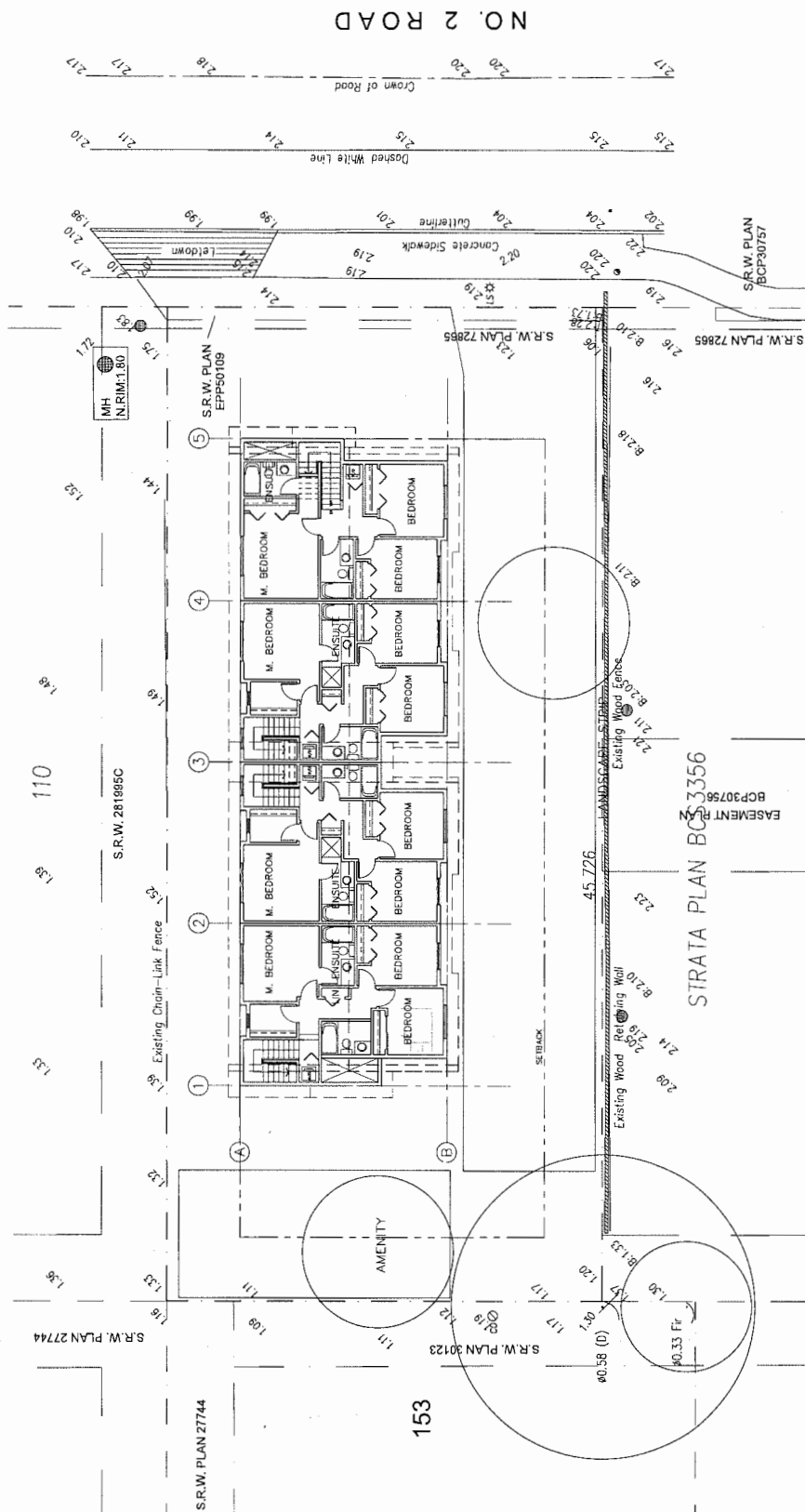
RZ 13-638387

Original Date: 09/06/17

Revision Date:

Note: Dimensions are in METRES

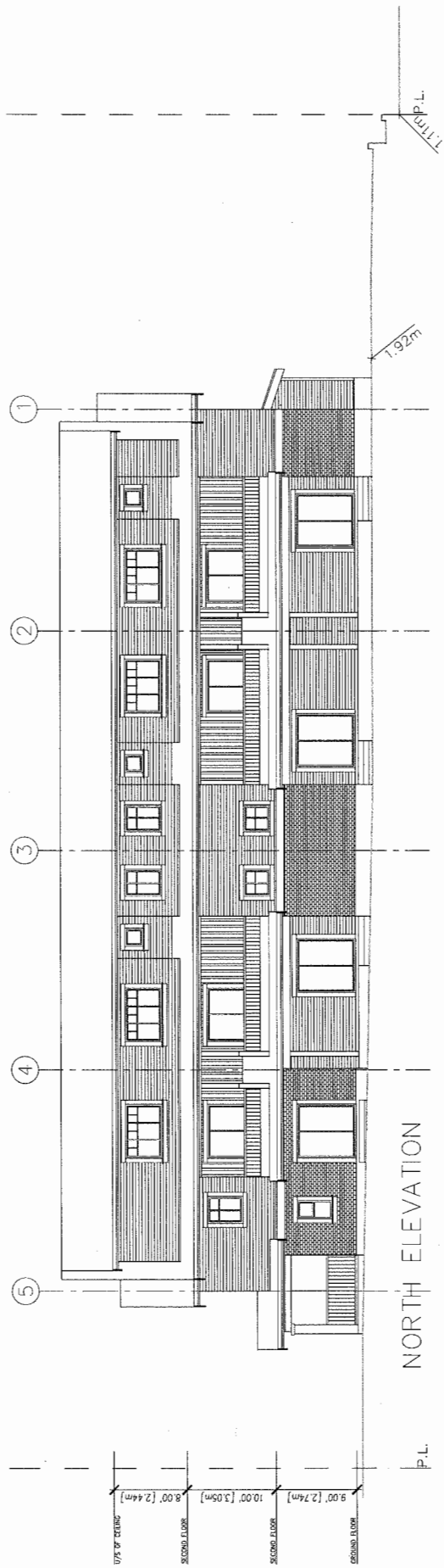




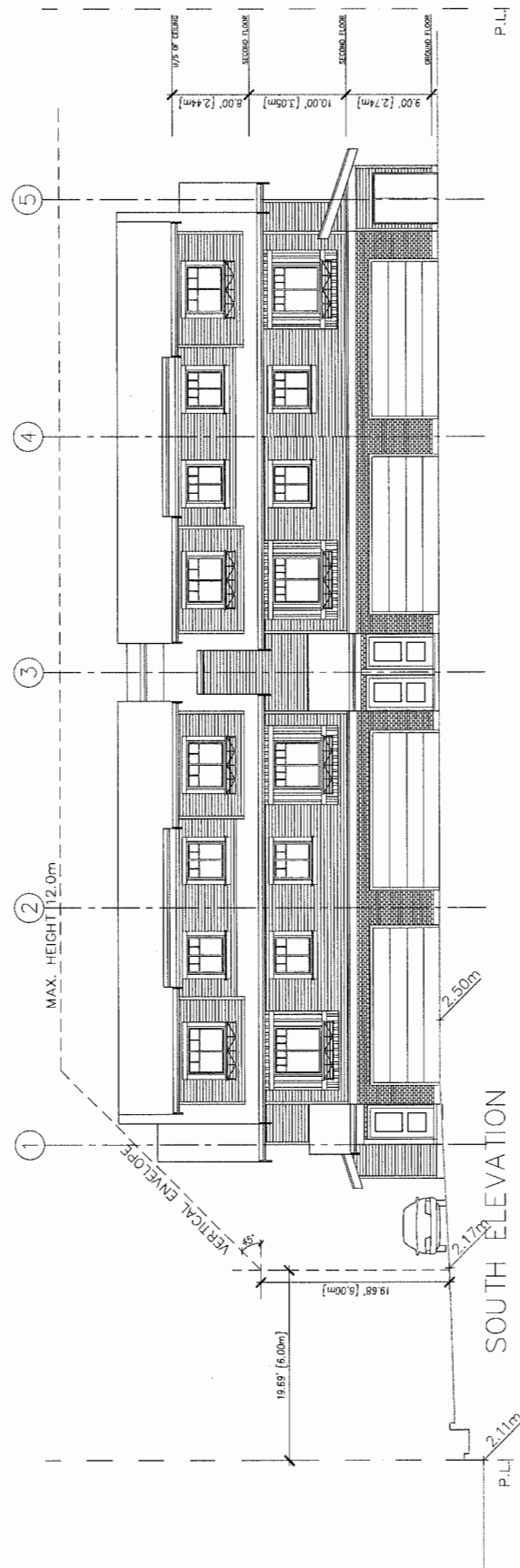
THIRD FLOOR PLAN

NOTES:
 1. Refer to the site plan for location of the building.
 2. Refer to the site plan for location of the building.
 3. Refer to the site plan for location of the building.
 4. Refer to the site plan for location of the building.
 5. Refer to the site plan for location of the building.

	Revision Date 17/07/23	Project No. D03
Sheet 01/01	Date 17/07/23	Project Number D03
Project Name UNIT TOWNHOUSE DEVELOPMENT 71ST NO.2 ROAD RICHMOND, B.C.	Project No. D03	Project Number D03
Project Name UNIT TOWNHOUSE DEVELOPMENT 71ST NO.2 ROAD RICHMOND, B.C.	Project No. D03	Project Number D03



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	MATTHEW CHENG ARCHITECT INC. 104-10170-10171 Ave. (404) 711-1017 Cell: (404) 711-1017 Email: matthew@matthewcheng.com	Title: Architect Name: Matthew Cheng	Project Title: 4-UNIT TOWNHOUSE 7151 NO. 2 RD. RICHMOND, B.C.	Sheet Title: ELEVATIONS	Project Number: HC/M/21	Scale: 3/16" = 1'-0" Project Number: HC/M/21	Revision: 1	Date: 2017/06/29	Drawn by: HC Checked by: MC Date: 2017/06/29 Project Name: D04
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RZ 13-638387

Attachment 3

Address: 7151 No. 2 Road

Applicant: Konic Development Ltd.

Planning Area(s): Blundell

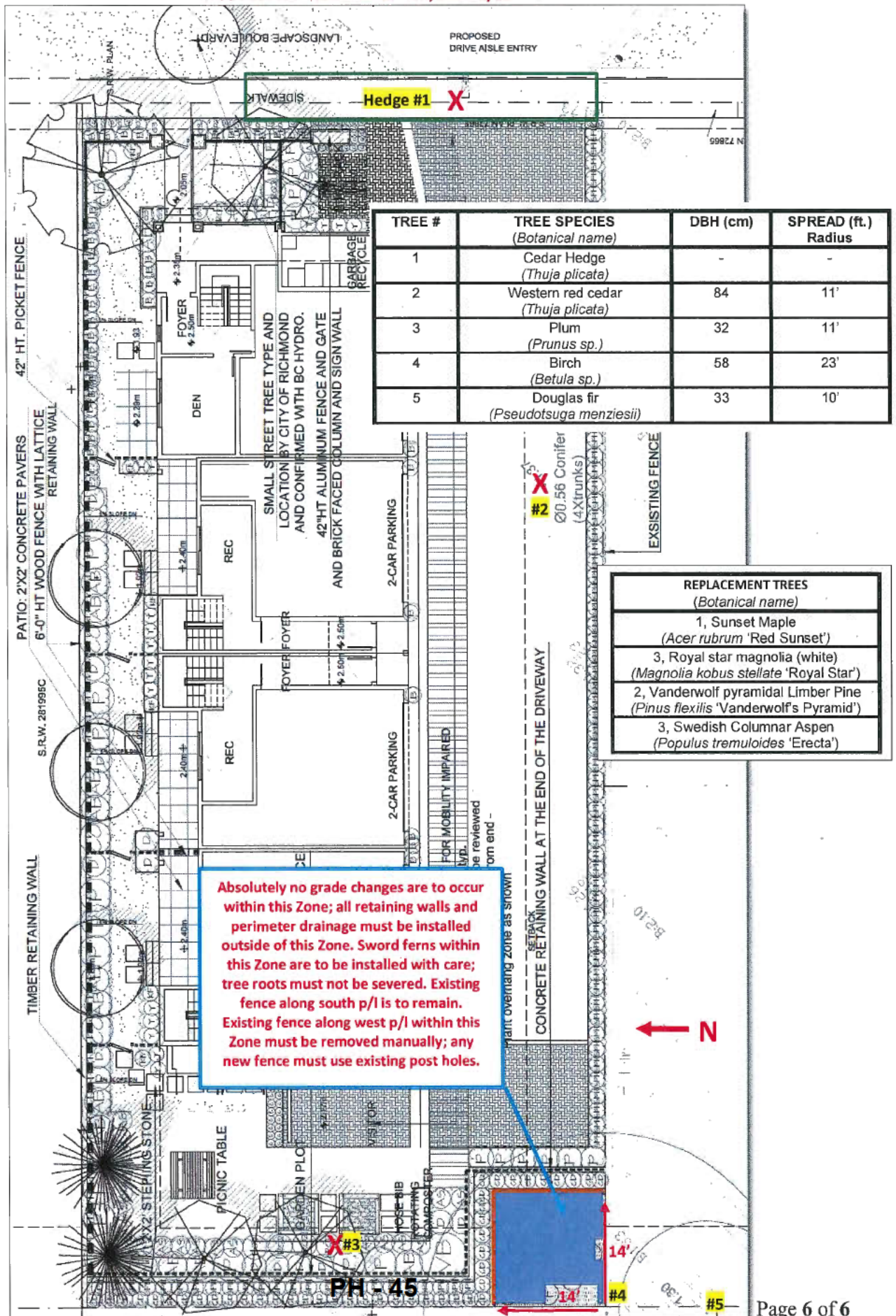
	Existing	Proposed
Owner:	1009231 BC Ltd.	No Change
Site Size (m²):	920 m ²	907.66 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Policy 5439 – No Applicable	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	5.39 m to Building 4.50 m to Garbage Room	Variance Requested
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	7.5 m	none
Setback – Rear Yard (m):	Min. 3.0 m	9.95 m to Building 8.89 m to Electrical Room	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	20.12 m	Variance Requested
Lot Depth:	Min. 35.0 m	45.75 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	8 (R) and 1 (V)	8 (R) and 1 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (8 x Max. 50% = 4)	0	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	0	none
Handicap Parking Spaces:	None when fewer than 3 visitor stalls are required	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	6 (Class 1) and 1 (Class 2)	6 (Class 1) and 1 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	73.8 m ²	none

Other: Tree replacement compensation required for loss of significant trees.

Tree Retention & Removal Plan, Scale 1/16" = 1'





Address: 7151 No. 2 Road

File No.: RZ 13-638387

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9762, the developer is required to complete the following:

1. Approximately 0.6 m wide road dedication along the entire No. 2 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk (to match the current alignment and frontage improvements to the south of the development site); exact width is to be confirmed with survey information to be submitted by the applicant.
2. Registration of a flood indemnity covenant on Title.
3. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the east-west internal drive aisle on site in favour of the existing and future residential development to the south. This SRW can potential be used to enhance vehicle access to/from the neighbouring site to the south in the future via the intersection at No. 2 Road/Comstock Road, and be pursued at City's discretion. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW.
4. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$23,448.70) to the City's affordable housing fund.
7. Contribution of \$4,000.00 in-lieu of on-site indoor amenity space.
8. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing on site around all trees to be retained on adjacent properties prior to any construction activities, including building demolition, occurring on-site.

Note: Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$2,000 in total) to ensure the replacement planting will be provided.

2. Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal of the cedar hedge along the No. 2 Road frontage, in order to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
4. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- a. Using the OCP Model, there is 283 L/s of water available at a 20 psi. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Coordinate with the City's Fire Department to confirm whether the distance between nearest hydrant at No. 2 Road and the proposed farthest unit is within the Fire Department's standard.
- c. At the Developers cost, the City is to:
 - Install one new water service connection off of the existing 200mm AC watermain on No. 2 Road. Meter to be placed onsite (i.e. mechanical room).
 - Renew a portion of the existing 200mm AC watermain at No. 2 Road that will be impacted by the proposed site's new storm service connection.
 - Cut and cap at main, the existing water service connection along the No. 2 Road frontage.

Storm Sewer Works:

- a. At the Developers cost, the City is to:
 - Install a new storm service lead off of the existing box culvert along No. 2 Road complete with inspection chamber.
 - Cut and cap at inspection chamber the existing storm service lead at the northeast corner of the subject site.

Sanitary Sewer Works:

- a. The Developer is required to:
 - Not start onsite building construction prior to completion of rear yard sanitary works.
 - Provide a 3m wide utility SRW along the west property line of the proposed site.
- b. At the Developers cost, the City is to:
 - Install a sanitary lead directly into the existing manhole at the northwest corner of the site. The manhole will serve as the inspection chamber.
 - Cut, cap and remove the existing sanitary leads and inspection chambers along the north property line of the development site.

Frontage Improvements:

- a. The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

- To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These should be located onsite.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies to confirm the rights-of-way dimensions and the locations for the above-ground structures. If a private utility company does not require an above-ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Review streetlight spacing along the No. 2 Road frontage and revise as required. The existing streetlight fronting the subject site may conflict with the proposed driveway and need to be relocated.
- Complete other frontage improvements as per Transportation's requirements

General Items:

- a. The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
- 6. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 7. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



City of Richmond

Bylaw 9762

Richmond Zoning Bylaw 8500 Amendment Bylaw 9762 (RZ 13-638387) 7151 No. 2 Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"LOW DENSITY TOWNHOUSES (RTL4)"**.

P.I.D. 003-745-147

Lot 100 Section 13 Block 4 North Range 7 West New Westminster District Plan 21188

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9762"**.

