



Planning Committee

Date: Wednesday, May 21st, 2003
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Linda Barnes
Councillor Rob Howard
Councillor Harold Steves
Mayor Malcolm D. Brodie
Absent: Councillor Sue Halsey-Brandt, Vice-Chair
Also Present: Councillor Derek Dang (for item 2a. only)
Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Tuesday, May 6th, 2003, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **June 3rd**, at 4:00 p.m. in the Anderson Room.

At this point the Chair requested that an additional item, Development and Engineering Cost Charge Review, be added to the agenda as item 2a.

URBAN DEVELOPMENT DIVISION

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2a. DEVELOPMENT AND ENGINEERING COST CHARGE REVIEW

Councillor Dang reported that a suggestion had been received from investment and business developers that cost charges were being collected, without prior warning, in full as opposed to a phased-in process.

The General Manager, Urban Development, David McLellan gave advice that an extensive, well-publicized consultation program had been undertaken with the development community, including the BC Homebuilders Association and the Urban Development Institute.

Mr. Bob Ransford said that it was his understanding that it was the increases to the Development Cost Charges that were being charged in full; and, that a new fee for addressing had been imposed by the Engineering Department.

The Development Co-ordinator, Holger Burke, said that he would review the amounts being charged. In addition, Mr. Burke said that the addressing fee was a new fee that was included in the 2002 fee review and the bylaw. As a result of discussions held with the Urban Development Institute the fee was lower than originally anticipated.

A developer said that it had been his understanding that all applications in process prior to the implementation of the increase would be grandfathered, however, it had been his experience that charges had been applied to those projects.

It was moved and seconded

That staff undertake a review of the collection of Development and Engineering Cost Charges.

CARRIED

3. APPLICATION FOR A FOOD PRIMARY LIQUOR LICENCE WITH AUDIENCE PARTICIPATION (KARAOKE) AT UNITS 130/140 8291 WESTMINSTER HIGHWAY

(Report: Apr. 28/03, File No.: 8275-05) (REDMS No. 999901)

The General Manager, Urban Development, David McLellan, was present.

It was moved and seconded

That the application by CIISKY Restaurant Ltd. to the Liquor Control and Licencing Branch for a Food Primary Liquor Licence with audience participation (Karaoke) be supported, and that the Liquor Control and Licencing Branch be advised:

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- (1) *The potential for noise if the application is approved has been reviewed and is not an issue.*
- (2) *The impact on the community if the application is approved has been reviewed, and, as the premise is located in a commercial development with no immediate residential presence it is deemed an appropriate location that would create no impact.*
- (3) *The establishment of a restaurant with a Food Primary Liquor Licence with audience participation (Karaoke) would not be contrary to its primary use.*
- (4) *The views of residents is not an issue because the restaurant is located in a commercial development with no immediate residential development, and therefore are not affected.*
- (5) *That the R.C.M.P. does not object.*

CARRIED

4. **APPLICATION FOR A PERMANENT CHANGE TO A LIQUOR LICENCE FOR PAPILLON LOUNGE AT DELTA PACIFIC RESORT AND CONFERENCE CENTRE, 10251 ST. EDWARDS DRIVE**

(Report: May 5/03, File No.: 8275-05) (REDMS No. 1002768)

The General Manager, Urban Development, David McLellan, was present.

It was moved and seconded

That the application by Papillon Lounge to the Liquor Control and Licencing Branch for a Permanent change to a Liquor Primary Lounge Licence to 2:00 a.m. be supported, and that the Liquor Control and Licencing Branch be advised:

- (1) *The potential for noise if the application is approved has been reviewed and is not an issue.*
- (2) *The impact on the community if the application is approved has been reviewed, and, as the premise is located within a Hotel, with no immediate residential presence other than the staying the guests, it is deemed an appropriate location that would create no impact.*
- (3) *The Permanent Change to the Liquor Primary Lounge Licence to 2:00 a.m. would not be contrary to its primary use.*
- (4) *The view of residents is not an issue because the Lounge is located within a Hotel away from residential development, and therefore not affected.*
- (5) *That the R.C.M.P. does not object.*

CARRIED

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5. **APPLICATION FOR A LIQUOR PRIMARY LOUNGE LICENCE WITH AUDIENCE PARTICIPATION (KARAOKE) AT UNIT 130 - 8500 ALEXANDRA ROAD**

(Report: Mar. 6/03, File No.: 8275-05) (REDMS No. 976876)

The General Manager, Urban Development, David McLellan was present.

