

Richmond Planning Committee – May 6, 2014 – Onni Re-zoning Application

Suggestions from John Roston, 12262 Ewen Ave. (Imperial Landing resident)

1. Re-zone Buildings 1-4 for commercial use as currently requested by the applicant on the conditions already specified.
2. Insert a condition to set aside for 6 months an appropriate amount of space at market rents in Building 4 for marina services while a marina feasibility study is done.
3. Re-zone Buildings 5 and 6 for “Library and Exhibit” use with Building 5 used for a new Steveston Library and Building 6 for a Maritime museum on agreed long term rental terms.
4. Consider following rental terms that seem reasonable given long term reliability of tenant, large amount of space and increased rental value for Buildings 1-4 given traffic generated by a library and museum:
 - a) Rent to be paid only on half the space in Buildings 5 and 6.
 - b) Rent to be \$20 sq.ft. in years 1-5 with options to renew each building’s lease @ \$22 in years 6-10, \$24 in years 11-15 and \$26 in years 16-20.
 - c) Total Onni revenue and costs to City at these rates shown on reverse side of this sheet.
5. Insert a condition that there is an option to abandon the Maritime Museum lease on Building 6 after a 6 month feasibility study is done. In that case, Building 6 to be re-zoned on the same basis as Buildings 1-4.

Suggestion that the Maritime Museum be a River Ecology Museum

1. There are a number of successful small museums throughout the world that are of similar size to Building 6 (9,000 sq.ft.). There would primarily be large interactive touchscreen computer-driven displays showing text, animated drawings and live and recorded video with a limited number of physical artifacts displayed.
2. A River Ecology Museum could possibly attract shipping industry funding that would minimize the cost to the City. It would not be a replacement for the major purpose-built destination museum plan. It could be part of a “Shoreline Museum Trail” from Gulf of Georgia Cannery to Britannia Heritage Shipyard.
3. It is worth taking 6 months to commission an independent study that considers various maritime museum possibilities and costs involved for both Building 6 and other possible Steveston locations.
4. Building 6 is particularly well suited to a minimum cost River Ecology Museum. Possible exhibits include:
 - a) animation showing evolution of the mouth of the Fraser River including formation of islands, movement of silt, settlement by First Nations and Europeans and establishment of the fishing industry;
 - b) description of UVic Ocean Networks underwater observatory off Iona Jetty studying marine life and deposition of silt with live data feeds from instruments and possibly video;
 - c) display of ship and fishing vessel traffic in the Gulf of Georgia and passing by Steveston using live transmission of ship transponder data and recorded video of Steveston based vessels;
 - d) live and recorded video from Steveston based pilot boat showing rendezvous with large ships and subsequent radio contact with pilots describing what they are doing;
 - e) temporary exhibits on current activities such as dredging and local issues such as presenting both sides of the controversy over what sorts of cargo should be allowed to pass by Steveston, including jet fuel and coal, so that residents can educate themselves on managing their environment.

Comment: The City should be responsible for soliciting public feedback at the applicant's expense. The feedback solicited by Onni continues to ignore the option of a library and/or a maritime museum. This includes the latest local resident petition submitted by Onni. Public feedback solicited by the City always presents all of the options clearly. The Onni solicited feedback is solely aimed at selling its point of view.

Size	Current Location 4000 ft. Steveston CC	9,197 ft. Building 6 as Museum	12,929 ft. Building 5 as Library	Onni Revenue
Programmable space	3,750 ft.	8,597 ft.	12,329 ft.	
Non-public space	250 ft.	600 ft.	600 ft.	
A. Operational Costs (utilities, staffing, janitorial, collections)	\$646,200	\$700,000	\$720,000	
Technology Maintenance		\$20,000		
B. Common Area Fees on entire space (\$10/ ft.)	Nil	\$91,970	\$129,290	\$221,260
C. Rent only on half of the space Year 1-5 - \$20 ft. Year 6-10 - \$22 ft. Year 11-15 - \$24 ft. Year 16-20 - \$26 ft.	Nil	\$ 91,970 \$101,167 \$110,364 \$119,561	\$129,290 \$142,219 \$155,148 \$168,077	\$221,260 \$243,386 \$265,512 \$287,638
Subtotal (A+B+C) Year 1-5 Year 6-10 Year 11-15 Year 16-20		\$903,940 \$913,137 \$922,334 \$931,531	\$ 978,580 \$ 991,509 \$1,004,438 \$1,017,367	\$442,520 \$464,646 \$486,772 \$508,898
Deduct		\$100,000 Admission revenue	\$646,200 Current operating costs	
Increase to Operating Budget Year 1-5 Year 6-10 Year 11-15 Year 16-20		\$803,940 \$813,137 \$822,334 \$831,531	\$332,380 \$345,309 \$358,238 \$371,167	
Capital Costs		\$3,000,000 *	\$3,655,460	

* As a Capital Cost comparison, the U.S. National Naval Aviation Museum recently added a 9,000 sq.ft. wing of the Museum called the Flight Adventure Deck at a cost of U.S. \$2 million including 38 interactive devices, 11 educational kiosks, an interactive wind tunnel and four computer-based flight simulators.