FIRST READING

OCT 23 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>BK</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 20, 2017

File: RZ 17-772629


Re: Application by KNS Enterprises Ltd. for Rezoning at 9600/9620 Glenacres Drive
from "Single Detached (RS1/E)" Zone to "Single Detached (RS2/C)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9765, for the rezoning of 9600/9620 Glenacres Drive from "Single Detached (RS1/E)" zone to "Single Detached (RS2/C)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

JR:blg
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

KNS Enterprises Ltd. has applied to the City of Richmond for permission to rezone 9600/9620 Glenacres Drive from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Glenacres Drive (Attachment 1). The proposed subdivision is shown in Attachment 2. There is an existing duplex on the property, which will be demolished.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

Development immediately surrounding the subject property is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E),” fronting Glenacres Drive.
- To the South: Walter Lee Elementary School and sports fields on a lot zoned “School & Institutional Use (SI),” and townhouses on a lot zoned “Low Density Townhouses (RTL1).”
- To the East: A duplex on a lot zoned “Two-Unit Dwellings (RD1),” fronting Glenacres Drive.
- To the West: A legal non-conforming duplex on a lot zoned “Single Detached (RS1/E),” fronting Glenacres Drive.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The subject property is located in the Broadmoor planning area, and is designated Neighbourhood Residential in the Official Community Plan (OCP) (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

Single-Family Lot Size Policy

The subject property is not located in an area governed by a Single-Family Lot Size Policy. Amendment procedures in Section 2.3 of Richmond Zoning Bylaw 8500 allow staff to consider a rezoning application to allow a property containing an existing duplex to subdivide into no more than two lots. The proposed rezoning and subdivision are consistent with this policy.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis**Existing Legal Encumbrances**

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear portion of the property for municipal utilities, which will not be impacted by the proposed rezoning or subdivision. The applicant is aware that encroachment into the SRW area is not permitted.

Transportation and Site Access

Vehicle access is proposed via separate driveway crossings to each new lot from Glenacres Drive.

Tree Retention and Replacement

There are no bylaw-sized trees on the property. The applicant has agreed to plant a minimum of two trees on each of the proposed new lots; for a total of four new trees. Prior to final adoption of the rezoning bylaw, the applicant must submit a \$2,000 Landscape Security (\$500/tree) to ensure that the new trees are planted. New trees must be minimum 6 cm caliper deciduous trees or 3.5 m high conifers, in accordance with Tree Protection Bylaw 8057.

The existing landscaping in the City-owned boulevard, consisting of shrubs and two trees that are not bylaw-sized, is proposed to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the development.

The applicant has proposed to provide secondary suites in the dwellings to be constructed on each new lot. This proposal is consistent with the Affordable Housing Strategy.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title, stating that no final Building Permit inspection will be granted until a secondary suite is constructed in each single-family dwelling, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to pay the current year's taxes, and the costs associated with the completion of the servicing works as described in Attachment 5.

Frontage improvements include, but may not be limited to:

- Removal and replacement of existing concrete curbs and driveway letdowns, as required.
- Payment of a \$9,120 cash-in-lieu contribution, in keeping with the Subdivision and Development Bylaw No. 8751, for the design and construction of future sidewalk and boulevard improvements. The works will be completed at the time that the neighbouring property to the west at 9560 Glenacres Drive redevelops.

Financial Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone 9600/9620 Glenacres Drive from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Glenacres Drive.

This rezoning application complies with the land use designations and applicable policies for the subject property contained in the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9765 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Broadmoor Area OCP Land Use Map

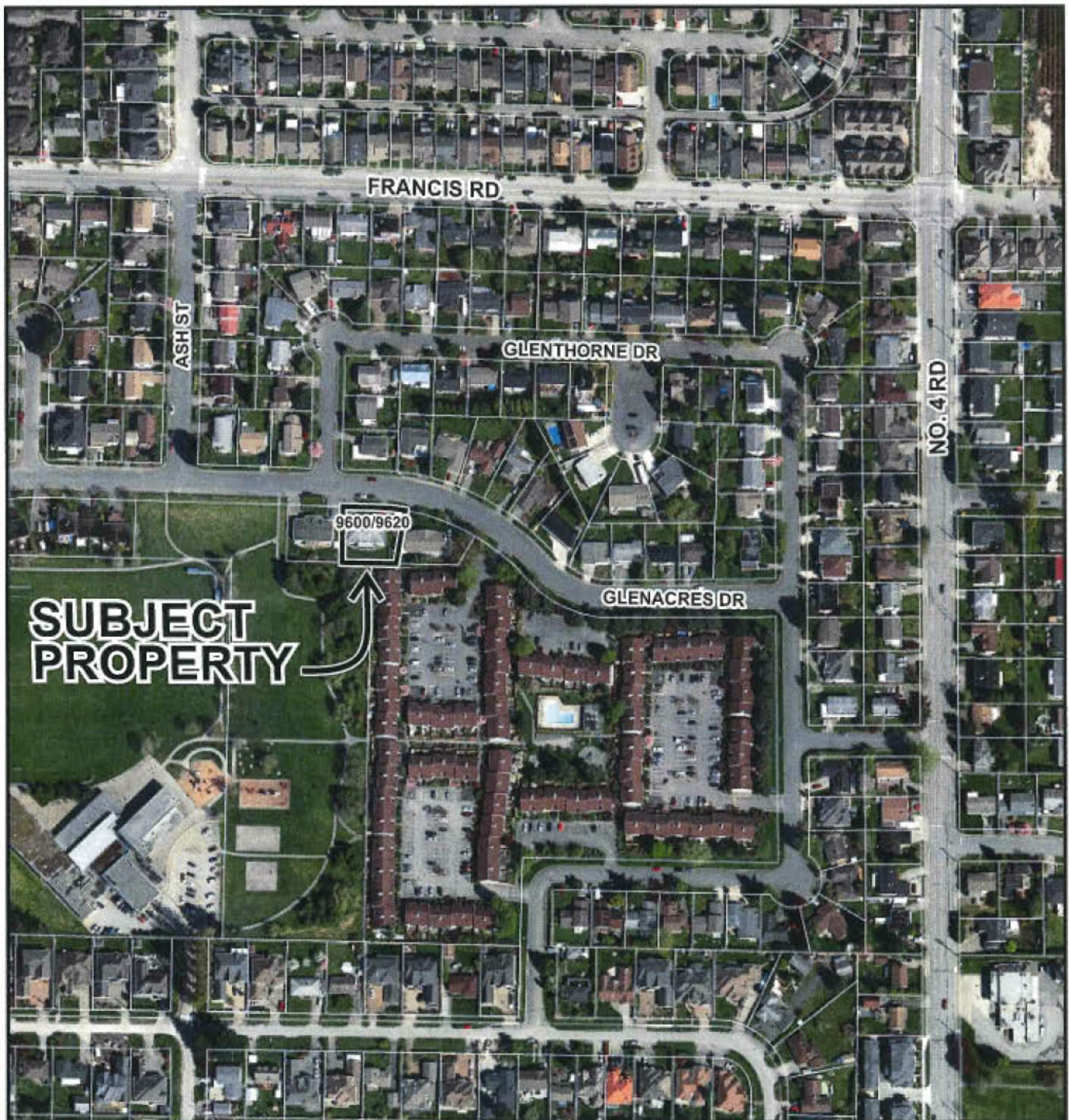
Attachment 5: Rezoning Considerations



Note: Dimensions are in METRES



City of
Richmond



RZ 17-772629

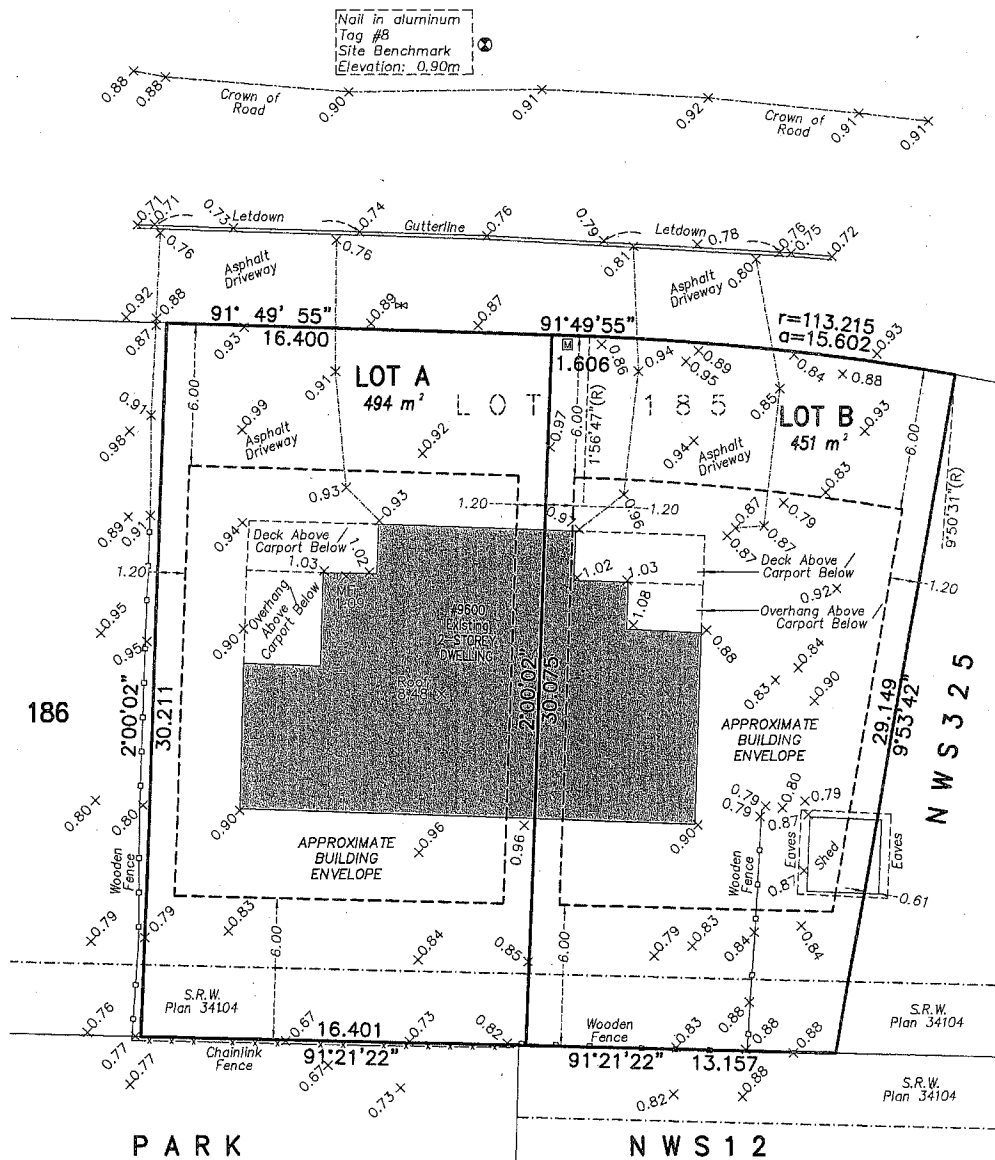
Original Date: 06/12/17

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 2

G L E N A C R E S D R I V E



JUNE 16th, 2017.

~~PH - 58~~



RZ 17-772629

Attachment 3

Address: 9600/9620 Glenacres Drive

Applicant: KNS Enterprises Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner(s)	Susan Ann Rose Sobeiski Paul Sobeiski	To be determined
Site Size (m ²)	945 m ²	Lot A: 494 m ² Lot B: 451 m ²
Land Uses	One duplex	Two single-family dwellings
OCP Designation	Neighbourhood Residential	No change
Zoning	Single Detached (RS1/E)	Single Detached (RS2/C)

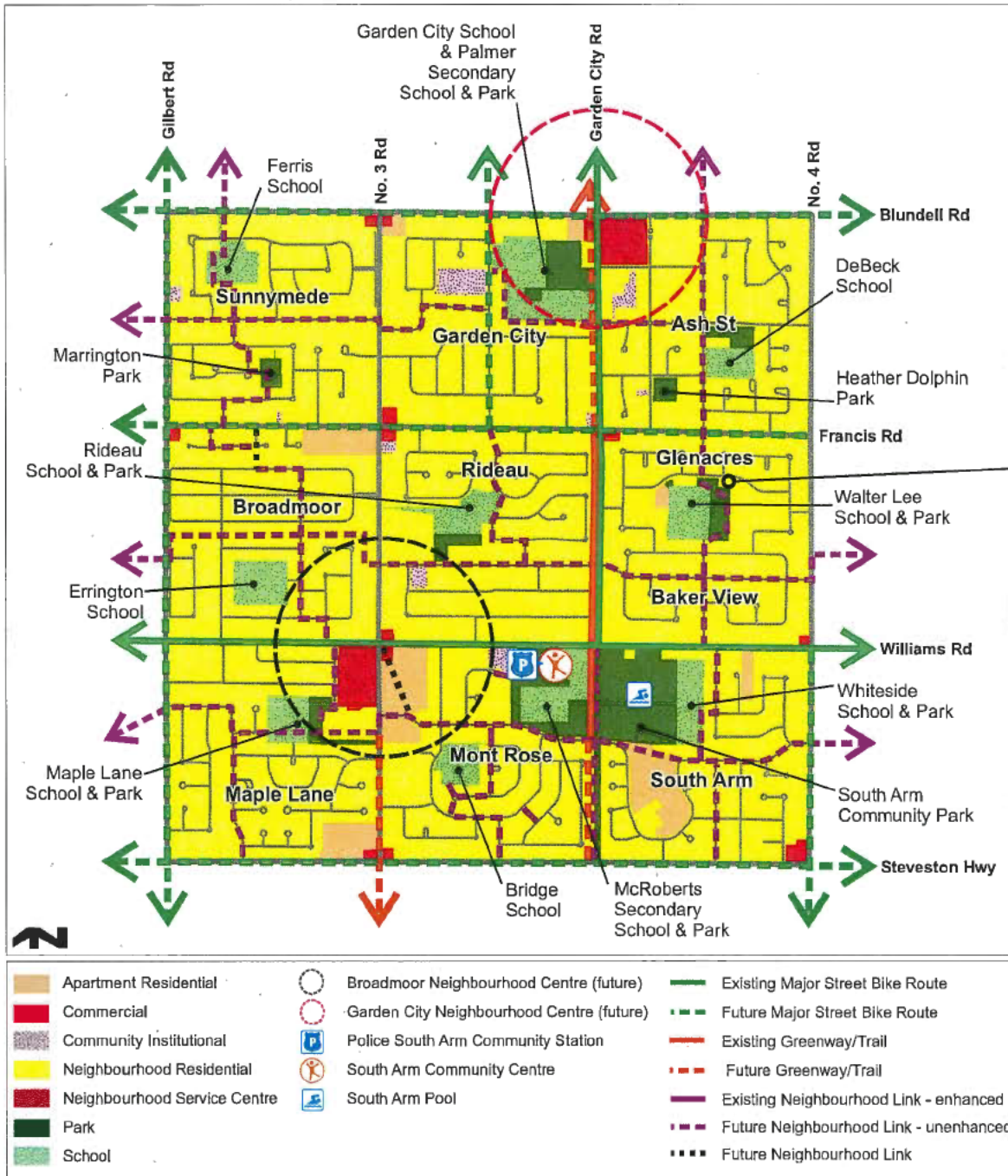
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for the balance of the lot area	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for the balance of the lot area	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 264.33 m ² (2,845.22 ft ²) Lot B: Max. 248.05 m ² (2,669.99 ft ²)	Lot A: Max. 264.33 m ² (2,845.22 ft ²) Lot B: Max. 248.05 m ² (2,669.99 ft ²)	none
Lot Coverage:	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size (m ²):	Min. 360.0 m ²	Lot A: 494 m ² Lot B: 451 m ²	none
Lot Dimensions (m):	Width: Min. 13.5 m Depth: 24.0 m	Lot A Width: 16.4 m Lot A Depth: 30.2 m Lot B Width: 14.4 m Lot B Depth: 29.6	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 6.0 m for up to 60% of principal dwelling, 7.5 m for remainder	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



6. Broadmoor





City of
Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9600/9620 Glenacres Drive

File No.: RZ 17-772629

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9765, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of two new trees are planted and maintained on each lot proposed, for a total of four trees (minimum 6 cm deciduous caliper or 3.5 m high conifers).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Demolition Permit* issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all boulevard landscaping to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Prior to Building Permit* issuance, the developer must complete the following requirements:

1. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

At Subdivision* stage, the developer must complete the following requirements:

1. Complete the required site servicing works and off-site improvements through a City work order or Servicing Agreement*. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 211.0 L/s of water available at 20 psi residual at the hydrant located at the north east corner of 9600 Glenacres Drive. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must

be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.

- Retain existing 25 mm water service connection at the north east corner of the lot.
- At the Developer's cost, the City will:
 - Install a water service connection off of the existing 200 mm PVC watermain on Glenacres Drive, complete with water meter.

Storm Sewer Works:

- At the Developer's cost, the City will:
 - Cut, cap, and remove the existing storm service connection at the northeast corner of the subject site .The existing inspection chamber (STIC41013) shall be retained to serve 9640 Glenacres Drive.
 - Install a new storm service connection at the adjoining property line of the 2 newly created lots, complete with inspection chamber, off of the existing storm sewer along Glenacres Drive.

Sanitary Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Not start on-site foundation construction prior to completion of rear yard sanitary works by City crews.
- At the Developer's cost, the City will:
 - Cut, cap, and remove the existing sanitary service connection at the southeast corner of the subject site (SCON10492). The existing sanitary inspection chamber (SIC12195) shall be retained to serve 9640 Glenacres Drive.
 - Install a new sanitary service connection at the adjoining property line of the two newly created lots, complete with inspection chamber, off of the existing sanitary main along the south property line.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - o When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - o To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Remove and replace the concrete curb, gutter, and driveway let downs, as required.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$9,120 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
 - o Concrete Sidewalk (EP.0642) \$6,400.00
 - o Boulevard Landscape/Trees (EP.0647) \$2,720.00

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Not encroach into the existing SRW with proposed trees, non-removable fencing, or other non-removable structures.

Note:

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9765 (RZ 17-772629)
9600/9620 Glenacres Drive**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/C)"**.

P.I.D. 003-946-258

Lot 185 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9765"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 10 2017



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

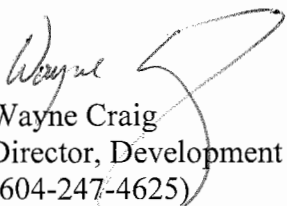
Date: October 11, 2017

File: RZ 17-781064


Re: Application by Darlene Dueckman, Mark Dueckman, and John Goossen for Rezoning at 12431 McNeely Drive from "Agriculture (AG1)" Zone to "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9773, for the rezoning of 12431 McNeely Drive from "Agriculture (AG1)" zone to "Single Detached (RS2/B)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
(604-247-4625)

JR:blg
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Darlene Dueckman, Mark Dueckman, and John Goossen have applied to rezone 12431 McNeely Drive from the “Agriculture (AG1)” zone, to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create five single-family lots (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing dwelling on the property, which would be retained on Proposed Lot 5. A variance to the front yard setback would be required to retain the dwelling.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

Development immediately surrounding the subject property is as follows:

- To the North: Single-family dwellings on two lots zoned “Single Detached (RS1/F)” and two lots zoned “Single Detached (RS1/B).”
- To the South: Single-detached dwellings on four lots zoned “Single Detached (RS1/B),” and a childcare facility in a single-detached dwelling; on a lot zoned “Residential Child Care (ZS9) – East Cambie.”
- To the East: McNeely Elementary School on a lot zoned “School and Institutional (SI).”
- To the West: A single-detached dwelling on a lot zoned “Single Detached (RS1/B).”