Cpl. Kevin Jones of the RCMP referred to recent changes to the provincial liquor laws and suggested that, from the RCMP standpoint, it would be prudent to not issue new licenses or extend hours until the effect on staffing resources was determined.

Ms. Tsau, a representative of the applicant, noted that the original licence was a liquor primary licence and that the application was a change in location only due to the closure of Aberdeen Centre for re-construction.

It was moved and seconded

That the application by Top Century Development Ltd. to the Liquor Control and Licencing Branch for a Liquor Primary Lounge Licence with audience participation (Karaoke) be supported, and that the Liquor Control and Licencing Branch be advised:

- (1) *The potential for noise if the application is approved has been reviewed and is not an issue.*
- (2) *The impact on the community if the application is approved has been reviewed, and, as the premise is located in a commercial development with no immediate residential presence it is deemed an appropriate location that would create no impact.*
- (3) *The establishment of a Liquor Primary Lounge with audience participation (Karaoke) would not be contrary to its primary use.*
- (4) *The views of residents is not an issue because the Lounge is located in a commercial development away from residential development, and therefore not affected*
- (5) *That the R.C.M.P. does not support this application.*

Prior to the question being called further discussion ensued on the affect the new legislation would have on the current resources of the RCMP, as a result of which the following *referral* motion was introduced:

It was moved and seconded

That the application by Top Century Development Ltd. to the Liquor Control and Licencing Branch for a Liquor Primary Lounge Licence with audience participation (Karaoke) be referred to staff and the RCMP for further:

- *clarification of the position of the RCMP which would include additional information on the affect of the changing legislation on existing establishments; and,*

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- *what additional resources would be required to adequately service additional similar type establishments.*

CARRIED

6. **DESIGNATION OF A STUDY AREA PURSUANT TO SECTION 702 OF THE ZONING AND DEVELOPMENT BYLAW 5300 LOCATED IN SECTION 31-5-5**

(RZ 03-226615 - Report: Apr. 30/03, File No.: RZ 03-226615) (REDMS No. 1000443)

The Development Co-ordinator, Holger Burke, briefly reviewed information contained in the report.

It was moved and seconded

- (1) *That authorization be given for staff to examine the establishment of a single-family lot size policy for the area located between Cameron Drive, Woodhead Road, McNeely Drive and No. 5 Road in Section 31-5-5 (as illustrated on the map entitled Attachment 1 to the report dated April 30th, 2003, from the Manager, Development Applications).*
- (2) *That staff conduct a public process with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.*

CARRIED

7. **APPLICATION BY WEDGEWOOD CONSTRUCTION LTD. FOR REZONING AT 8300 ASH STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 03-230337 - Report: Apr. 25/03, File No.: 8060-20-7521) (REDMS No. 999484, 999953, 999955)

The Development Co-ordinator, Holger Burke, briefly reviewed the report.

It was moved and seconded

That Bylaw No. 7521, for the rezoning of 8300 Ash Street from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.

CARRIED

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8. **APPLICATION BY AMAR SANDHU FOR REZONING AT 7131 BRIDGE STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA F (R1/F) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 02-218186- Report: Apr. 27/03, File No.: 8060-20-7522/7475/7476) (REDMS No. 971926, 1000017, 1000024)

The Development Co-ordinator, Holger Burke, advised that this application had been revised in the following ways from the one that Council had referred back to staff at the February 17, 2003 Public Hearing:

- the proposal was for 6 single-family residential lots (not 7 coach house lots); and,
- the proposed ring road (Sills Avenue) was located along the northern boundary (not the southern boundary).

Correspondence was received on the matter from S. & P. Johal, 7251 Bridge St. – Schedule 1.

Mr. M. Walia, 7540 Bridge Street, referred to a 1995 version of the McLennan South Sub Area Plan and noted that it contained reference to Bridge Street being designated for single family residences. Mr. Walia expressed concerns relating to: the involvement of urban design planners as opposed to a registered architect; that no road was contained in the plan; that the minutes of public information meetings were not available; and, the affect development would have on the area and how the environment would be eroded.

