

TO COUNCIL TEAM

I SENT THIS QUESTION OUT TO RICHMOND CITIZENS AND RECEIVED INTERESTING RESPOSES I
THOUGHT I WOULD SHARE WITH YOU

THANKS CAROL DAY

Hi There

Happy Easter Monday .

FYI Tomorrow at the General purposes Committee 4:00 pm Council will decide if they should send the newest **Onni Proposal** to Public Hearing.

Onni wants to build a 32 unit Hotel in the existing building. the key issue is

" Staff have had numerous discussions with the applicant, but ONNI has not agreed to enter into a legal agreement to secure business operation details regarding :

- * An Assurance that the hotel would be constructed and operated: and
 - * Requiring on- site hotel staff during business hours as indicated in the letter.
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Many people have trust issues with the ONNI group and my concern is that without clear and legally binding agreements then the purpose of the hotel could change and that worries me.

What do you think ?

Best regards,

Carol Day
Richmond City Councillor

RESPONSES:

Hello Carol,

I attended a council meeting awhile ago (last fall?) when Chris Evans tried to convince council to approve Onni's latest proposal. Never in my years of attending public meetings have I been in a meeting where it felt that NO ONE in the room believed the project's proponent.

Richmond council should be very careful with Onni. Remember Mr. Evans' statement that the hotel would be run as an Airbnb - it sounded like the company will say and do anything to get what they want.

At that meeting, the woman sitting beside me said that she lives across the street from the development. She and her friend were very concerned that their neighbourhood would be ruined by a hotel. She also said that the Starbucks on the corner was supposed to pay into the building's condo reserve fund, but Onni forced the condo owners to forgo Starbucks' debt which was something like \$60,000.

Marion

Hello

I am assuming that the building is on the boardwalk in Steveston

Which building is this?

Sounds like it will be run like an AIRB&B...GHOST OWNER..NO FRONT DESK ETC.

Everything is done on line & the only people who actually visit the units would be the cleaning staff.

Thanks for the info
Vicki

Hi Carol,

Happy Easter to you.

This is not an acceptable proposal:

1. The lack of on site staff 24-7 is going to be a deal breaker in this neighbourhood. Loud drunken parties late at night is the concern. Everyone in the neighbourhood is not going to keep the Onni phone number to call if that happens. They will call the police. Onni is shifting their cost for 24-7 staff to the city by having all of us pay for our police to do what Onni should be doing. Even then, response time to a problem situation is going to be much slower than it should be with on site staff.
2. This is not a B&B with 3 rooms. It is 32 rooms which is large enough for them to afford 24-7 staffing. If Onni is trying to maximize its profit then it's simply a matter of a small increase (under \$10) in the room rental rate.
3. One purpose of an agreement with Onni is to get rid of the empty buildings problem and make sure it doesn't come back. It was the hotel idea that sold the new zoning for the entire site as a solution to the problem. Without a written commitment to build the hotel, there is every possibility that buildings 5 and 6 will remain empty for several years. Onni can then come back and say a hotel isn't feasible and they want the buildings rezoned for general commercial. We will then be back to opposition from the Steveston merchants and the mess we have had.
4. It is the fact that Onni is not getting any commercial revenue from the entire site that gives the city a lever with Onni. It would be a serious mistake to leave any aspect of the rezoning up in the air and have it come back at a time when there is less incentive for Onni to cooperate.

John

Hello Kerry, Carol & Don

I share the sentiments. I don't believe or trust any assurances unless they are willing to put it in writing. City staff and elected officials have a fiduciary duty to Richmond residents first and foremost to hold Onni and any other party accountable and the minimum standard is by written agreement without loopholes.

End of story.

Ken

Hi,

Without a formal legally-binding agreement, ONNI is free to do as they wish.

The current ONNI conditions are:

- to amend the rezoning conditions so that the community amenity contribution is \$5.5 Million.
- on site staff during business hours and an emergency phone line available 24 hours a day. (Business hours are considered

Monday - Friday from 9AM - 5PM and Saturday/Sunday from 10AM - 4PM.)

- other services such as night staffing, drycleaning, laundry, restaurant services, room service or food delivery service. will be contracted out, or off-site thereby increasing local traffic issues.
- **primary booking methods will be via online platforms or by telephone.**

This is a condo operating as an Air B&B, and not a conventional hotel with staff & services. As such, it could be easily converted to condos in the future. There is minimal employment opportunities associated with ONNI's set of conditions (see attachment).

Happy Easter Monday .

D

yes what Don said !!!

I am sure you know my feelings about Onni's business practices. I urge you to ensure that you have legally binding agreements for everything. Onni will take advantage of any loopholes.

I have another concern about the hotel. The existing building contains only 16 rental units. Does Onni plan to convert the lower floor to rental units or is the plan to add two more floors on top of the existing building?

I believe Onni already ripped off the provincial government with money that was to be used for affordable housing and somehow got away with it because of something in the fine print being missed. I would be very careful with this company.

They must commit in writing so they can be held to their promises.

Thanks for asking

Sandi

Agree with you completely. Don't have to learn the same lesson twice with this group. Best, Lisa

Carol,

I will not be able to make it. Will there be another opportunity to speak on this ?

Thanks for the heads up.

Jim

I am still away.
If I were there I would support your concerns 100%.

Carol,

I absolutely agree with you. Onni is clearly not to be trusted, as proven by their deceptive development plan that started this whole mess in the first place. What can we do to help?

J

Hi Councillor Day,

I think a legally binding agreement should be mandatory.

Overall I am not in favor of a waterfront hotel at all: How many hotels does Richmond need?

There are hotels in farmhouse mansions, hotels in single family homes and now short term rental hotels on the waterfront or a property that was zoned maritime before construction: As far as my opinion is concerned any change in zoning should only happen if the general public feels OMNI has done their due share towards public amenities, it should not be given to them otherwise.

Is this meeting open to the public and to speakers from the public?

Thanks, N

Hi Carol,

I've texted you the same:

1. This is NOT a hotel. It's a block of managed STRs. The precedent is troubling. I would hate for this to be the new hotel model in Richmond.
2. I would not proceed with anything with Onni without a legally binding agreement. They are shady and have difficulty with ethics.

That's my two cents!

Kelly