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The subject property is currently zoned “Agriculture (AG1),” but it is not located in the Agricultural Land Reserve (ALR).

The subject property is located in the East Cambie planning area, and is designated Neighbourhood Residential in the Official Community Plan (OCP) (Attachment 4). Furthermore, the subject property is designated Residential (Single-Family Only) in the East Cambie Area Plan (Attachment 5). The proposed rezoning and subdivision are consistent with these designations.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy No. 5472

The subject property is located in the area governed by Single-Family Lot Size Policy No. 5472; which permits subdivision as per the “Single Detached (RS2/B)” zone only (Attachment 6). The proposed rezoning and subdivision are consistent with this Policy.

Aircraft Noise Sensitive Development Policy

The subject property is located within Aircraft Noise Area 3. All new aircraft sensitive noise uses may be considered in this area, in accordance with the Aircraft Noise Sensitive Development Policy (ANSND) contained in the OCP. Registration of an aircraft noise sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The property is the remainder of a one acre property, which has been subdivided several times to facilitate development of the surrounding neighbourhood. This is the last undeveloped property in the area. The property currently contains a single-family dwelling, which the applicants propose to retain on Proposed Lot 5. The applicants are the children of the original property owner, and retention of the dwelling is proposed to avoid displacement during construction of the new dwellings on Proposed Lots 1-4. Retention of the dwelling is only anticipated in the interim during construction, and the applicants intend to demolish and rebuild after construction of the other lots has been completed.

Variance Requested

The existing dwelling was built in 1966, and complied with the minimum setback requirements of the Zoning Bylaw in force at the time. The City took road dedication in 1992 in order to complete the Cameron Drive and McNeely Drive road network. This resulted in a building setback of 6.0 m from McNeely Drive, and no setback at the south property line from Cameron Drive. The applicant proposes to remove the accessory greenhouse attached to the south face of the dwelling, which will increase the setback from Cameron Drive to 1.8 m. Following subdivision, the front lot line will be the property line abutting Cameron Drive (Attachment 2).

The applicant is requesting a variance to reduce the minimum required front yard setback defined in the "Single Detached (RS2/B)" zoning bylaw from 6.0 m to 1.8 m for Proposed Lot 5 only. This variance is necessary to retain the existing dwelling on Proposed Lot 5, which is a legal

non-conforming structure. The variance would apply to the existing dwelling only, and any new construction on the property would comply with the zoning of the property at the time of a Building Permit application.

The application for a Development Variance Permit (DVP) is a separate process that requires Council approval. Issuance of a DVP is required prior to Subdivision approval, if the existing dwelling is retained. If the applicants choose not to retain the existing dwelling at Subdivision stage, the DVP will not be required.

Existing Legal Encumbrances

There are two Statutory Rights-of-Way (SRW) registered on Title of the subject property. Both of these SRWs are for municipal utilities, and are located along the rear (north) portion of the property. The applicant is aware that encroachment into the SRW area is not permitted.

Transportation and Site Access

Vehicle access to Lots 1-4 is proposed via separate driveway crossings to each new lot from Cameron Drive. Vehicle access to Lot 5 is proposed to be maintained from the existing driveway to McNeely Drive.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses five bylaw-sized trees on the subject property, four trees on neighbouring properties, and eight street trees and six shrubs on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One Pear, one Plum, and two Cherry trees on the subject property (Tag # 548, 549, 550, and 551) are unsuitable for retention due to poor health and structural condition. Remove and replace.
- One Cherry tree on the subject property (Tag # 552) is located on Proposed Lot 5; where no construction activity is proposed. This tree is to be retained.
- One Cherry and one Katsura tree on neighbouring properties (Tag # N001 and N002) to be retained and protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Two Cherry trees on neighbouring properties (Tag # N003 and N004) are growing on a higher elevation than the subject property. These trees are to be retained
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Parks staff have assessed the trees and landscaping on City property, and provide the following comments:

- Three Cedar hedgerows (Tag # S001, S006, and S007) and one Holly tree (Tag # S003) located on City property are to be retained and protected.
- Three Cedar trees (Tag # S002, S014, and S015), one Cherry tree (Tag # S005), and seven Lilac shrubs (Tag # S004, S008, S009, S010, S011, S012, and S013) located on City property are in poor condition or in conflict with the proposed development, and should be removed. A \$7,800 contribution to the City's Tree Compensation Fund is required prior to final adoption of the rezoning bylaw.

Tree Replacement

The applicant wishes to remove four on-site trees (Trees # 548-551). The 2:1 replacement ratio would require a total of eight replacement trees. The applicant has agreed to plant two trees on each of Proposed Lots 1-4, for a total of eight trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
6	6 cm	3.5 m

Tree Protection

One on-site tree (Tag # 552) and four trees on neighbouring properties (Tag # N001-N004) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a secondary suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the development.

The applicant has proposed to provide secondary suites in the dwellings to be constructed on each new lot, for a total of five secondary suites. If a DVP is issued to retain the existing dwelling on Proposed Lot 5 the required secondary suite would not be built until the property redevelops. Under this approach, if a DVP is issued the existing dwelling could remain on the property indefinitely, although the applicants have indicated that they intend to build a new dwelling on the lot when construction of the new dwellings on Proposed Lots 1-4 is complete.

This proposal is generally consistent with the Affordable Housing Strategy, in that the ultimate development would provide secondary suites in the dwellings located on 100% of the new lots created.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in the dwelling proposed on each of the five future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the servicing works as described in Attachment 8.

Frontage improvements include, but may not be limited to, the following:

- Construction of a 1.5 m wide concrete sidewalk and landscaped boulevard on the Cameron Drive frontage.

Financial Impact or Economic Impact

This rezoning application results in an insignificant Operations Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees, and traffic signals).

Conclusion

The purpose of this application is to rezone 12431 McNeely Drive from the "Agriculture (AG1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create five single-family lots.

October 11, 2017

- 7 -

This rezoning application is generally compliant with the land use designations and applicable policies for the subject property contained in the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

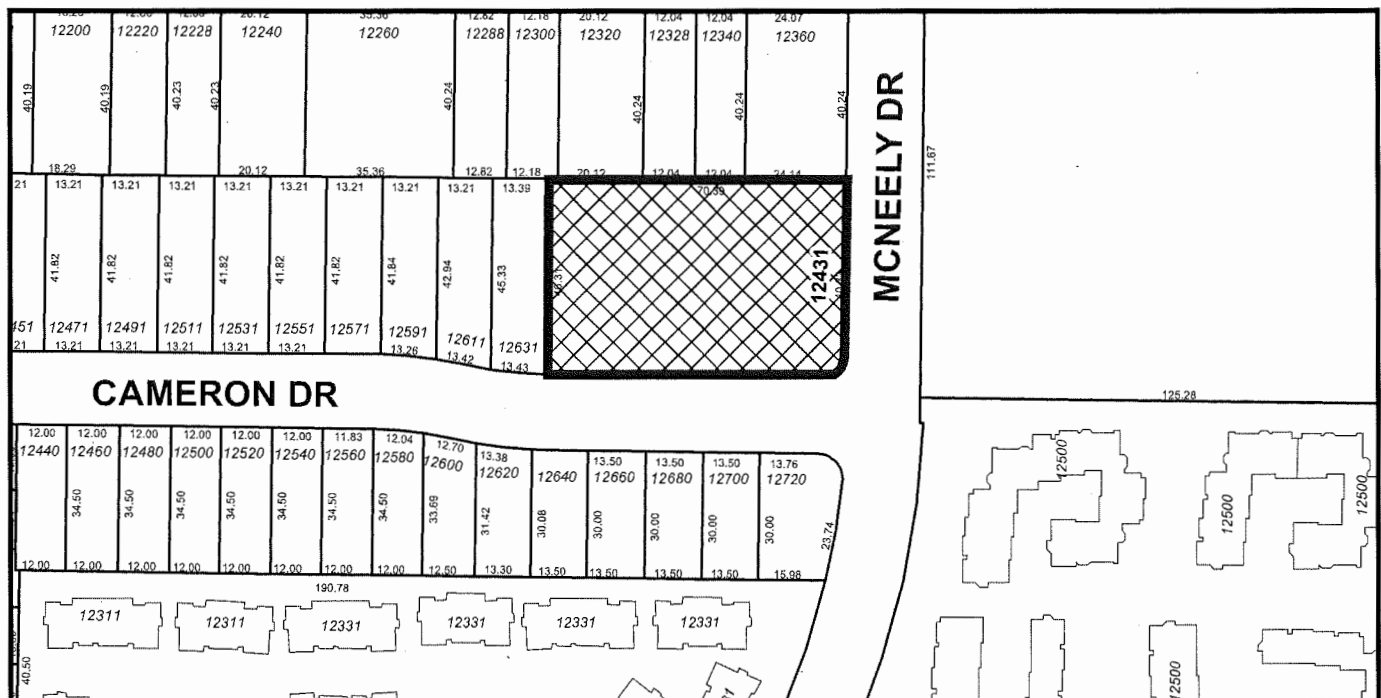
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9773 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Official Community Plan Land Use Map
- Attachment 5: East Cambie Area Land Use Map
- Attachment 6: Single-Family Lot Size Policy No. 5472
- Attachment 7: Tree Retention Plan
- Attachment 8: Rezoning Considerations

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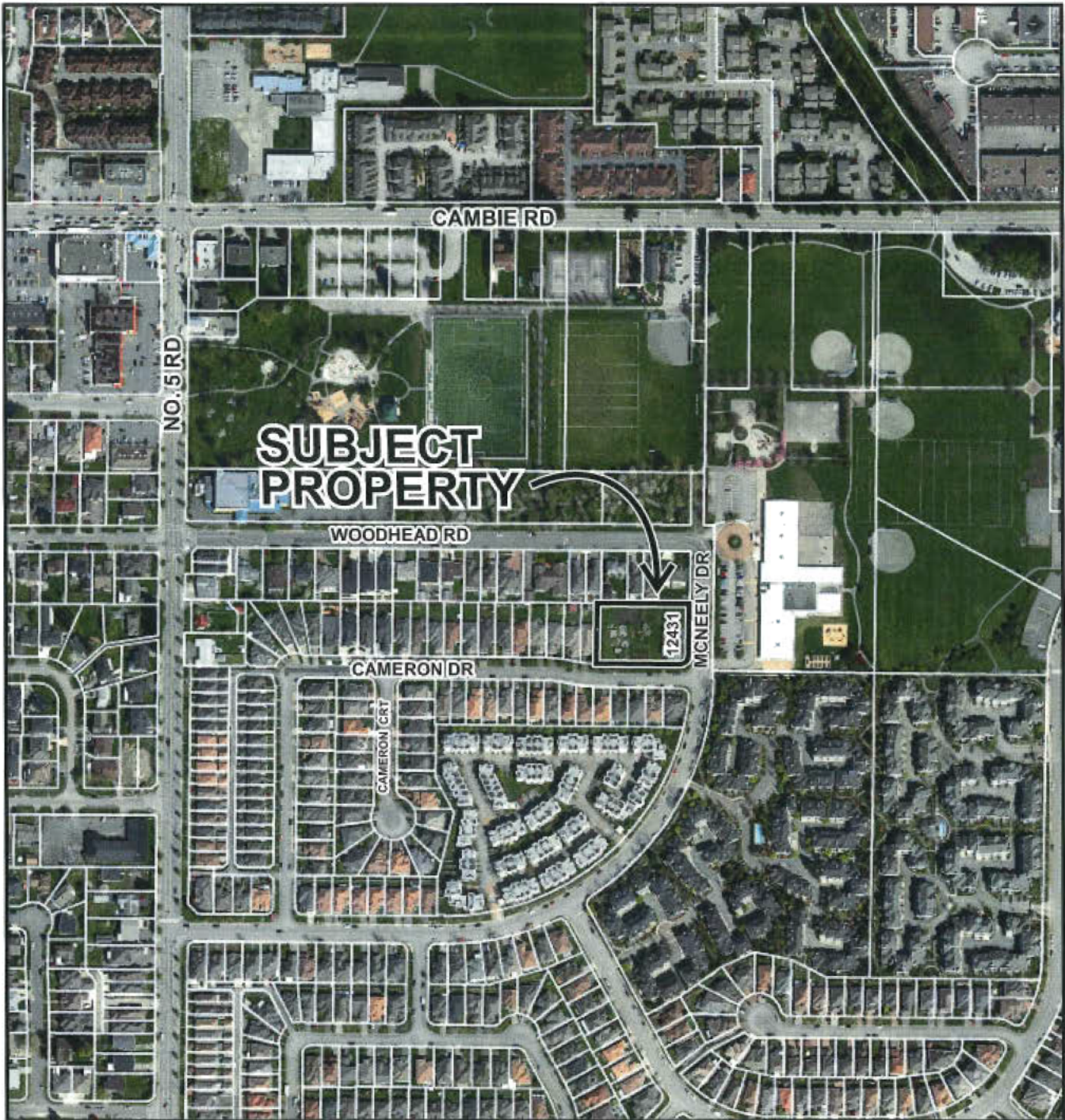
RZ 17-781064

PH - 72

Note: Dimensions are in METRES



City of Richmond



RZ 17-781064

Original Date: 08/15/17

Revision Date:

Note: Dimensions are in METRES

PARCEL IDENTIFIER (PID): 004-138-872

CIVIC ADDRESS.
#12431 MCNEELY DRIVE
RICHMOND, B.C.

© COPYRIGHT
MATSON PECK & TOPLUSS

SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7

PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 18518-001-TPG-001.DWG

R-17-18518-TPG

CLIENT REF: DARLENE DUECKMAN

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND IPM MONUMENT #190 (3441624) WITH AN ELEVATION OF 2.553 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

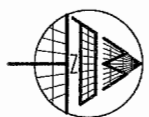
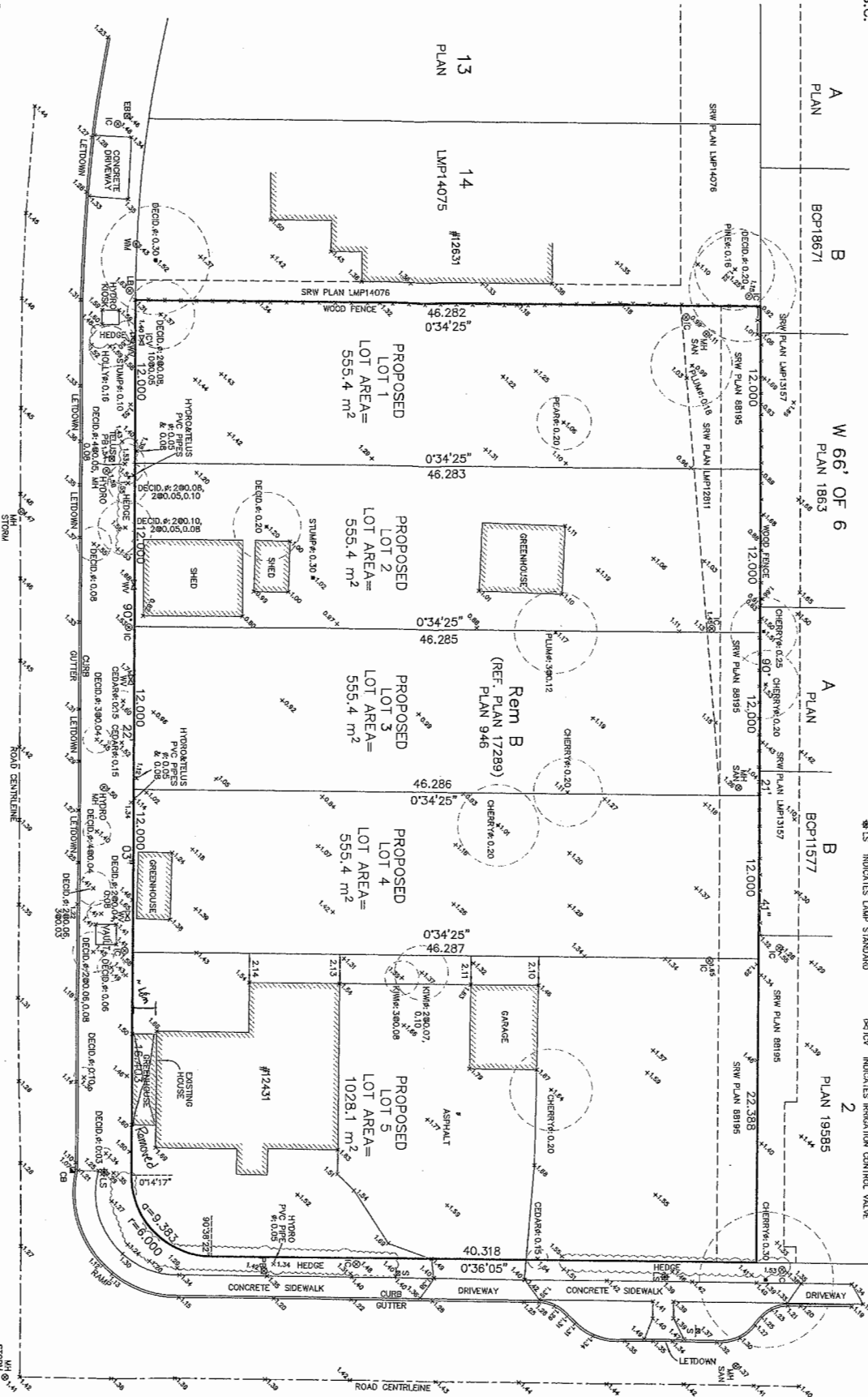
CAMERON DRIVE

DATE OF SURVEY: JULY 13, 2017.