Suzanne Carter-Huffman, Planner, said that although the McLennan South Sub Area Plan did not designate minimum lot size, it did provide for the additional roads that would be required for subdivision.

Mr. Brad Eshelman, 7731 Bridge Street, spoke about the rights of area residents as opposed to the right of developers to change the landscape of an area as determined by public process. Mr. Eshelman was concerned about the change in character that would affect the area as a result of the proposed development and the future development that would occur if the subject application was approved. A meeting between the Planning Department and area residents was suggested in the hope that development could be halted.

Ms. Carter-Huffman said that staff and the developer were aware of the concerns of the area residents and that in response to those concerns the new lots had been intentionally fronted on the new road so that a 75 ft. frontage would be evident from Bridge St.

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Ms. Jean James, 7420 Bridge Street, said that the Official Community Plan promoted the unique character of the McLennan South area, however, one development already complete had removed every tree from the property. Ms. James felt that the plan originally agreed to had been changed without consultation with area residents and it was questioned whether the change would stand a legal challenge.

Mr. Derek James, 7420 Bridge Street, a 15 year resident, said that by allowing development of the subject lot, in addition to a second lot on Bridge St. with a plan to subdivide into 7 lots, the area would be changed completely. Mr. James also expressed concern about the loss of 100 ft. trees to support the development.

Mr. A. McBurney, 7171 Bridge Street, questioned a sign that was posted in the last day or two and said that it was a disservice to all when proper notification did not occur.

Mr. Burke provided clarification that a sign had originally been posted on the property but that had been removed when the proposal was under revision. The developer had been requested to revise the sign to correspond to the new proposal once the revisions were complete. A brief discussion then ensued on the notification process.

Ms. L. Eshelman, 7171 Bridge Street, said that upon purchasing their property it was understood that the ring road would be in rear of their property, but that one house would be involved and not seven.

Ms. B. Baanders, 7520 Bridge Street, expressed concern about the proposed ring road proceeding through a stand of mature trees. Ms. Baanders also questioned whether sideyard dedications would apply.

Ms. S. Thomas, 7551 Bridge Street, expressed concern about resulting lot size of the subdivision, and the loss of trees. Ms. Thomas said that Bridge Street was supposed to be the least developed area of the section.

It was moved and seconded

- (1) *That Bylaw Nos. 7475 and 7476, to amend "Coach House District (R9)" and to rezone 7131 Bridge Street from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Coach House District (R9)" respectively, be abandoned.*

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- (2) *That Bylaw No. 7522, for the rezoning of 7131 Bridge Street from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.*

Prior to the question being called the benefits of a neighbourhood meeting that would include staff, the developer and area residents, were discussed. Ms. Carter-Huffman gave advice that staff had already undertaken the preparation of material to take to the public for discussion and input prior to the June 16, 2003 Public Hearing.

The question was then called and it was **CARRIED**.

9. **APPLICATION BY GARY DHAMI FOR REZONING AT 8400 FRANCIS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 03-230253 - Report: Apr. 25/03, File No.: 8060-20-7523) (REDMS No. 999549, 1000021, 1000028)

The Development Co-ordinator, Holger Burke, said that this was an interesting proposal that would provide a lane dedication and upgraded pedestrian walkway.

It was moved and seconded

That Bylaw No. 7523, for the rezoning of 8400 Francis Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.

CARRIED

10. **APPLICATION BY CANADA SHIN YAT TONG MORAL SOCIETY FOR REZONING AT 10300 NO. 5 ROAD FROM AGRICULTURAL DISTRICT (AG1) TO ASSEMBLY DISTRICT (ASY)**

(RZ 99-170129 - Report: May 9/03, File No.: 8060-20-7528) (REDMS No. 999441, 999477, 999474)

Councillor Howard declared himself to be in conflict of interest on this item due to a previous contractual obligation with the applicant. He then left the meeting.

The Development Co-ordinator, Holger Burke, briefly reviewed the report.

It was moved and seconded

That Bylaw No. 7528, for the rezoning of 10300 No. 5 Road from “Agricultural District (AG1)” to “Assembly District (ASY)”, be introduced and given first reading.

Mayor Brodie left the meeting – 5:45 p.m.

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Prior to the question being called it was clarified that substantial landscaping on the rear of the property would occur.

The question was then called and it was **CARRIED**.

11. **“THE PERLA” PUBLIC ART CALL FOR ENTRY – “THE CORNERS”**

(Report: May 14/03, File No.: 7000-09-20-027) (REDMS No. 1007576)

The Manager, Policy Planning, Terry Crowe, was present.

Councillor Howard returned to the meeting – 5:50 p.m.

It was moved and seconded

That an allocation of \$25,000 from the 2003 Public Art Program, contributed by Amacon Developments for the creation of a public art project at “The Perla” development’s plaza, be endorsed.

CARRIED

12. **HERITAGE REGISTER**

(Report: Apr. 28/03, File No.: 4200-02) (REDMS No. 993730, 998567)

The Manager, Policy Planning, Terry Crowe, reviewed the implementation of the federal Historic Places Initiative in which is included an opportunity for the City to have a new national Heritage Register.

The General Manager, Urban Development, David McLellan, gave advice that lease conditions of City owned properties could be impacted by the receipt of funds and it was suggested that these properties be deleted from the list.

Mr. Bob Ransford, a member of the Heritage Commission, said that extensive research and documentation on each of the properties on the list, which had been drawn from the current City Heritage Inventory, had been undertaken and it was suggested that this list be adopted by Council as the City’s Heritage Register. Mr. Ransford then further elaborated on the program.

Mr. Graham Turnbull, also a member of the Heritage Commission, said that in order to garner Federal or Provincial funds in support of heritage, an Historic Register was a requirement. At present, \$20,000 of grant funds is available for work on the creation of the Registers.

Mayor Brodie returned to the meeting – 6:00 p.m.

A brief discussion ensued, during which Connie Baxter, Supervisor, Museum and Heritage Sites, said that in order to get the process moving a determination had been made to proceed with publicly owned buildings at this time. In future, permission would be sought from the owners of privately owned properties for inclusion of their properties on the register.

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Councillor Steves questioned the process of inclusion as he noted certain properties on the list that he thought inappropriate, and those missing from the list.

Councillor Barnes left the meeting – 6:02 p.m.

It was moved and seconded

That a Community Heritage Register be adopted (for the properties shown on Attachment 1 to the report dated April 28th, 2003, from the Manager, Policy Planning).

CARRIED

Opposed: Cllr. Steves

13. **RICHMOND AGRICULTURAL VIABILITY STRATEGY -- FINAL REPORT**

(Report: Feb. 19/03, File No.: 4050-10) (REDMS No. 835259, 919127, 1007405)

The Manager, Policy Planning, Terry Crowe and Janet Lee, Planner, were present. Mr. Crowe briefly reviewed the report.

Councillor Barnes returned to the meeting – 6:07 p.m.

A brief discussion ensued on the implementation process of various issues contained in the strategy.

Mr. Bruce May, 5220 No. 8 Road, a representative of the Richmond Farmer's Institute, and Mr. Dave Mellenchuk, of the Department of Fisheries, Food and Agriculture, were present. Mr. May thanked the Committee for the opportunity to be heard. Mr. May said that he hoped that the formation of the Advisory Committee would be undertaken in order that the complex issues raised could be addressed. Mr. Crowe, Ms. Lee, Mr. Mellenchuk and Mr. Tony Pellett of the Land Commission, were also commended by Mr. May for the job done.

The Chair extended to Mr. May the Committee's appreciation for the Richmond Farmers Institute's effort on the Agricultural Viability Strategy.

Mr. Mellenchuk said that of the 100 jurisdictions in the province with agricultural land, 18 had established agricultural advisory committees. Having worked with several of the studies involved, Mr. Mellenchuk said that the City's study was the most comprehensive he had seen and that it would serve the community well.

It was moved and seconded

(1) *That the final draft of the Richmond Agricultural Viability Strategy, dated February 18, 2003, be approved; and*

(2) *That the approved Strategy be widely distributed to build implementation partnerships.*

CARRIED

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14. **PUBLIC CONSULTATION PROCESS - IMPERIAL LANDING**

(Report: May 7/03, File No.: 4060-05-03) (REDMS No. 1001881)

The Manager, Policy Planning, Terry Crowe, gave advice that Development Permit applications had been received for the Maritime Mixed Use (MMU) area owned by Onni, and that in light of the proposed public survey it was suggested that the processing of the permits be deferred until the results of consultation process were known.