SEAL

WILLIAM P. WONG
BC LAND SURVEYOR #697

McNEELY DRIVE
PH - 74





RZ 17-781064

Attachment 3

Address: 12431 McNeely Drive

Applicant: Darlene Dueckman, Mark Dueckman, and John Goossen

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	Mark Robert Dueckman Darlene Joy Dueckman Clayton Martin Zwicker Rita Elaine Gooding	To be determined
Site Size (m²):	3,249.7 m ²	Lots 1 - 4: 555.4 m ² Lot 5: 1,028.1 m ²
Land Uses:	One single-family dwelling	Five single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family Only)	No change
702 Policy Designation:	Single Detached (RS2/B)	Single Detached (RS2/B)
Zoning:	Agriculture (AG1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lots 1 - 4: Max. 282.75 m ² (3,043.44 ft ²) Lot 5: Max. 424.56 m ² (4,569.87 ft ²)	Lots 1 - 4: Max. 282.75 m ² (3,043.44 ft ²) Lot 5: Max. 424.56 m ² (4,569.87 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size (m ²):	Min. 360.0 m ²	Lots 1 - 4: 555.4 m ² Lot 5: 1,028.1 m ²	none
Lot Dimensions (m):	Lots 1 - 4 Width: Min. 12.0 m Lot 5 Width: Min. 12.0 m Depth: Min. 24.0 m	Lots 1 - 4 Width: 12.0 m Lot 5 Width: 22.39.0 m Depth: Min. 24.0 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: 3.0 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Exterior Side: 3.0 m Rear: Min. 9.26 m for up to 60% of principal dwelling, 10.7 m for remainder	Required for front yard setback of Proposed Lot 5 from 6.0 m to 1.8 m

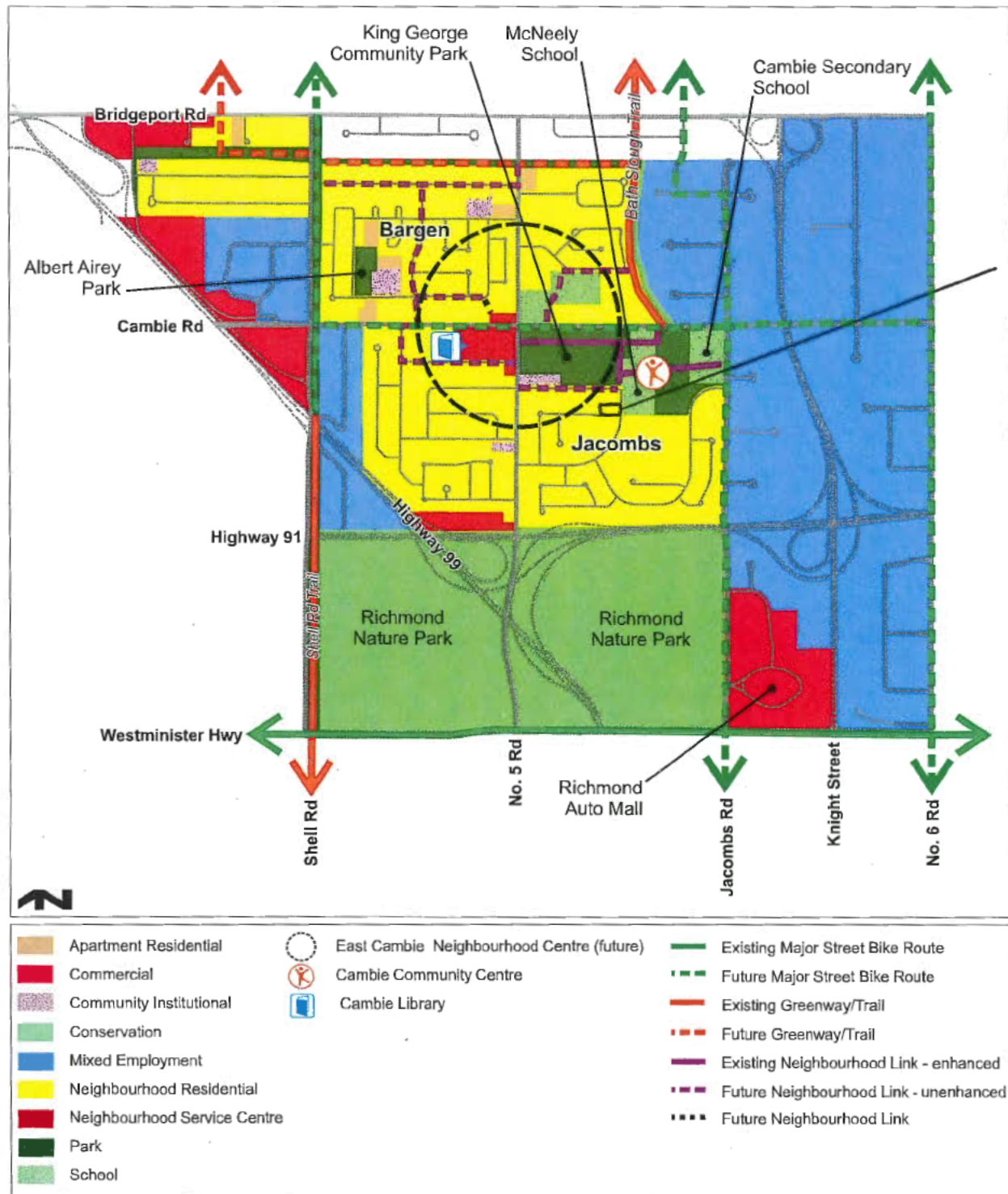
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	Max. 9.0 m	Max. 9.0 m	none

Other: Tree replacement compensation required for loss of significant trees.

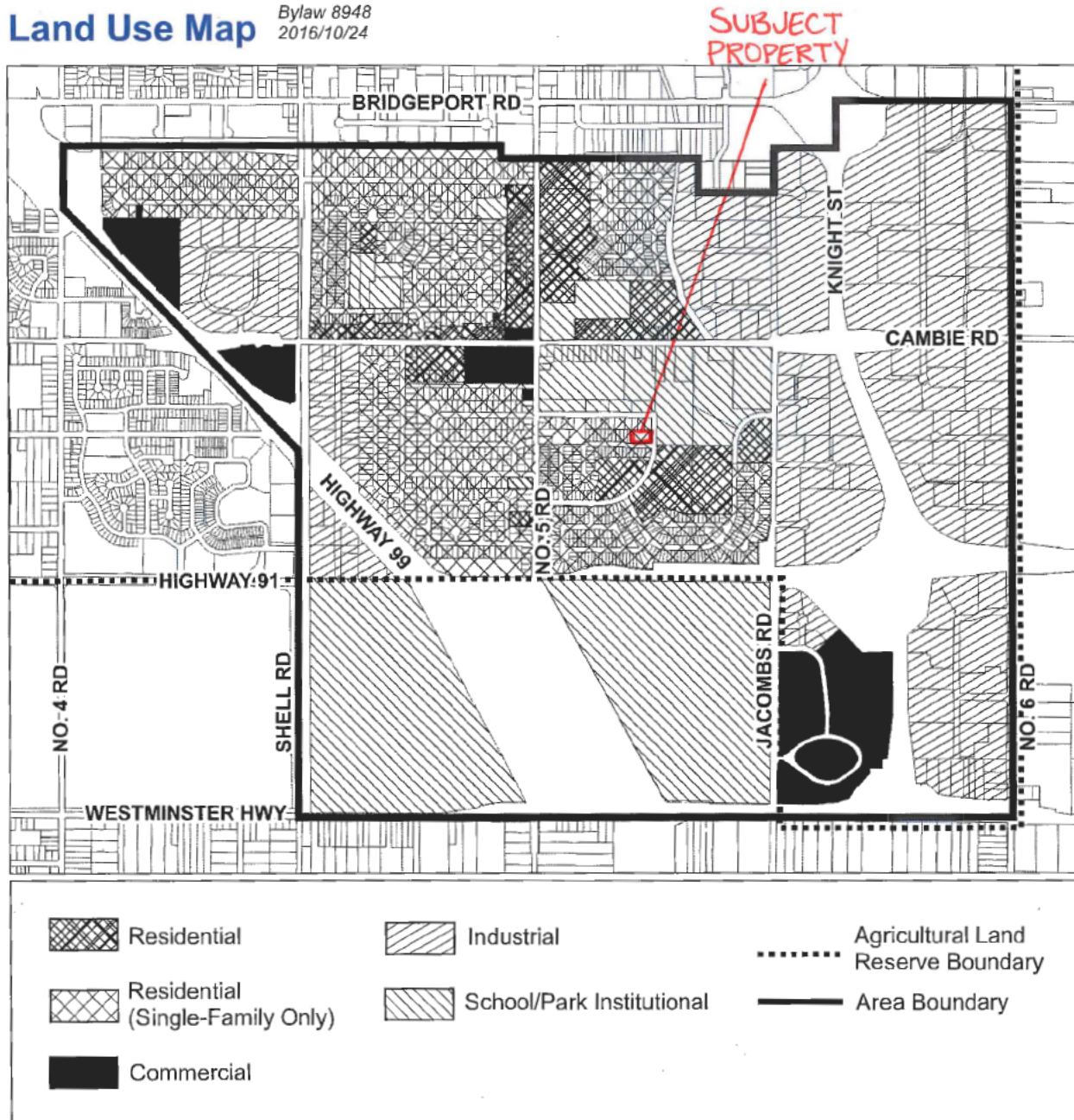
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



11b. East Cambie



City of Richmond

Land Use MapBylaw 8948
2016/10/24**PH - 78**

**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: December 15th, 2003**POLICY 5472**

File Ref: 4045-00

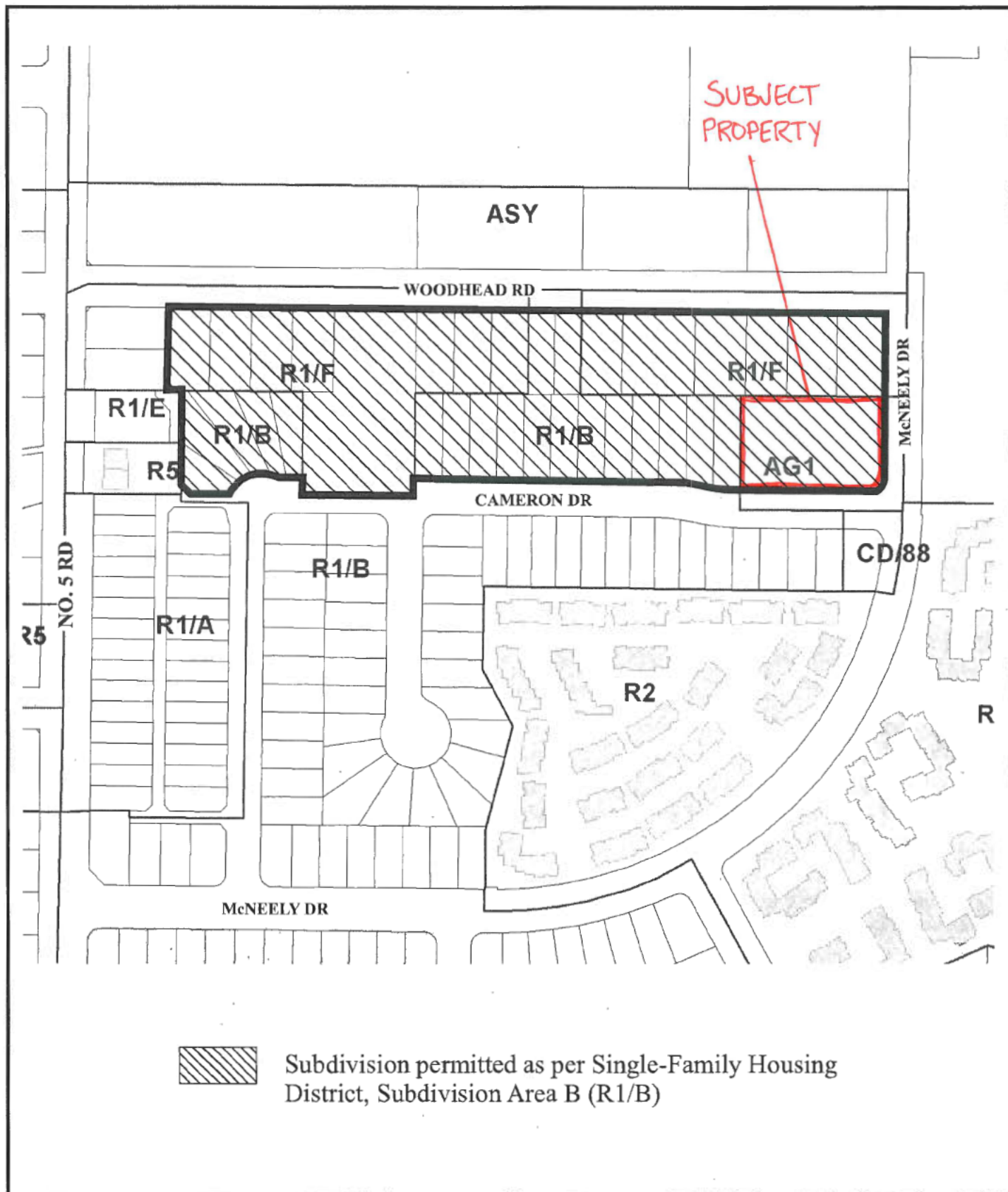
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 31-5-5

POLICY 5472:

The following policy establishes lot sizes in the area generally bounded by **No. 5 Road, Woodhead Road, McNeely Drive and Cameron Drive** (Section 31-5-5):

That properties generally located east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive, in a portion of Section 31-5-5, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Policy 5472 Section 31, 5-5 PH - 80

Adopted Date: 12/15/03

Amended Date:

Note: Dimensions are in METRES



Address: 12431 McNeely Drive

File No.: RZ 17-781064

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9773, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$4,000 (\$500/tree) to ensure that a total of two replacement trees are planted and maintained on each of Proposed Lots 1-4 (for a total of eight trees); minimum 6 cm deciduous caliper or 3.5 m high conifers). **NOTE: replacement trees to be the following minimum sizes, as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	8 cm	4 m
6	6 cm	3.5 m

2. City acceptance of the developer's offer to voluntarily contribute \$7,800 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Registration of an aircraft noise sensitive use covenant on Title.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed in the dwelling proposed on each of the five future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to Building Permit* Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

At Subdivision* stage, the developer must complete the following requirements:

1. Successful application for a Development Variance Permit* to vary the front yard setback requirement contained in the "Single Detached (RS2/B)" zone.
2. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 355 L/s of water available at 20 psi residual at the hydrant located at the northeast corner of 12720 Cameron Drive. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
- At the Developer's cost, the City will:
 - Confirm the size and condition of the five existing water service connections and replace as required.
 - Confirm if the existing connections are metered and install water meters as required.

Storm Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Check the existing storm service connections and inspection chambers serving the subject site (STCN13609, STCN13608, STCN13607, & STCN13687). Confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connections may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Replace the existing storm service connection, dual service leads, and inspection chambers (STCN13609, STCN13608, STCN13607, & STCN13687) serving the subject site, if the connection is not in a condition to be re-used.

Sanitary Sewer Works:

- At the Developer's cost, the Developer is required to:
 - Not start on-site excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
 - Provide at no cost to the City, a 3.0 m wide SRW from the centerline south of the existing sanitary sewer for future access and maintenance.
 - Check the existing sanitary service connections, service leads and inspection chambers serving the subject site (SCON27334, SCON15676, SCON4121, SCON27446, & SCON8081). Confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connections may be retained. In the case that a service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At the Developer's cost, the City will:
 - Replace the existing sanitary service connection, service leads, and inspection chambers (SCON27334, SCON15676, SCON4121, SCON27446, & SCON8081) serving the subject site, if the connection is not in a condition to be re-used.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - When modifying existing above ground structures.
 - Complete the following off-site improvements to the Cameron Drive frontage:

Initial: _____

- Install 1.5 m wide concrete sidewalk at the property line.
- Install a minimum 1.5 m wide landscaped boulevard behind the existing concrete curb.
- Confirm the existing driveway curb letdowns meet a standard acceptable to the City.

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Not encroach into the existing SRW with proposed trees, non-removable fencing, or other non-removable structures.

Note:

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

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

Signed

Date



City of Richmond

Bylaw 9773

Richmond Zoning Bylaw 8500 Amendment Bylaw 9773 (RZ 17-781064) 12431 McNeely Drive

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 004-138-872

Parcel "B" (Reference Plan 17289) North Half Lot 4 Except: Part Dedicated Road on Plan LMP4855, Section 31 Block 5 North Range 5 West New Westminster District Plan 946

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9773"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON



SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 23 2017

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: November 14, 2017
File: RZ 13-633927
Re: **Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone**

The purpose of this memo is to provide clarification and new information to Public Hearing regarding the above rezoning application which was considered at the July 17, 2017 General Purposes, July 24, 2017 Council and October 16, 2017 Public Hearing meetings. At the October 16, 2017 Public Hearing meeting, Council decided:

"That Council consideration of Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be deferred to the November 20, 2017 Public Hearing scheduled for 7:00 p.m. in the Council Chambers at Richmond City Hall for further discussion, analysis and information regarding the amenity contribution component."

In response to this direction from Council, staff reviewed the community amenity contribution with the applicant, and the applicant provided an increased community amenity contribution offer.

To allow this new information to be provided to Council and the public for consideration, Public Hearing notification was published in the *Richmond News* local newspaper.

Steveston Hardware

In response to discussion at Public Hearing, the attached letter (Attachment 1) signed by Chris Evans, of Onni and Iqbal Ladha, of Steveston Hardware provides an update to Council regarding ongoing lease negotiations between the two parties. The letter advises that both parties are committed to relocating Steveston Hardware onto the site, they are continuing to work through store requirements and space options, and their intent is to finalize the process after a decision on the current rezoning application has been made.

Community Amenity Valuation Process

The following clarification information is provided to summarize the key aspects of the valuation process as described in the rezoning referral Staff Report dated July 5, 2017.

In an effort to determine an appropriate community amenity contribution amount, two independent consultants were engaged to determine the anticipated increase in value that would result from the rezoning proposal to allow a wider range of commercial uses in the ground floor areas (53,724 ft²)

of the six existing buildings on the subject site. The valuation is limited to the ground floor areas only as the rezoning application does not propose additional land uses for any other areas on the site. The City engaged Site Economics Ltd. and the applicant engaged Coriolis Consulting Corp.

The existing development includes six smaller non-residential air space parcels; each of which may be owned and/or sold independently of the others. As independent air space parcels, the value is higher and more attractive to investors. Smaller independent spaces and individual buildings typically have a higher price value per square foot than larger more expensive complexes and there is greater market demand. In other words, there is a larger number of potential purchasers for smaller properties. Smaller spaces and buildings are more affordable to purchase than larger spaces particularly for the end user market (businesses buying and then occupying their own space).