Discussion then ensued on the content of the survey questions, and the possible inclusion of the waterlot.

Councillor Howard left the meeting – 6:51 p.m.

Mr. Brian Plato, 6260 Riverdale Drive, addressed the Committee on his proposal regarding the use of the Phoenix Net Loft as a sail training school. Mr. Plato reviewed his efforts of submitting a proposal and asked if the net loft could be removed from the survey in order that his proposal be considered.

Discussion then ensued on the problems associated with recommending the Phoenix Net loft for the sail training school.

Mr. Ransford outlined four separate issues regarding Imperial Landing – the Maritime Mixed Use designation, the compromise result of a difficult planning process; the waterlots owned by the City; the Phoenix Net Loft; and, the tram, where it should be located in terms of its right-of-way.

Discussion then ensued on various options on the development of the waterfront during which Cllr. Steves distributed an information package, which is attached as Schedule 2 and forms a part of these minutes, and reviewed the information therein. Cllr. Steves stated that Lot H should not be filled.

It was moved and seconded

- 1) *That the implementation of the Imperial Landing public consultation process be abandoned at this time; and*
- 2) *That the Waterfront Strategic Team identify an alternative vision for the waterfront in consultation with stakeholders.*

CARRIED

15. **FINANCING AFFORDABLE HOUSING, CHILDCARE AND PUBLIC ART**

(Report: May 8/03, File No.: 4055-01; xr 1075-01) (REDMS No. 837204)

The Manager, Policy Planning, and Kari Huhtala, Senior Planner, were present. Mr. Crowe provided an overview of the process thus far.

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Mr. Ransford said that ultimately taxpayers would pay the cost of the programs in which case the cost of funding the programs should be added to the City's annual taxes.

Discussion then ensued on the historical nature of contributions to the funds.

It was moved and seconded

That the proposed affordable housing, childcare and public art funding policies and options be referred to staff for further review which would include input:

- *from Council at an upcoming workshop;*
- *from the Urban Development Institute and the Greater Vancouver Homebuilders Assoc. etc.; and,*
- *from the larger regions on trends and future direction.*

CARRIED

16. MANAGER'S REPORT

The General Manager, Urban Development, David McLellan, reported on recent communication from CP Rail regarding the activation of a rail corridor in West Richmond.

The Manager, Policy Planning, Terry Crowe, extended invitations, on behalf of the Director of Engineering, Steve Ono, to attend a quest sustainability workshop on May 28 and June 4. Cllr. Barnes agreed to attend.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (7:42 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, May 21, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant

TO: MAYOR & EACH
COUNCILLOR
FROM: A/CITY CLERK

Re: Planning Committee, May 21, 2003
May 21, 2003

City of Richmond

Item 8

Fax: 604-278-5139

pc: Manager, Dev. Apps.
for information

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

RE: Reference # RZ 02-218186

PHOTOCOPIED
& DISTRIBUTED
DATE: May 21/03 RS

Bylaw 74/75
Bylaw 74/76
Bylaw 7522

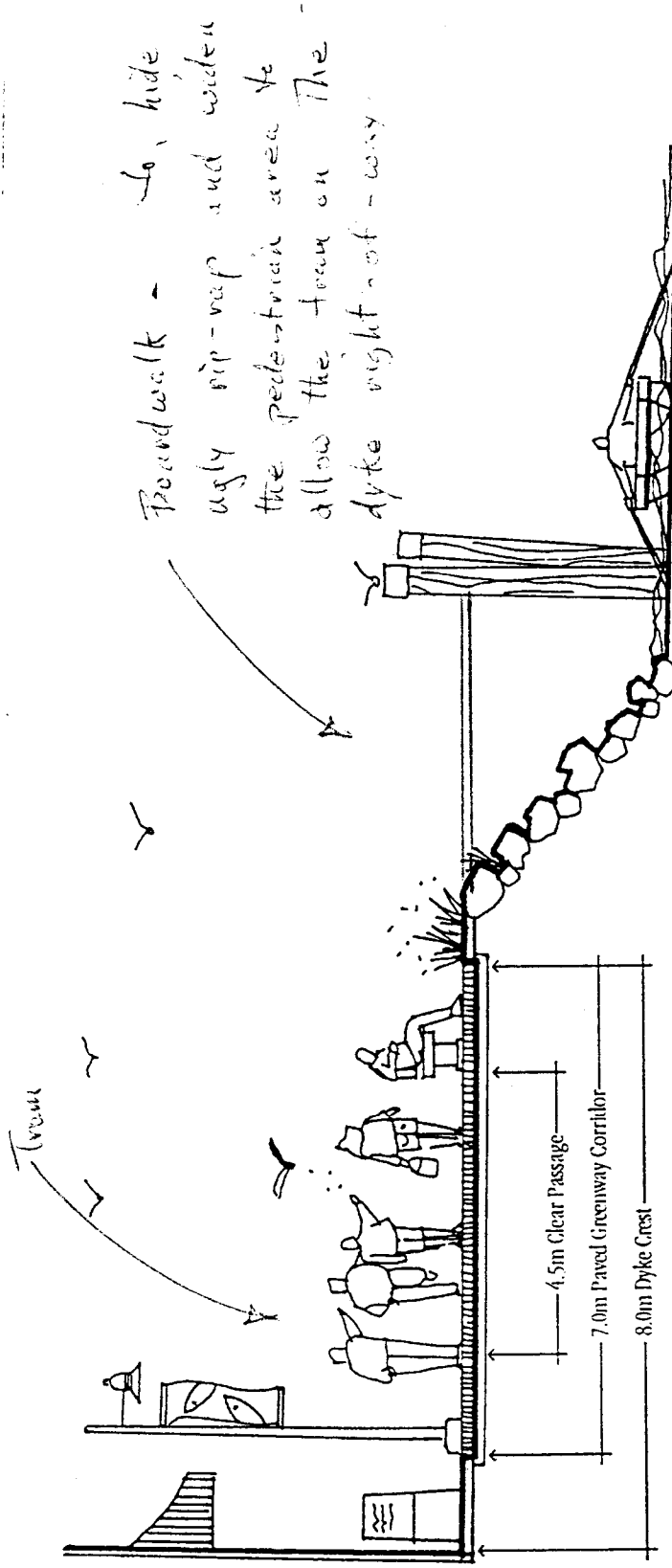
We are writing in regards to rezoning property on Bridge Street in Richmond to accommodate townhouses. We are writing today to express our disapproval of such a project taking place and would have been there in person if it were not such short notice.

Bridge street has developed into a beautiful and quiet residential street, one in which children of all ages can rollerblade, bike and run in a safe environment. Putting up more townhomes will disrupt this not only for the children but for the residents also. The residents take pride in their homes and have invested time and money on their properties. There has to come a time when council needs to say enough to such developments and build where it is deemed appropriate. We strongly recommend you veto this project forthwith.

Thank you for your time and understanding.

Simi & Parmjeet Johal
Proud owners of 7251 Bridge Street
Richmond, B.C.