The City's consultant determined the value increase for the independent air space parcels at approximately \$9,000,000, while the applicant's consultant determined the value increase at approximately \$5,100,000. Little work was done to reconcile the significant difference between these values because Onni advised that it is not their business model or intention to sell any of the six non-residential air space parcels and they were not prepared to proceed with valuation based on smaller independent spaces. Instead Onni agreed to enter into a legal agreement to tie the non-residential area together as a single real estate holding. As a result, the two consultants focussed on the value increase that would result from the rezoning on the basis of a single real estate holding.

Both consultants used a common valuation methodology and both consultants agreed that the proposed hotel use (23,122 ft²) would not increase the value of the development due to the high tenant improvement costs. Therefore the analyses focused on the proposed general retail commercial areas (30,602 ft²). The consultants did not reach a consensus on a valuation. The City's consultant determined the value increase at approximately \$5,500,000, while the applicant's consultant determined the value increase at approximately \$4,100,000. The consultants did not agree on key aspects of commercial rental rate assumptions, cap rate assumptions, and how developer profit is factored in.

Lease rates – The City's consultant anticipated lease rates that were \$1 to \$2 per square foot higher than the applicant's consultant. The following table provides information regarding the identified lease rates. The higher lease rates contribute the largest impact on the overall valuation difference.

Anticipated lease rate	Site Economics	Coriolis	Difference
Building 1	\$33	\$32	\$1 or 3%
Building 2	\$24	\$22	\$2 or 9%
Building 3	\$33	\$32	\$1 or 3%
Building 4	\$30	\$28	\$2 or 7%

Cap rates – capitalization rates are the expected rate of return on an investment. If an investment has a higher level of financial risk, an investor will be looking for a higher cap rate to achieve a higher potential profit. Generally speaking, smaller units have more possible buyers/tenants, so have a lower level of financial risk, lower cap rate and lower potential profit. City's consultant identified cap rates that were 0.25% higher than the applicant's consultant for single ownership. The cap rates identified by both consultants were similar and did not contribute a significant impact on the overall valuation difference.

Developer profit – both consultants included developer profit in their analyses, however, the approach of each consultant was different. The City's consultant calculated 13% profit against costs

that would be needed as a result of the rezoning proposal only. The applicant's consultant calculated 13% profit against the anticipated value increase resulting from the rezoning proposal.

Community Amenity Contribution Amount

At the time the rezoning referral Staff Report was written on July 5, 2017, Onni offered to provide a voluntary community amenity contribution in the amount of \$2,375,000; representing 50% of a mid-point of values arrived at by the two independent economists.

At the Public Hearing meeting on October 16, 2017, as part of their delegation to Council, Onni increased their community amenity contribution offer amount to \$3,375,000.

Subsequent to the October 16, 2017 Public Hearing meeting, Onni reviewed the voluntary contribution range provided in other jurisdictions as identified by their consultant. To match the upper end of this range, Onni increased their community amenity contribution offer amount by \$187,500 to a total of \$3,562,500 (75% of a mid-point value).

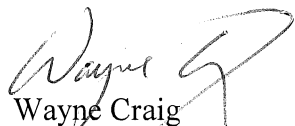
The table below provides a comparison of Onni's offer to the anticipated increase in value that would result from the rezoning proposal as determined by the two independent economists:

	Value Increase	\$3,562,500 offer as percentage of value increase
Site Economics Ltd. (City consultant)	\$5,500,000	64.8%
Coriolis Consulting Corp. (Onni consultant)	\$4,100,000	86.9%
Mid-point	\$4,750,000	75%

Conclusion

This memo provides update information regarding Steveston Hardware, clarification information regarding the community amenity valuation process, and new information regarding the contribution amount. The increased community amenity contribution offer and Council direction to dedicate the funds to the eventual improvement of the Steveston Community Centre, have been included in revised rezoning considerations (Attachment 2).

If Council is satisfied with the proposal, it would be appropriate for Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to be given second and third readings. Prior to final adoption of the bylaws, the developer would be required to fulfill all the revised rezoning considerations (Attachment 2).



Wayne Craig
Director, Development
(604-247-4625)

SB:blg

Attachment 1: Letter from Onni and Steveston Hardware (dated November 3, 2017)

Attachment 2: Revised Rezoning Considerations

pc: Senior Management Team (SMT)

Attachment 1

November 3rd, 2017

to memo dated November 14, 2017

Dear Mayor and Council

Re: Steveston Hardware's relocation to Imperial Landing

The Onni Group and Steveston Hardware together believe a relocation of Steveston Hardware to Imperial Landing Waterfront would be a huge positive for Onni, Steveston Hardware and the Community. The discussions between us have been on ongoing for the past number of years as the current application has developed to what is before Council today.

Chris Evans and Brendan Yee met with Iqbal Ladha of Steveston Hardware on Thursday November 2nd and continue to work through the store requirements and the options available to him within Imperial Landing. Both groups are committed to finding a new home for Steveston Hardware within Imperial Landing and hope to finalize things once a decision has been made by Council on the 20th of November. *BASED ON THE ZONING OF THE DIFFERENT BUILDINGS.*

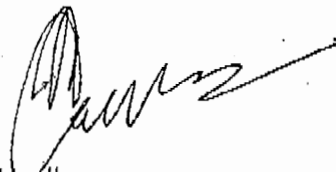
We expect that this correspondence will provide Council the update that Staff has requested.

This correspondence is being sent jointly by both Onni and Steveston Hardware as evidenced by signatures below.

Regards,



Chris Evans
Onni Group



Iqbal Ladha
Steveston Hardware



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

File No.: RZ 13-633927

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

1. Final Adoption of OCP Amendment Bylaw 9062.
2. Single site, no subdivision and no stratification requirements – Registration of legal agreement(s) on Title ensuring that:
 - a) The six non-residential air space parcels (Air Space Parcels 1 through 6 of plan EPP26790) are all owned by the same legal entity (both beneficial and legal interest in the six parcels) and prohibiting transfer of less than all six parcels.
 - b) No subdivision of any one or more of the six parcels (including no subdivision by way of strata plan) (consolidation of the six parcels is acceptable).
3. Truck activity – Registration of a legal agreement on Title to: prohibit large delivery trucks of size WB-17 or larger from accessing or entering the site at any given time; and to restrict truck delivery hours of operation for non-residential uses by trucks of maximum SU-9 in size to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday. Remedies will include, but without limitation, performance wording to establish a fine amount of \$200 adjusted by CPI annually from the year of rezoning approval per of the restrictions in the agreement payable by the owner.
4. Commercial parking – Registration of a legal agreement on Title including:
 - a) The following covenants:
 - i. Parking garage entry gates are to remain open during business hours of any commercial use on the lands other than hotel. Hotel guests are to be provided with a means to open a closed parking garage entry gate and access commercial parking outside of regular business hours.
 - ii. A maximum of 16 of the total 189 commercial spaces may be assigned to specific businesses. Further the assignment can be on weekdays only, between the hours of 8:30 am and 6:00 pm. The balance of the parking spaces must be unassigned and available by the use of any commercial client or visitor to a residential unit on the site.
 - iii. Free parking for the first two hours of a vehicle parked on site must be provided, which may be provided through a merchant validation for the businesses operating on the site.
 - iv. Pay parking rates are not to exceed the market rate for pay parking in Steveston Village. The pay parking rate may be reviewed and adjusted on an annual basis by the City taking into consideration similar pay parking rates in Steveston Village.
 - b) A statutory right-of-way from the curb on Bayview Street, extending into the parking structure, over an area coincident with the full extent of the underground parking area. The statutory right-of-way will permit the City, City officials and contractors to be on and have access to and egress from the parkade for the purposes of assuring/monitoring compliance with the parking covenant described in 3(a) above. Further, the statutory right-of-way will permit the City the right to remove or disable any gate that does not comply with the terms of the parking covenant described in 3(a) above.
5. Install an additional eight Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
6. City acceptance of the developer's offer to voluntarily contribute \$3,562,500 towards the Steveston Community Amenity provision account, with funds dedicated to the eventual improvement of the Steveston Community Centre, at the discretion of Council.

7. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects.
8. City acceptance of the developer's offer to voluntarily contribute \$605 to go towards development of Storm Drainage DCC projects.
9. City acceptance of a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The Letter of Credit will be held by the City for a period of 18 months after the commercial area is occupied.
10. Enter into a Servicing Agreement* for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:
 - a) Upgrade the No. 1 Road and Bayview Street intersection by raising this intersection and adding bollards similar to No. 1 Road and Moncton Street. As well, install decorative crosswalk surface treatment on all three legs of the intersection, using Duratherm material or equivalent.
 - b) Upgrade crosswalks along Bayview Street:
 - i. At the two midblock crosswalks between No. 1 Road and Moncton Street, provide raised crosswalks.
 - ii. At the three crosswalks at the Easthope Avenue traffic circle, remove a 1.5 m section of the cobble pavers from each end of the crosswalk (near curbs) and replace with an extension of the existing square concrete panels. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists. Add a narrow band of the same decorative pavement surface treatment as a border along both sides of each crosswalk to provide consistency between the crossings on Bayview Street.
 - iii. At the six crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
 - c) Fabricate and install 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue, and Ewen Avenue.
 - d) Add pavement marking "sharrows", and signage for bikes on Bayview Street from No. 1 Road to Moncton Street in both directions.
 - e) Fabricate and install public parking signage on Bayview Street in both directions at the two public parking facilities.

Note:

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

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



City of Richmond

Report to Committee Planning and Development Division

To: General Purposes Committee

Date: July 5, 2017

From: Wayne Craig
Director, Development

File: RZ 13-633927

Re: Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone

Staff Recommendation

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

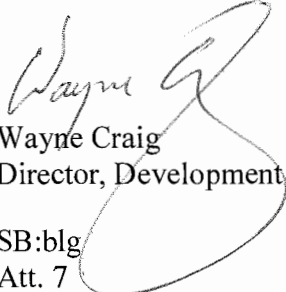
July 5, 2017

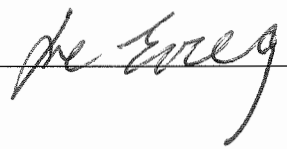
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4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to

- a) Amend the "Steveston Maritime Mixed Use (ZMU12)" zone by widening the range of permitted commercial uses at 4020, 4180, 4280 and 4300 Bayview Street; and
- b) Amend the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses at 4080 and 4100 Bayview Street;

be introduced and given first reading.


Wayne Craig
Director, Development
SB:blg
Att. 7

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

Staff Report

Origin

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

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

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

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

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

and report back to a forthcoming General Purposes Committee.”

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

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

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

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

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

Findings of Fact

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

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

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

Related Policies & Studies

Consultation

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

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

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

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

OCP Consultation Summary

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

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

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

School District

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

Public Input

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

Public Open House Meetings Held by the Applicant

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

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

Analysis

OCP Amendment to Accommodate Commercial Uses

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

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

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

Zoning Text Amendments to Accommodate Commercial Uses

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

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

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

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

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

- Retain all of the Maritime or commercial fishing related uses permitted in the existing "Steveston Maritime Mixed Use (ZMU12)" zone.
- Retain all of the Maritime or commercial fishing related uses and limited child care use permitted in the existing "Steveston Maritime (ZC21)" zone.
- Include 5 to 6 conventional commercial uses in both zones that are intended to provide for the shopping, dining, business, office, recreational, and service uses for area residents and visitors as well as short term accommodation needs of visitors.
- Limit the proposed new uses to specific ground floor areas of the subject site only (e.g., retain existing second floor child care use Building 2 at 4080 Bayview Street and retain existing upper floor dwelling units in Buildings 1, 4, 5 and 6 at 4020, 4180, 4280 and 4300 Bayview Street).
- Limit grocery store use to the ground floor of Building 2 at 4080 Bayview Street only (up to a maximum of 15,921 ft²).
- Limit indoor recreation use to Buildings 2 and 4 at 4080 and 4180 Bayview Street only (up to a maximum of 21,873 ft²).
- Limit hotel use as the only additional use to Buildings 5 and 6 at 4280 and 4300 Bayview Street (23,122 ft²) to a maximum of 32 hotel rooms with cooking facilities and a maximum stay of 90 days.

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

The addition of grocery store use continues to be requested by the applicant, which would potentially accommodate a third grocery store in the Village area. There is an existing grocery store located on No. 1 Road and Council recently approved a development proposal for 12088 3rd Avenue (formerly 3471 Moncton Street, 12040 & 12060 3rd Avenue) that includes approximately 20,400 ft² of retail space for a grocery store (RZ 15-710852, DP 16-753377 and HA 17-763809). It should be noted that the existing Steveston Commercial (CS2 & CS3) zoning prevalent in the village would allow development of a future grocery store. The attached previous staff reports include a retail analysis prepared by Hume Consulting Corporation and an economic analysis prepared by Colliers International Consulting, both commissioned by the applicant. The analyses indicated there was sufficient floor area demand for supermarket convenience retail in the Steveston planning area to support the combined floor area of all three grocery stores.

In response to concerns raised at Planning Committee about the large area of proposed retail space and the desire for uses that support the tourism industry in the Village, the applicant has requested the addition of hotel use for 32 hotel rooms. The hotel use reduces the requested floor area of retail by 23,122 ft² of floor area and the maximum stay of 90 days accommodates both overnight and short term stays, bringing new customers for businesses and restaurants in the Village. The proposed hotel use also reduces parking activity and vehicle trips to the site as compared with retail.

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

Preferred Type of Community Amenity and Richmond Public Library

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

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

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

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

Community Amenity Contribution

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

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

In an effort to determine an appropriate community amenity contribution amount, two independent consultants were engaged to review the potential increase in value resulting from the revised rezoning proposal to allow for a wider range of commercial uses in the ground floor areas (53,724 ft²) of the six existing buildings. The City engaged Site Economics Ltd. and the

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

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

The City again engaged Site Economics Ltd. and the applicant engaged Coriolis Consulting Corp. to determine the increase in value generated by the proposed rezoning with the above mentioned legal agreement in place to restrict the existing six air space parcels. Both consultants used a common valuation methodology and both consultants agreed that the proposed hotel use (23,122 ft²) would not increase the value of the development due to the high tenant improvement costs. Therefore the analyses focussed on the proposed general retail commercial areas (30,602 ft²). The consultants did not reach a consensus on a valuation. The applicant's consultant assessed the value increase at approximately \$4,100,000 and the City's consultant assessed the value increase at approximately \$5,500,000 (Attachment HH). The difference is largely due to different commercial rental rate assumptions. The consultants were unable to reconcile the difference in appraised values.

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

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

an approximate 33,500 ft² turn-key community centre, a waterfront park and a cash contribution for a waterfront pier.

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

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

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

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

Steveston Residents and Merchants Land Use Suggestions

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

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

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

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

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

	Retail	MMU	Office	Hotel
Steveston Merchants Association proposal	25% (14,872 ft ²)	25% (14,872 ft ²)	50% (29,744 ft ²)	
Current proposal	61% (36,288 ft ²) <ul style="list-style-type: none"> • MMU uses are permitted in all Buildings and the second floor of Building 2 is limited to MMU and resident amenity space only (5,764 ft²) • Grocery Store is limited to the ground floor of Building 2 only (15,921 ft²) • Indoor Recreation is limited to Buildings 2 and 4 only (21,873 ft²) 			39% (23,122 ft ²)

Financial Impact or Economic Impact

None.

Conclusion

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

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

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

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

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

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



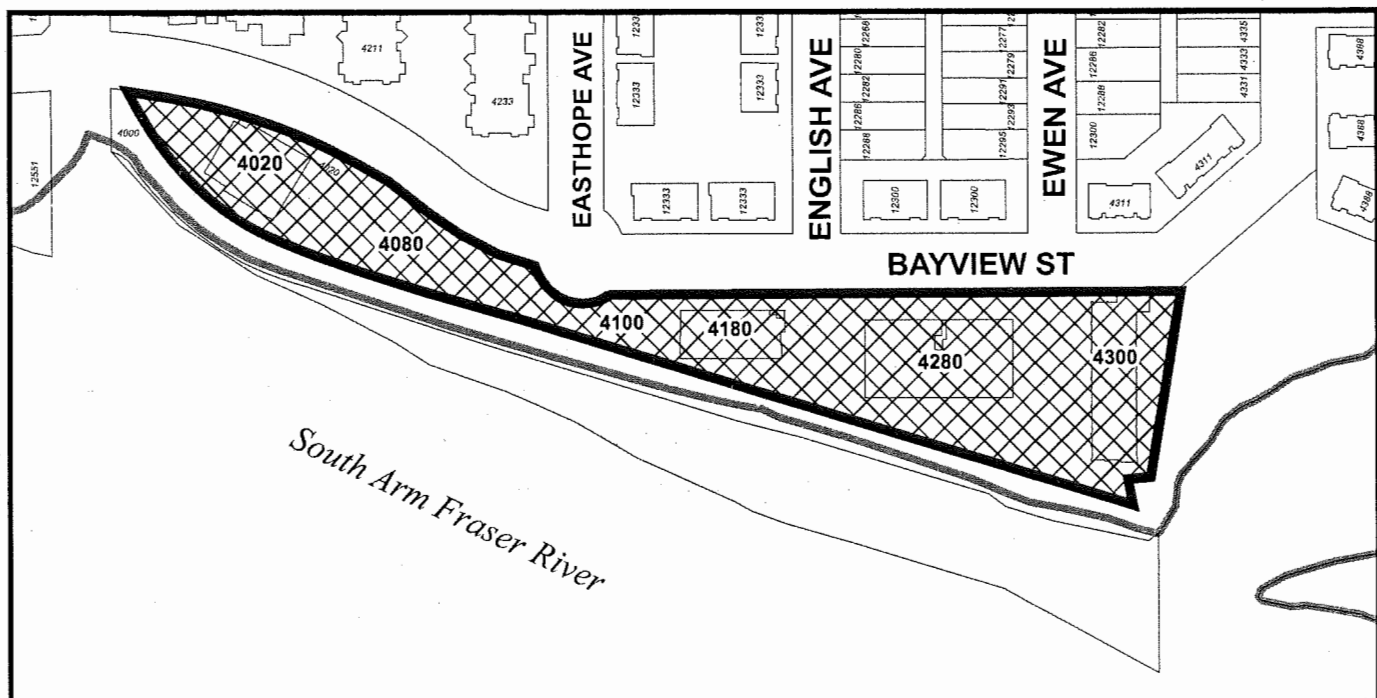
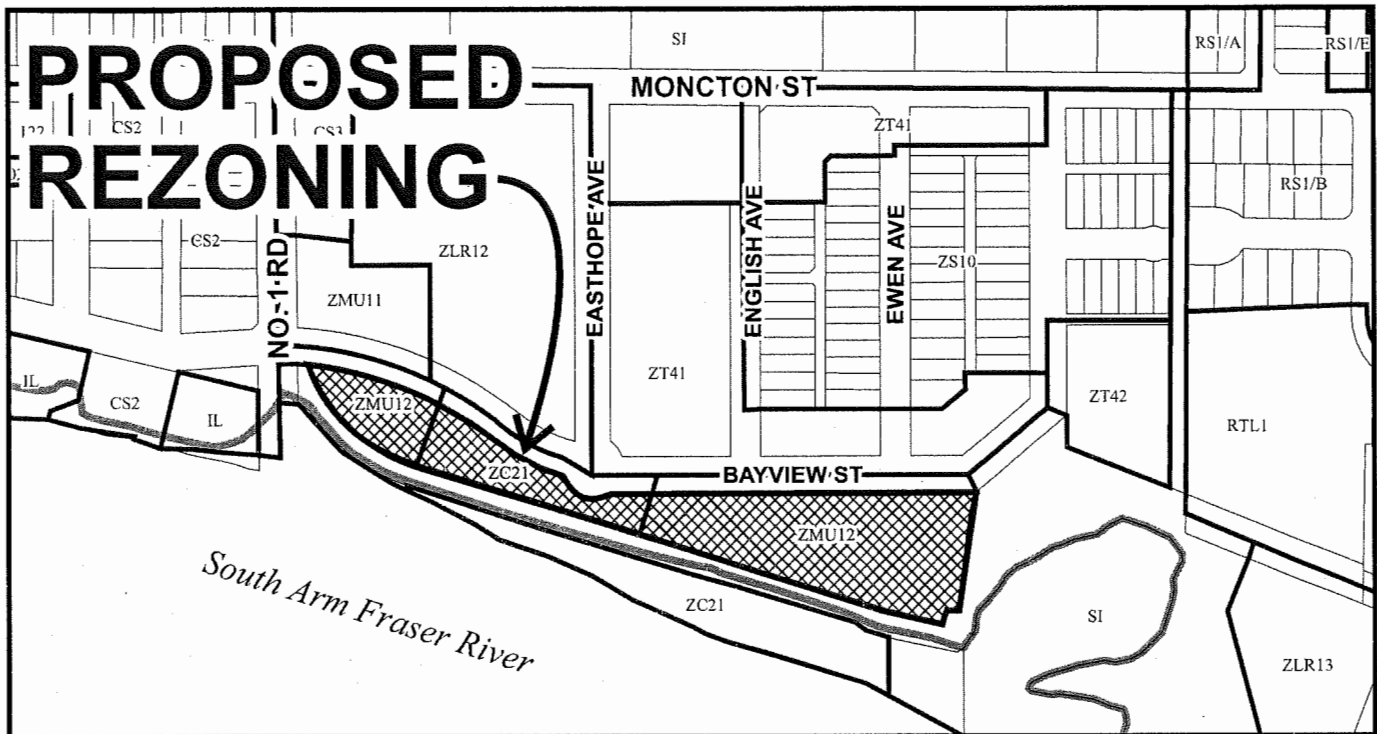
Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

SB:blg

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



City of
Richmond



RZ 13-633927

Original Date: 03/18/14

Revision Date: 06/14/17

Note: Dimensions are in METRES



City of Richmond

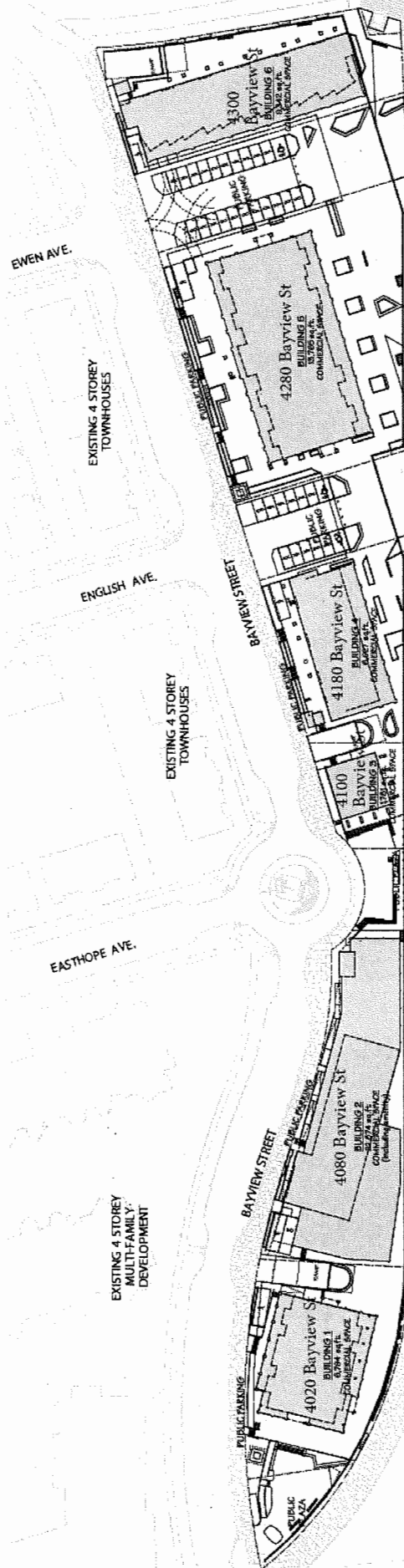


RZ 13-633927

Original Date: 03/18/14

Revision Date: 06/14/17

Note: Dimensions are in METRES



Building	4020 Bayview St (1)	4080 Bayview St (2)	4100 Bayview St (3)	4180 Bayview St (4)	4280 Bayview St (5)	4300 Bayview St (6)
59,488 sf GLA 52 dwellings	6,867 sf 12 apartments	21,685 sf (15,921 + 5,764)	1,862 sf	5,952 sf 7 two-level units	13,780 sf 22 apartments	9,342 sf 11 two-level units
Permitted Uses (existing)	(ZMU12) • Education** • Manufacturing, custom indoor** • Maritime* • Office** • Parking, non-accessory** • Service, Personal (Dry Cleaning & Laundry only)* • (also Housing, apartment limited & upper floors only)	(ZC21) • Child Care (limited & upper floor only) • Education* • Industrial, General** • Manufacturing, custom indoor** • Marina* • Maritime mixed use* • Office** • Parking, non-accessory** (also legally required 2nd floor Resident Amenity Space in Building 2)	(ZC21)	(ZMU12)	(ZMU12)	(ZMU12)
Proposed Uses (June 2, 2017)	• (all existing ZMU12 uses) • Office • Restaurant • Retail, General • Health Services, Minor • Service, Financial	• (all existing ZC21 uses) On the ground floor only: • Office • Restaurant • Retail, General • Grocery Store • Health Services, Minor • Recreation, Indoor	• (all existing ZC21 uses) • Office • Restaurant • Retail, General	• (all existing ZMU12 uses) • Office • Restaurant • Retail, General • Health Services, Minor • Recreation, Indoor • Service, Financial	• (all existing ZMU12 uses) • Hotel (19 rooms, maximum 90 day accommodation)	• (all existing ZMU12 uses) • Hotel (13 rooms, maximum 90 day accommodation)

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

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



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

File No.: RZ 13-633927

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

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

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

Note:

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

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

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

[Signed copy on file]

Signed

PH Date 108

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



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

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

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

FIRST READING

PUBLIC HEARING

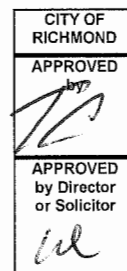
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017



MAYOR

CORPORATE OFFICER



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

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

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

“20.12.3 A. Secondary Uses

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

20.12.3 B. Additional Uses

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

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

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

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

“6. **Minor health service, office, restaurant and financial service uses** are only permitted on the following listed **sites**:

a) P.I.D. 029-108-136

Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

b) P.I.D. 029-108-161

Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

7. **General retail use**, excluding **grocery store use**, is only permitted on the following listed **sites**:

a) P.I.D. 029-108-136

Air Space Parcel 1 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

b) P.I.D. 029-108-161

Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

8. **Indoor Recreation use** is only permitted on the following listed **sites**:

a) P.I.D. 029-108-161

Air Space Parcel 4 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

9. **Hotel use** is only permitted on the following listed **sites** and the **hotel use** is restricted to providing the transient public, in return for consideration, lodging in no more than 32 **hotel** rooms and for not more than 90 days in a 12-month period at either or both of the following listed **sites**:

a) P.I.D. 029-108-179

Air Space Parcel 5 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

b) P.I.D. 029-108-187

Air Space Parcel 6 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790”

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

“• **Grocery Store**

• **Health Services, Minor**

• **Recreation, Indoor**

• **Restaurant**

• **Retail, General”**

- (e) by deleting (ZC21 Other Regulations) clause 22.21.11.1 and substituting the following:

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

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

- d) by inserting the following into (ZC21 Other Regulations) subsection 22.21.11:

“5. **Office, restaurant and general retail uses**, excluding **grocery store use**, are only permitted on the following listed **sites** and shall be located on the **first storey** of any **building**:

- a) P.I.D. 029-108-144
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790
- b) P.I.D. 029-108-152
Air Space Parcel 3 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790

6. **Minor health service, indoor recreation and grocery store uses** are only permitted on the following listed **site** and shall be located on the **first storey** of any **building**:

- a) P.I.D. 029-108-144
Air Space Parcel 2 Section 11 Block 3 North Range 7 West New Westminster District Air Space Plan EPP26790”

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 24 2017

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

MAYOR

CORPORATE OFFICER

Supplemental PH Package

November 20, 2017

Onni Application

See Public Hearing Agenda for Staff Report, Atts. AA to DD & Bylaws

- | | | |
|----------------|-----------|---|
| Supp. PH – 1 | Att. EE – | Staff Report to Planning Committee dated April 30, 2014 (including attached staff reports dated March 17, 2014 & April 30, 2014) |
| Supp. PH – 228 | Att. FF – | Public Correspondence (received May 1, 2014 to June 26, 2017) |
| Supp. PH – 361 | Att. GG – | February 2016 public open house meetings summary (including sign-in sheets & public correspondence from February 7, 2016 to March 11, 2016) |
| Supp. PH – 671 | Att. HH – | Economic Analyses Executive Summaries prepared by Site Economics Ltd, dated June 23, 2017 & Coriolis Consulting Corp., dated June 28, 2017 |



**Regular Council meeting for Public Hearings
Monday, October 16, 2017**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Claudia Jesson, Acting Corporate Officer

Absent: Councillor Ken Johnston

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9702**
(Location: 7580 Ash Street; Applicant: Westmark Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/9-1 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9702 be given
second and third readings.*

CARRIED



**Regular Council meeting for Public Hearings
Monday, October 16, 2017**

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9727**
(Location: 3751 Shuswap Avenue; Applicant: Sandeep Kang)

Applicant's Comments:

The applicant was not present to respond to queries.

Written Submissions:

Fraser Lawrie, 3731 Shuswap Avenue (Schedule 1)

Submissions from the floor:

None.

PH17/9-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9727 be given second and third readings.

CARRIED

Opposed: Cllr. Day

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9740**
(Location: 9511 and 9531 Williams Road; Applicant: Yamamoto Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Wayne Craig, Director, Development, advised that an agreement was reached between the Strata Council of the adjacent property and the developer. He noted that the developer will be required to fulfill all rezoning considerations prior to final adoption.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/9-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9740 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Monday, October 16, 2017**

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9749**
(Location: 9291, 9311 and 9331 No. 2 Road; Applicant: Jhujar Construction Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/9-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9749 be given second and third readings.

CARRIED

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9750**
(Location: 9211 and 9231 Williams Road; Applicant: Interface Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/9-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9750 be given second and third readings.

CARRIED

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9752**
(Location: 9371 Dayton Avenue; Applicant: Satnam Shergill and Gurjit Pooni)

Applicant's Comments:

The applicant was not present to respond to queries.



**Regular Council meeting for Public Hearings
Monday, October 16, 2017**

Written Submissions:

Llewellyn Lee-Son, 9431 Dayton Avenue (Schedule 2)

Submissions from the floor:

None.

PH17/9-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9752 be given second and third readings.

CARRIED

7. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9758**
(Location: 9200 and 9220 Glenallan Drive; Applicant: Timothy Tse)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Norman W. Roberts, 9300 Glenacres Drive (Schedule 3)

(b) Duane Kilburn, 9300 Glenacres Drive, (Schedule 4)

Submissions from the floor:

None.

PH17/9-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9758 be given second and third readings.

CARRIED

Opposed: Cllr. Day

8. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9744, 9745, 9746, 9747 AND 9748**
(Location: 8520 Cambie Road; 4940 and 3791 No. 3 Road; 8191 Alderbridge Way; 8260, 8280, 8300, 8380 Bridgeport Road and 8211 Sea Island Way; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.



**Regular Council meeting for Public Hearings
Monday, October 16, 2017**

Written Submissions:

Racheal Wong, H.G.L. Investments Ltd, (Schedule 5)

Submissions from the floor:

None.

- PH17/9-8 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9744 be given
second and third readings.*
CARRIED
- PH17/9-9 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9745 be given
second and third readings.*
CARRIED
- PH17/9-10 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9746 be given
second and third readings.*
CARRIED
- PH17/9-11 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9747 be given
second and third readings.*
CARRIED
- PH17/9-12 It was moved and seconded
*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9748 be given
second and third readings.*
CARRIED
- PH17/9-13 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9745 be adopted.
CARRIED



**Regular Council meeting for Public Hearings
Monday, October 16, 2017**

PH17/9-14

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9747 be adopted.

CARRIED

9. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9062**

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.)

Applicant's Comments:

Chris Evans, Executive Vice-President, Onni Development, commented on the history of the application and spoke on various efforts by Onni to address the concerns of the City and other stakeholders. He remarked that Onni has met with the Steveston Merchants Association, the Steveston Community Association, the Steveston 20/20 group, and the Steveston Harbour Authority. Mr. Evans advised that an Open House was held in September 2017 for the public to provide input on the current proposed application. Mr. Evans remarked that Onni has made every effort to address the comments of the different stakeholders in Steveston Village, and was of the opinion that the proposed 32-unit hotel will be a tremendous addition to the area.

Blair Erb, Coriolis Consulting Corporation, representing the Applicant, spoke to his role as it relates to the calculation of the proposed amenity contribution, noting that the intent of the process was to determine the potential increase in land value should the proposed application be approved. Mr. Erb noted that the City does not have a policy that prescribes the appropriate amount for an amenity contribution based on the potential increase in land value. Mr. Erb then commented on other municipalities' practices with regard to community amenity contributions, and was of the opinion that a community amenity contribution reflecting 50% of the anticipated land lift is fair and equitable.

Written Submissions:

- (a) David Chinn, Richmond resident, (Schedule 6)
- (b) Ann Phelps, International Dragon Boat Festival Society, (Schedule 7)
- (c) Matthias Meier, 4333 Bayview Street, (Schedule 8)
- (d) Alexander and Margaret Brodie, Richmond residents, (Schedule 9)
- (e) Walter Nieboer, 4111 Bayview Street, (Schedule 10)



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- (f) Donald Flintoff, 6071 Dover Road, (Schedule 11)
- (g) Thelma Smith, 4111 Bayview Street, (Schedule 12)
- (h) Geoff Snell, Richmond resident, (Schedule 13)
- (i) Shelley Makaoft, Richmond Street, (Schedule 14)
- (j) Jim van der Tas, President, Steveston Merchants Association, (Schedule 15)
- (k) Scott Mcquistin, 4020 Bayview Street, (Schedule 16)
- (l) Sean Lawson, 12235 No. 1 Road, (Schedule 17)
- (m) John Roston, 12262 Ewen Avenue, (Schedule 18)
- (n) Kathy Seymour, Andrews Road, (Schedule 19)
- (o) Michael Carey, Gerrard Place, (Schedule 20)
- (p) Dulcie Mercado, Westwater Drive, (Schedule 21)
- (q) Lisa Nunn, Railway Avenue, (Schedule 22)
- (r) Shelley Gray, Richmond resident, (Schedule 23)
- (s) Linda Barnes, 4551 Garry Street, (Schedule 24)
- (t) Carol Schmitz, Moncton Street, (Schedule 25)
- (u) Lisa Colby, 4628 Duncliffe Road, (Schedule 26)
- (v) Jeff Jones, Richmond resident, (Schedule 27)
- (w) Jay Morrison, 3100 Steveston Highway, (Schedule 28)
- (x) Jeanette Krehel, 4500 Westwater Drive, (Schedule 29)
- (y) Imperial Landing Open House comment sheet (4 submissions), (Schedule 30)
- (z) Anne DeVent, 12880 Railway Avenue, (Schedule 31)
- (aa) Kelly Illerbrun, Bayview Street, (Schedule 32)
- (bb) Kevin Loong, 4388 Bayview Street, (Schedule 33)
- (cc) Brian Burke, Andrews Road, (Schedule 34)
- (dd) Nancy Dickinson, Richmond resident, (Schedule 35)
- (ee) [REDACTED] Richmond resident, (Schedule 36)
- (ff) Sharon Renneberg, 4211 Bayview Street, (Schedule 37)



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- (gg) Gudrun Heckerott, 12333 English Avenue, (Schedule 38)
- (hh) Andrea Hunter, 4233 Bayview Street, (Schedule 39)
- (ii) Peggy Johnson, 9451 Dayton Avenue, (Schedule 40)
- (jj) David Lindsay, Richmond resident, (Schedule 41)
- (kk) Kevin Skipworth, Andrews Road, (Schedule 42)
- (ll) Alexander Brodie, 4300 Bayview Street, (Schedule 43)
- (mm) Jennifer Anderson, 4500 Westwater Drive, (Schedule 44)
- (nn) Eleanor Hamilton, 4233 Bayview Street, (Schedule 45)
- (oo) Marc Thomas, Gilbert Road, (Schedule 46)
- (pp) Dave and Brenda Wood, 10171 No. 1 Road, (Schedule 47)
- (qq) Peter and Vivienne Lowenstein, 3371 Richmond Street, (Schedule 48)
- (rr) Sherwin Hinds, Richmond resident, (Schedule 49)
- (ss) Sandy Sveinson, 4655 Britannia Drive, (Schedule 50)
- (tt) Jim van der Tas, President, Steveston Merchants Association, (Schedule 51)
- (uu) Brenda Yttri, President, Steveston Community Society, (Schedule 52)
- (vv) Tim Main, Richmond resident, (Schedule 53)
- (ww) Edita Whipple, 4233 Bayview Street, (Schedule 54)
- (xx) Dieter Nachtigall, 4280 Bayview Street, (Schedule 55)
- (yy) Egon S. Frank, 5800 Andrews Road, (Schedule 56)
- (zz) Bruce Laing, 4335 Bayview Street, (Schedule 57)
- (aaa) Bob Ransford, 12333 English Avenue, (Schedule 58)
- (bbb) Allyn Rodden, 11220 Frigate Court, (Schedule 59)
- (ccc) Brian and Doreen Coleman, 10740 Rosecroft Crescent, (Schedule 60)
- (ddd) Walter Nieboer, 4111 Bayview Street, (Schedule 61)
- (eee) J. Morrison, 4233 Bayview Street, (Schedule 62)
- (fff) Clarence Lameman, Princess Lane, (Schedule 63)
- (ggg) Cathy Sichewski, 4111 Garry Street, (Schedule 64)



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- (hhh) Melanie Rupp, 12206 Imperial Drive, (Schedule 65)
- (iii) Sandy Smithbower, 12560 Harrison Avenue, (Schedule 66)
- (jjj) Linda Barnes, 4551 Garry Street, (Schedule 67)
- (kkk) Gari Volpov, 4600 Westwater Drive, (Schedule 68)
- (lll) Don Yee, 4471 Wyne Crescent, (Schedule 69)
- (mmm) Roy Langstaff, 4500 Westwater Drive, (Schedule 70)
- (nnn) Eleanor Hamilton, 4233 Bayview Street, (Schedule 71)
- (ooo) Don Rodden, 11220 Frigate Court, (Schedule 72)
- (ppp) Marina Goldberg, 4600 Westwater Drive, (Schedule 73)
- (qqq) Linda Rosas, 4600 Westwater Drive, (Schedule 74)
- (rrr) C. Burke, 4311 Bayview Street, (Schedule 75)
- (sss) Deborah Turner, 4311 Bayview Street, (Schedule 76)
- (ttt) G. Isaac, 4280 Moncton Street, (Schedule 77)
- (uuu) Kelly Greene, Richmond resident, (Schedule 78)

Submissions from the floor:

Thelma Smith, 4111 Bayview Street, spoke in opposition to the proposed development, citing concerns on the integrity of the Applicant as she was of the opinion that the Applicant had always intended to submit an additional rezoning application to allow other uses other than Mixed Maritime Use. Ms. Smith further spoke to the current subject site, stating that the existing buildings were designed in a manner in which they can easily be converted and utilized for other uses, as currently included in the proposed application. Ms. Smith then urged Council to protect the quiet nature of surrounding neighbourhoods and reject the application.

Colleen Burke, 4311 Bayview Street, spoke in opposition to the proposed development and read from her submission (attached to and forming part of these minutes as Schedule 75).

Tom Beaupre, Hammersmith Way, spoke in favour of the proposed development, noting that he will be relocating to Steveston Village in the near future, and is looking forward to a more vibrant life during his retirement. Mr. Beaupre then remarked that tourism decreases during the winter months and local businesses suffer, therefore he was of the opinion that the proposed hotel would attract more tourists to the area throughout the year.



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John Roston, 12262 Ewen Avenue, referred to tables related to the amenity contribution calculations (attached to and forming part of these minutes as Schedule 18) and drew attention to anticipated lease rates for each building based on use. Mr. Roston was of the opinion that regardless of what is permitted in each building, the space will likely be occupied by the services that yield the highest lease. He then spoke on the proposed community amenity contribution amount and was of the opinion that Council should insist on receiving the maximum land lift value and not 50% as currently being offered.

Jay Nunns, 10200 4th Avenue, spoke in favour of the proposed development. He was of the opinion that revitalizing the boardwalk will continue to serve as a bridge from Steveston Village to Britannia Heritage Shipyard, and that the proposed boutique hotel would be a great opportunity to provide a tourism amenity.

Cynthia Rautio, 12282 English Avenue, spoke in opposition to the proposed hotel development as she was of the opinion that it would provide no benefit to the residents of Steveston Village. Ms. Rautio remarked that she would prefer to see businesses such as doctors' offices on the subject site as these uses would be good resources for retirees and older adults with mobility issues. Ms. Rautio also commented on the proposed community amenity contribution amount and was of the opinion that a larger figure needed to be considered.

Jim van der Tas, President of the Steveston Merchants Association, suggested that the development be split into thirds whereby each third would be Retail, Commercial, and Maritime Mixed Use.

Lorne Slye, 11911 3rd Avenue, spoke in favour of the proposed development, as he wished to see an increase in tourism in Steveston Village and the proposed hotel would provide much needed viability to the area.

Phil Karlsson, 3560 Broadway Street, spoke in favour of the proposed development, noting that the existing zoning is not viable and it is time to move forward. He was of the opinion that developing a hotel on the site would be advantageous to Steveston Village and beneficial for tourism within the City. Mr. Karlsson spoke on the community amenity contribution amount and urged Council to acquire the maximum.

Ann Phelps, Vancouver resident, spoke in favour of the proposed development. She stated that she is heavily involved with the Dragon Boat Festival in Steveston and was of the opinion that developing a hotel in the area would benefit Festival goers.



**Regular Council meeting for Public Hearings
Monday, October 16, 2017**

Owen Fan, 7531 Minoru Boulevard, was of the opinion that Steveston Village is in need of further development, and the proposed hotel would benefit the community, particularly in light of the various festivals that take place in the community. Mr. Fan was in favour of the proposed development moving forward as he no longer wished to see the subject site vacant.

David Chinn, 9388 Odlin Road, spoke in support of the proposed development, as he wished to see the subject site completed as the emptiness acts as a disconnect between Steveston Village and Britannia Heritage Shipyard. He was of the opinion that the proposed development would further increase usage of the boardwalk, and that the vacant space needs to be utilized.

Carl Hibbert, 12633 No. 2 Road, spoke in favour of the proposed development, and was of the opinion that leaving the site vacant gives the impression that the location is abandoned. Mr. Hibbert then spoke on the proposed rent rates, noting that a low rate would be detrimental to other properties as businesses would likely relocate to take advantage of said low rates. Mr. Hibbert wished to see the application move forward and urged Council to approve the proposal before them.

Agnes Gaglewski, 4080 Bayview Street, owner of Generation Daycare Incorporated, commented on her positive experience with Onni as it relates to her business, and spoke in favour of the proposal as she believes that it will be of great benefit to the community.

Brian Burke, 5500 Andrews Road, spoke in favour of the proposed development, stating that it is time to move forward with the application and enhance Steveston Village by providing services that will undoubtedly benefit the community.

Karl Palla, 11839 Dunford Road, spoke in support of the proposed application, wishing to see the vacant subject site developed as it is currently unsightly. He was of the opinion that the addition of commercial development to the area would be timely and a great benefit to the community. He then spoke on the proposed community amenity contribution, noting that a reasonable compromise should be reached utilizing the two parties' economic consultants' findings.



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Jeff Jones, 12333 English Avenue, spoke in favour of the proposed development, as he wished to see the area grow and incorporate vital amenities. He then remarked that small businesses in the area would benefit from the new developments being proposed, and was of the opinion that the Applicant has put forth a quality proposal for Imperial Landing. Mr. Jones then urged Council to approve the proposed development.

Georgeann Glover, 5600 Andrews Road, spoke in favour of the proposed development and was of the opinion that keeping the Mixed Maritime Use would only exasperate vacancies. Ms. Glover remarked that she is agreeable to having more retail choices in Steveston Village, noting that appropriate use of the site supersedes the proposed community amenity contribution amount.

Jane Pratt, 5500 Andrews Road, spoke in support of the proposed development, noting that she is in favour of all the proposed uses as it will further complement Steveston Village's appeal.

Allyn Rodden, 11220 Frigate Court, expressed support for the proposed application, noting that she wishes to see it move forward. Ms. Rodden supported the proposed hotel use as she believed that it would benefit the community. She then urged Council to consider the advantages to the community when making their decision on the proposed application.

Dieter Nachtigall, 4280 Bayview Street, spoke in support of the proposed development, and stated that he believed it is an opportunity for the community to grow and build for future generations. He was of the opinion that the proposed hotel will fit well with the artistic parameters of the community, and urged Council to approve the proposal.

Mayor Brodie acknowledged the conclusion of the first round of public speakers and invited the Applicant to address Council on comments made by the public delegations.

Mr. Evans spoke on the proposed community amenity contribution, stating that land appraisals are often contentious, which is why independent professionals were retained. In response to queries from Council, Mr. Evans provided the following information:

- the anticipated average hotel stay would vary by season;
- gaining support for an application is a time consuming process, hence the delay in bringing one forward sooner;
- the proposal suggested by the Steveston Merchants' Association for the the property to encompass equal parcels of Retail, Commercial, and Mixed Maritime Use is not feasible; and



**Regular Council meeting for Public Hearings
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- in addition to the proposed new zones, Mixed Maritime Use will continue to be in place.

Mr. Evans then stated that as the proposed application has undergone a significant and lengthy process, and in the interest of moving the proposal forward, the proposed current amenity contribution would be increased by \$1 million.

Five speakers then addressed Council for a second time with new information.

Cynthia Rautio, 12282 English Avenue, spoke in opposition to the proposed hotel, however noted that other land uses, such as commercial uses, on the subject site should move forward. Ms. Rautio queried whether the current rental units on the subject site were permitted to be used as hotel rooms in the future and it was noted that this was not a possibility. She was of the opinion that should the proposed hotel be approved, the vacant space could no longer be used for commercial uses that would benefit the community and that for hotel room prices would be too high..

Jim van der Tas, President, the Steveston Merchants Association, queried if the application were to be approved is the Applicant required to build a hotel. In response to his query staff advised that the Mixed Maritime Use would continue to be in place and the hotel use would be an addition.

Lorne Slye, 11911 3rd Avenue, was of the opinion that Steveston Village requires density in order for this area to remain viable for businesses, and expressed support for the proposal before Council.

John Roston, 12262 Ewen Avenue, spoke on the specifics of the two economic consultants' community amenity contribution calculations. He stated that although he is frustrated with the vacant subject site, he believes the Applicant must increase their proposed community amenity contribution amount significantly.

Blair Erb, Coriolis Consulting Corporation, representing the Applicant, commented on how the land lift value was calculated.

The Chair stated that there were no further speakers and then acknowledged the end of the speakers on the issue.

Discussion took place and Council expressed concern with regard to the proposed community amenity contribution amount and the proposed land uses were further discussed.



**Regular Council meeting for Public Hearings
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Council discussed the merits of referring the matter back to staff versus deferring Council consideration to the November Public Hearing. The Chair suggested that if Council was not satisfied with the land uses, that a referral back to staff would be appropriate.

In response to a Council query regarding deferral to the November Public Hearing, Mayor Brodie stated that the matter would not be delegable in November re-iterating that the public commentary on the matter was done and that Council consideration would simply continue from this point. He further noted that deferral of the discussion on Bylaws 9062 and 9063 to the next Public Hearing was for the specific purpose of having further discussion on the amenity contribution component.

As a result of the discussion, the following **motion** was introduced:

PH17/9-15

It was moved and seconded

That Council consideration of Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be deferred to the November 20, 2017 Public Hearing scheduled for 7:00 p.m. in the Council Chambers at Richmond City Hall for further discussion, analysis and information regarding the amenity contribution component.

CARRIED

Opposed: Cllrs. Day
McPhail
Steves

ADJOURNMENT

PH17/9-16

It was moved and seconded

That the meeting adjourn (10:49 p.m.).

CARRIED



**City of
Richmond**

Minutes

**Regular Council meeting for Public Hearings
Monday, October 16, 2017**

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, October 16, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Claudia Jesson)

ON TABLE ITEM

Date: October 16, 2017
Meeting: Public Hearing
Item: #2

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

Mayor and Councillors

From: Webgraphics
Sent: Friday, 13 October 2017 14:09
To: Mayor and Councillors
Subject: Send a Submission Online (response #1179)

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

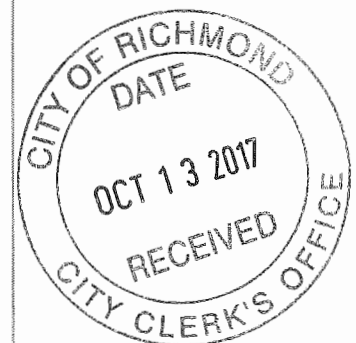
Send a Submission Online (response #1179)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2017 2:08:30 PM

Survey Response

Your Name	Dr. Fraser Lawrie
Your Address	3731 Shuswap Ave, Richmond
Subject Property Address OR Bylaw Number	3751 Shuswap Ave, Richmond
Comments	<p>We have concerns regarding the change in zoning from RS1/E to RCH1 proposed for 3751 Shuswap Ave. Our two vehicle car port is in the lane directly opposite where the proposed two new detached garages will be. None of the other Coach Houses/garages in the lane are opposite car ports such as ours. We see vehicles illegally parked outside these garages all the time. We believe the proposed new garages will cause us a problem with access to our property. There will also be a problem when garbage cans, garden refuse and recycling boxes are placed in the lane for pick up. Another area of concern is street parking. Will the new residents always park in their garages? Will they have more vehicles than garage space? We already have problems with the people in the townhouses built along One Road. They have decided it's alright to park outside our home and in front of our neighbor's homes. This is not acceptable. We purchased our home in 1979. The large frontage we own was not purchased as a</p>



	<p>parking area for other people. The parking by-law office and officers have been very efficient in dealing with our complaints about this matter during the week but we have been told by Richmond RCMP they can't get a message to by-law officers on the weekend. We often have vehicles parked outside our house for hours or even a couple of days. We have a small driveway in the front of our house which we cannot use. When our neighbors across the road legally park in front of their own homes, vehicles parked either side of our driveway make it impossible to enter and dangerous for us to exit. We oppose the proposed by-law amendment. Dr. Fraser W. Lawrie</p>
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MayorandCouncillors

Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

From: Webgraphics
Sent: Monday, 9 October 2017 14:40
To: MayorandCouncillors
Subject: Send a Submission Online (response #1168)

To Public Hearing	
Date:	Oct 16, 2017
Item #	6
Re:	Bylaw 9752

Send a Submission Online (response #1168)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/9/2017 2:39:42 PM

Survey Response

Your Name	Llewellyn Lee-Son
Your Address	9431 Dayton Ave
Subject Property Address OR Bylaw Number	9371 Dayton Ave- RZ 17-775844
Comments	I am unable to attend the meeting on October 16, 2017 regarding the re-zoning of the above property to subdivide the lot to 3 single family homes. I am opposed to the change. To have 3 "compressed" units would be unsightly, and would not be in keeping with the style and size of the homes in the neighbourhood. It would increase the traffic, and also require more parking and add to more congestion.



MayorandCouncillors

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

From: Webgraphics
Sent: Tuesday, 3 October 2017 16:19
To: MayorandCouncillors
Subject: Send a Submission Online (response #1165)

To Public Hearing	
Date:	OCT 16 2017
Item #	7
Re:	Bylaw 9758

Send a Submission Online (response #1165)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/3/2017 4:18:45 PM

Survey Response

Your Name	Norman W. Roberts
Your Address	203-9300 Glenacres Drive
Subject Property Address OR Bylaw Number	RZ 16-745791
Comments	I prefer to fix the existing structure for use as a double rental.



Mayor and Councillors

Schedule 4 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

ON TABLE ITEMDate: October 16, 2017Meeting: Public HearingItem: # 7

From: Webgraphics
Sent: Friday, 13 October 2017 15:35
To: Mayor and Councillors
Subject: Send a Submission Online (response #1180)

Send a Submission Online (response #1180)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2017 3:34:39 PM

Survey Response

Your Name	Duane Kilburn
Your Address	109 9300 Glenacres Drive
Subject Property Address OR Bylaw Number	9200/9220 Glenallan Drive
Comments	We do not need 2 more new houses in this area. We need Standard Duplexes that are affordable for middle income people who are making a household income of less than \$60,000. I am against this amendment of zoning RD1 to RS2/C as it doesn't serve this community. We are losing middle income people and elementary school enrolment is dwindling as our neighbourhood is changing to an unhealthy environment for our families



CityClerk

Schedule 5 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

From: Amelee Cruz <acruz@hglinvestments.com>
Sent: Monday, 16 October 2017 11:58
To: CityClerk
Cc: Racheal Wong
Subject: LUC 040 - Letter for Public Hearing Oct 16, 2017 7pm
Attachments: LUC 040 - Letter from HGL Investments.pdf

Dear Sir,

Please see attached letter in regards to LUC 040.

As directed from the City of Richmond's letter, we are submitting this document prior to 4pm deadline today.

Kindly confirm receipt of this e-mail.

Please do not hesitate to contact the below for further queries.

Thank you.

Sincerely,

Amelee Cruz
Property Administrator
Direct: 778.588.5561 | Mobile: 604.355.4882

HGL INVESTMENTS LTD.

Alderbridge Place, Unit 219 - 4940 No. 3 Road, Richmond, BC V6X 3A5



H.G.L. INVESTMENTS LTD.

1940167 2 Private Enterprise Ltd. 1940167 2 Private Enterprise Ltd. 1940167 2 Private Enterprise Ltd.

16 October 2017

City of Richmond – City Clerk's Office
6911 No. 3 Road
Richmond BC V6Y 2C1

Attention: Director, City Clerk's Office

Re: **Richmond Zoning Bylaw 8500, Amendment Bylaw 9745, to establish underlying zoning for the property developed under Land Use Contract 040**

Dear Sir:

Upon review of the City's proposal to establish the underlying zoning for our property under Land Use Contract 040, we respectfully request the City to amend the Bylaw to allow for our 3 existing garbage enclosures to be permitted in the proposed setbacks under proposed new zoning ZC40, Section 22.40.6 Yards & Setbacks. These enclosures are fences screening areas containing garbage bins.

Our Property Managers had conferred with City staff a few years ago when repaving the parking lot on the location of these 3 long-standing garbage enclosures. It was decided that there were no practical alternatives to the location of these enclosures, other than removing the enclosures entirely and leaving the waste bins fully exposed. This was not a solution acceptable to the Owners nor the City staff reviewing our site at that time, hence the enclosures were allowed to sit as they are on site today.

We also ask for clarification as to whether these enclosures are affected by the proposed setbacks. They are fenced areas with no roof. Our understanding is that the setbacks restrict the location of "buildings", and the Zoning Bylaw defines a "building" as "a temporary or permanent structure having a roof supported by columns or walls...". These enclosures do not have a roof. Are they affected by the proposed setbacks?

We look forward to a positive response from the City on this matter.

Respectfully yours,

H. G. L. INVESTMENTS LTD.



Racheal Wong
Asset Manager

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



Kurian, Sarah

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

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
6911 No. 3 Road
Richmond BC V6Y 2C1
Canada

July 17, 2017

Re: Onni Development / Imperial Landing

Dear Mayor and Council,

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

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

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

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

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

Yours truly,



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

Kurian, Sarah

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

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: Mayor and Councillors
Subject: Steveston's Imperial Landing rezoning

Dear Mayor & Councillors,

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

Regards

Matthias Meier
208 - 4300 Bayview St.



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

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

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

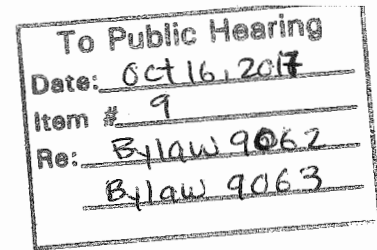
We have been Richmond residents for 47 years and have rented a town house at Imperial Landing since March 2016. We are both very concerned with the latest proposal for a re-zoning to include a hotel at Imperial Landing as we feel it is an unsuitable place for such a business. We would like to be notified 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: MayorandCouncillors
Sent: Friday, 21 July 2017 14:10
To: Craig, Wayne; Badyal, Sara
Cc: Erceg, Joe
Subject: FW: Landing Plan Sent to Public



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

Dear Mr. Nieboer,

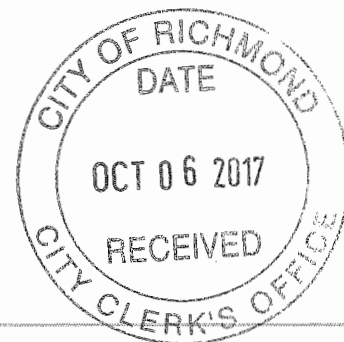
This is to acknowledge and thank you for your email regarding the application by Onni for the Bayview site. Please be advised that copies of your email have been forwarded to the Mayor, each Councillor, and staff for information.

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

Sincerely,

David Weber

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



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

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

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

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

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

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

What is to negotiate?

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

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

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

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

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

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

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

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

To that end it is my opinion that council might grant Onni permission to convert/develop the main floor of the subject buildings to residential use only. And please 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:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
Re:	<u>Bylaw 9062</u>
	<u>Bylaw 9063</u>

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.

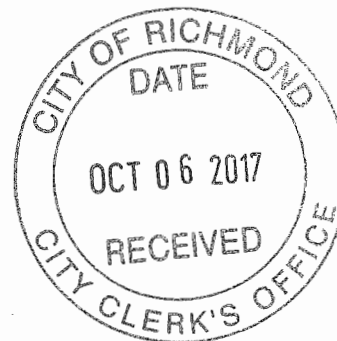
Your letter will be included as part of the Public Hearing materials when this matter proceeds to Public Hearing on October 16, 2017.

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

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

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

Dear Mr. Snell,

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

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

Sincerely,

Hanieh

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

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

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



Hello Richmond City Council,

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

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

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

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

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

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

Thank you very much for your time and consideration.

Regards
Geoff Snell,
Richmond, BC
604 323-4002

MayorandCouncillors

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

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>

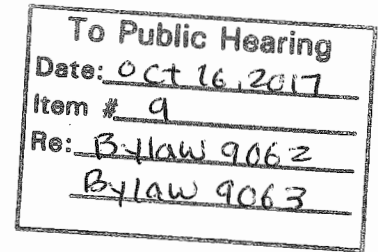
Name: Shelley Makaoff
Street Name: Richmond Street
Postal Code: V7E 2V6
E-mail: shelleymak@shaw.ca



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



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.

MayorandCouncillors

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

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

Mayor and Councillors

Schedule 18 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: 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@mccgill.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@mccgill.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.bccassessment.ca/services-and-products/Shared%20Documents/2016%20BCA%20CPTA%20Market%20Value%20Forum.pdf>

	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	15 \$	
Industrial Lease Rate	\$ 15.00 /sf					
Difference in Retail Vs. Industrial	\$ 11.27					

60000
Daycare
Restaurant
Bank

Submitted by Omer 2014.

Schedule 19 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>B-Jlaw 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



Schedule 20 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: 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

To Public Hearing	
Date:	<u>Oct 16, 2017</u>
Item #	<u>9</u>
No.	<u>Bylaw 9062, 9063</u>

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

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:

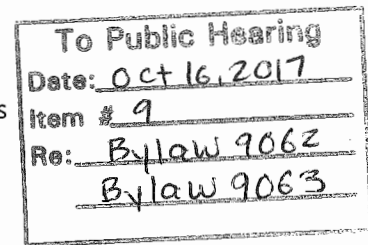
Dear Mayor and Council



Mayor and Councillors

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

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
No.	
Bylaw 9062.9063	

From: cschmitz1 <cschmitz1@shaw.ca>
Sent: Monday, 18 September 2017 21:09
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: 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 Duncliff Road
Postal Code: V7E 3N1
E-mail:
Phone Number:

Dear Mayor and Council

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

I support the rezoning.

Lisa Colby



Schedule 27 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 9062.9063</u>	

From: Jefflynn <jefflynn@shaw.ca>
Sent: Wednesday, 20 September 2017 17:02
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: 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 itself 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 approving 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



Mayor and Councillors

Schedule 28 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: Jay Morrison <jayjmorrison@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....

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

Dear Mayor and Council

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

Jay Morrison



Mayor and Councillors

Schedule 29 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: 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!

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





WE VALU
IMPERIAL L
4020 Bayvie
September 23, 2017
12:00 - 4:00 pm

Schedule 30 to the Minutes of
the Public Hearing meeting of
Richmond City Council held on
Monday, October 16, 2017.

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

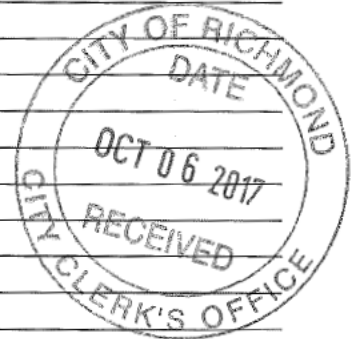
1. Tell us a little about yourself. Check those applicable to you:

☒ 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.

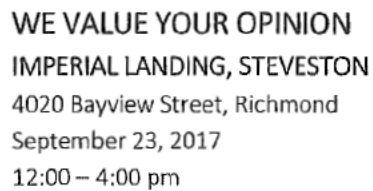
3. Are there elements of the proposed plan that you like? If so, what are they?



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 Lim at the village & the parking stalls
are owned by Amni. Already we have been
broken into several times. Many more non
residents will have jobs. This is our home.
Commercial parking "persons" will not have
the same concerns.

PLEASE TURN OVER



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

6. Please circle one (optional):

☐ I support this project

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

Contact Information Please Print:

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

BUNKERS LOCATED ON SOME PRIME REAL ESTATE.

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

POOR PLANNING - NO SENSE OF COMMUNITY VALUES.

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

I HAVE NO CONFIDENCE IN ONE.

PLEASE TURN OVER



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

OPEN HOUSE COMMENT SHEET

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

I am not impressed

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Jim Hulstain

Address: Mountain ST

Phone:

Email: Hulstar@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

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



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

OPEN HOUSE COMMENT SHEET

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

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

2. What do you love most about Steveston?

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

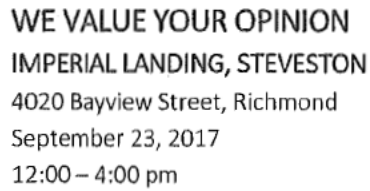
3. Are there elements of the proposed plan that you like? If so, what are they?

Nothing

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

*PA. Parking not feasible
Crowded as is.*

PLEASE TURN OVER



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

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: MARGE DOROZIO

Address: 9471 DIAMOND Rd RMD BC

Phone: 604 2770293

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

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



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

OPEN HOUSE COMMENT SHEET

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

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

2. What do you love most about Steveston?

THE VILLAGE ATMOSPHERE !!!

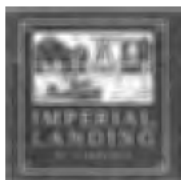
3. Are there elements of the proposed plan that you like? If so, what are they?

NONE !!

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

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

PLEASE TURN OVER



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

OPEN HOUSE COMMENT SHEET

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

Don't TRUST ONNI !!!

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: ELEANOR HAMILTON

Address: #105 - 4233 BAYVIEW ST.

Phone: 604-277-3774

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

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

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

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: killerbrun@shaw.ca
Phone Number: 604-764-8223

Dear Mayor and Council,

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

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

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

Garbage Bins

Aug 14 5:52

Aug 17 6:40

Aug 21 6:14

Aug 24 6:40

Aug 28 5:50

Sep 1 6:45

Sep 4 6:55

Sep 7 after 7am - OK

Sept 8 6:45

Sept 11 6:23

Sept 15 6:45

Sept 18 6:10

Sept 22 6:40 haul grey carts in by hand. Metal bins up.

Sept 25 6:16



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

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

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

Thanks,

Kelly Illerbrun

Mayor and Councillors

Schedule 33 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: 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.

Mayor and Councillors

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

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

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

Dear Mayor and Council

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



MayorandCouncillors

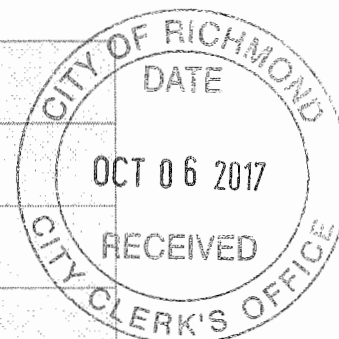
From: Webgraphics
Sent: Thursday, 5 October 2017 12:15
To: MayorandCouncillors
Subject: Send a Submission Online (response #1166)

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

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>

	<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.</p>
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MayorandCouncillors

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

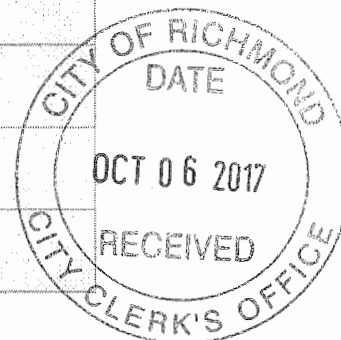
From: Webgraphics
Sent: Thursday, 5 October 2017 17:19
To: MayorandCouncillors
Subject: Send a Submission Online (response #1167)

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 #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>

	<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!</p>
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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:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

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>Bylaws 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:	Oct 16, 2017
Item #	9
Bylaw 9062, 9063	

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

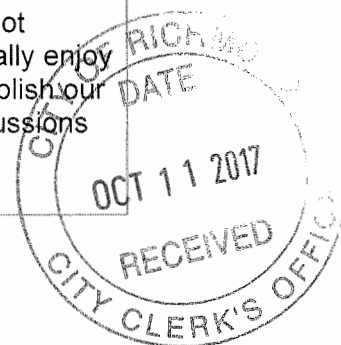
Send a Submission Online (response #1169)

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:	Oct 16, 2017
Item #	9
Re:	Bylaw 9062
	Bylaw 9063

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.

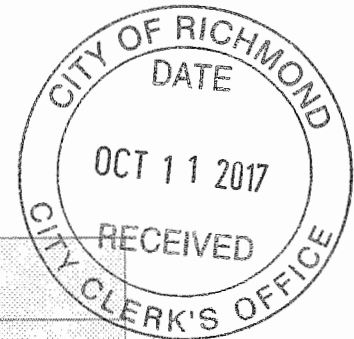
TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Webgraphics
Sent: Wednesday, 11 October 2017 11:12
To: Mayor and Councillors
Subject: 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>

	<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?</p>
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MayorandCouncillors

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: MayorandCouncillors
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



Schedule 48 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

MayorandCouncillors

From: Peter Lowenstein <lowenstein@shaw.ca>
Sent: Wednesday, 11 October 2017 18:38
To: MayorandCouncillors
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



MayorandCouncillors

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: MayorandCouncillors
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



Mayor and Councillors

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

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>
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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





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

PH - 211
1



Schedule 54 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 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 hairdresser, Fitness, Massage and Physio studio, and other fitness related business. A health , Vitamine 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 a 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 residents 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.

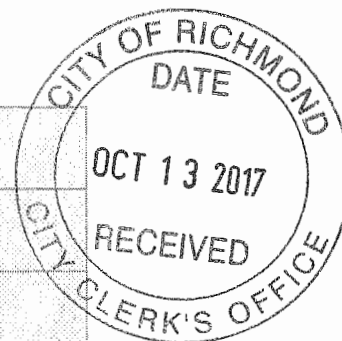
TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

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
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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.



Mayor and Councillors

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: Mayor and Councillors
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.</p> <p>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



Mayor and Councillors

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: Mayor and Councillors
Subject: Send a Submission Online (response #1176)

Send a Submission Online (response #1176)

Survey Information

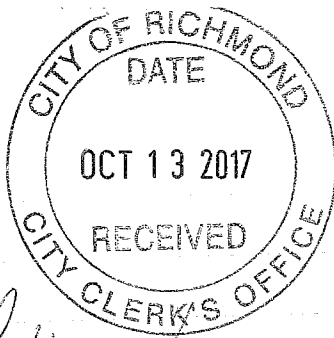
Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	10/13/2017 11:11:27 AM

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>



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



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 4233 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 Onni @ Imperia 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) please consider what is the best interest to Steveston and look into how Onni 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 pilons are large and deep enough to build a six story building.. is that what Onni has in mind.

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

I'm 71, my mother worked in the Cannery and took tram in from Vancouver. Most people that moved in here initially had a connection to the community keep that small town connection. Janet LeBrun
 10-re daycare. I understand accommodation was not put in place initially
 PH-225
 rd. Mr Steves said correcting an error... so was buildings in Steveston High school
 set aside 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 hazards 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 open spaces 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:

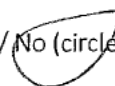
-

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



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

Mayor and Councillors

From: Melanie Rupp <mrupp@shaw.ca>
Sent: Sunday, 15 October 2017 23:11
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

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



Mayor and Councillors

From: sandysmithbower@gmail.com
Sent: Sunday, 15 October 2017 23:11
To: Mayor and Councillors
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.



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



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



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



Mayor and Councillors

From: ROY LANGSTAFF <roy.langstaff@shaw.ca>
Sent: Friday, 13 October 2017 18:50
To: Mayor and Councillors
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

Mayor and Councillors

From: Roy Langstaff <roy@uvic.ca>
Sent: Friday, 13 October 2017 17:47
To: Mayor and Councillors
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

CityClerk

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

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



CityClerk

From: Don Rodden <don@rodden.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



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)

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)

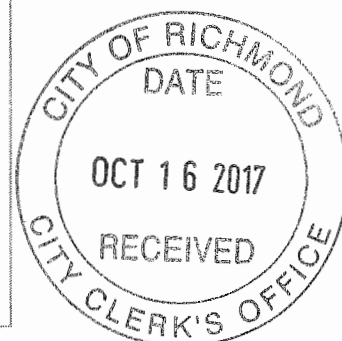
Send a Submission Online (response #1183)

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 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>



MayorandCouncillors

Schedule 77 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 13:03
To: MayorandCouncillors
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 a 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. GI</p>



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



City of Richmond

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

Memorandum

To: Mayor and Councillors
From: David Weber
Director, City Clerk's Office
Wayne Craig
Director, Development
Re: **Application by Onni Development (imperial Landing) Corp. - Update on Public Hearing**

Date: November 10, 2017
File: 12-8060-20-9063/9062/Vol
01 (RZ 13-633927)

As Council is aware, the application by Onni Development relating to 4020, 4080, 4100, 4180 4280 and 4300 Bayview Street was considered at the October 16, 2017 Public Hearing. At the end of the Public Hearing, Council resolved to defer consideration of the application to the November 20, 2017 Public Hearing "for further discussion, analysis and information regarding the amenity contribution component."

Even though the public delegation portion of the hearing had completed at the October meeting, staff have since received confirmation from the applicant that they would like to provide additional new information to Council regarding the amenity contribution and other matters. Specifically, the applicant has indicated through staff that they will increase the amenity contribution to \$3,562,500.

In order for Council to receive new information from the applicant, it is necessary to re-open the Public Hearing on the application to all delegations on November 20, 2017 and to present the new information for comment. Accordingly, staff have provided the appropriate statutory notice for the November 20th Public Hearing indicating that the public will have an opportunity to speak to the matter.

Further information will be provided by staff in due course as part of the Public Hearing agenda.

If you have any questions, please do not hesitate to contact the undersigned.

David Weber
Director, City Clerk's Office

pc: CAO and SMT

Wayne Craig
Director, Development

PHOTOCOPIED

NOV 10 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

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

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



MayorandCouncillors

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:	<u>Nov. 20, 2017</u>
Item #	<u>5</u>
Re:	<u>Omni - Bylaws</u>
	<u>9062, 9063</u>

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



Mayor and Councillors

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: Mayor and Councillors
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...

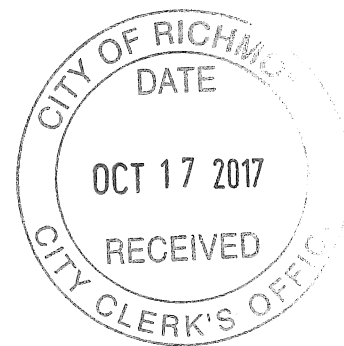
<http://www.nsnews.com/news/split-council-ok-s-onni-bowling-bid-1.21227298>



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 ...



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

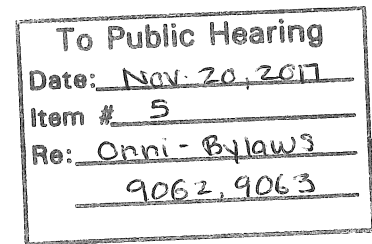
Mayor and Councillors

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



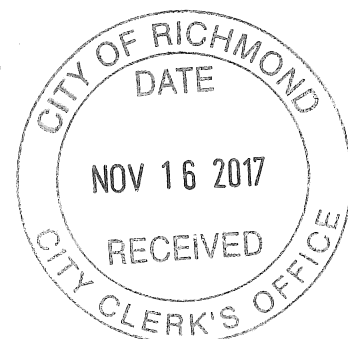
Dear Mayor and City Councilors

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

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

MayorandCouncillors

From: Mike O <fishingvancouver@shaw.ca>
Sent: Sunday, 5 November 2017 20:06
To: MayorandCouncillors
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



Mayor and Councillors

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

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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.

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

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

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