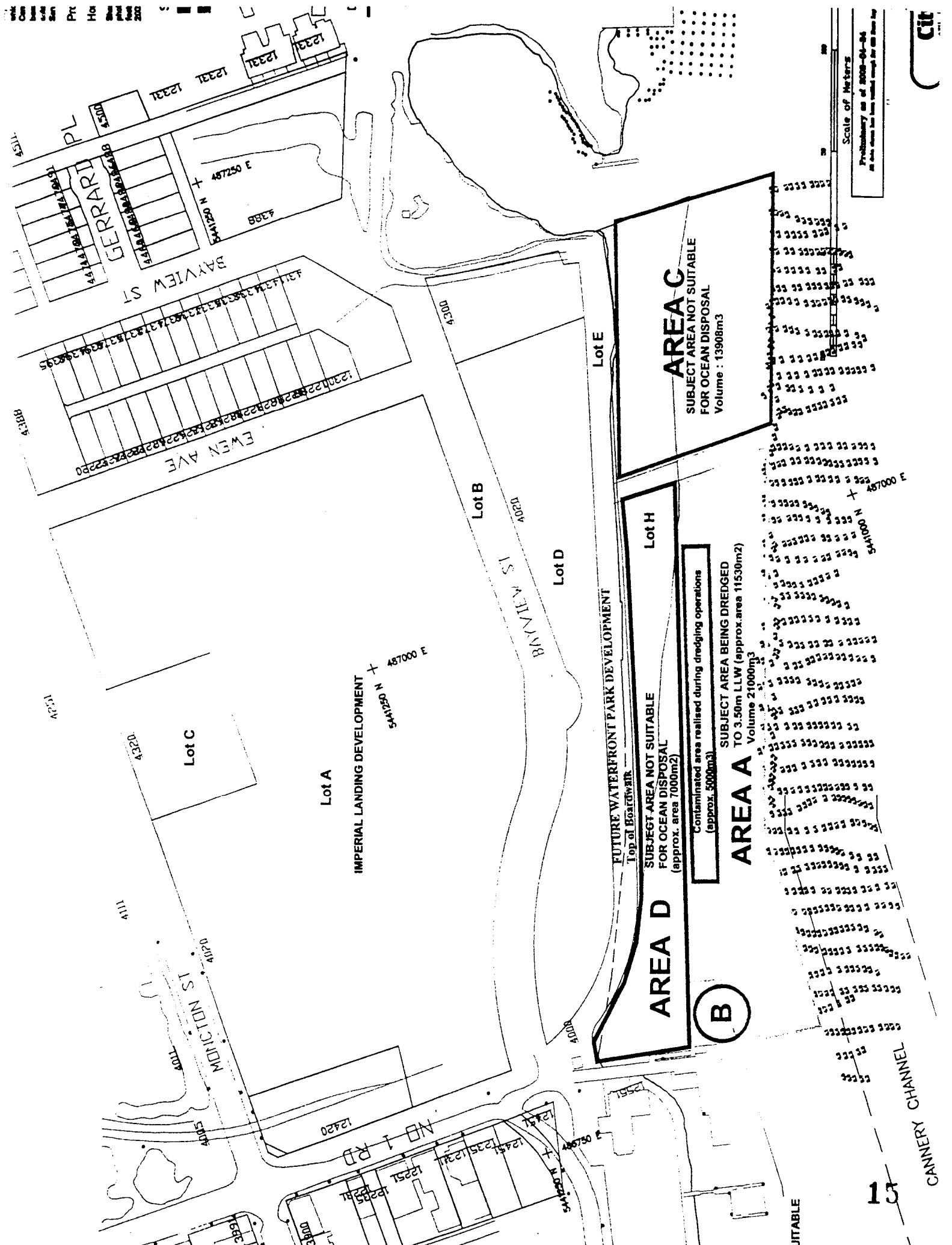




Waterfront Dyke Greenway Section - Type A

Imperial Landing Mixed Maritime Use

- high pedestrian and cyclist traffic
- close to Steveston Village
- more urban in flavour
- 8.0m crest required for dyke
- 7.0m paved greenway corridor includes all site furnishings and artifacts
- 4.5m minimum paved clear passage required for dyke maintenance vehicles
- no trees planted in dyke right-of-ways



Scale of Meters
 Prohibitory as of 2008-04-04
 All other areas have been marked except for the Bay Area





A THE IMPERIAL BASIN

B THE PARK

C THE PROMENADE

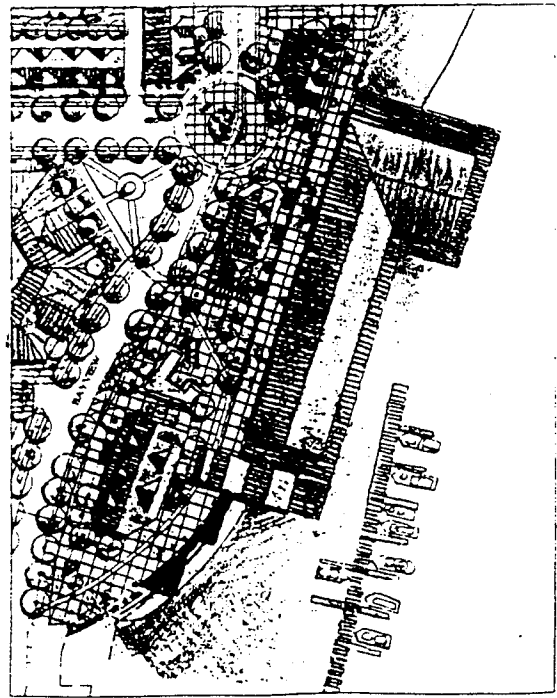
D THE PHOENIX BASKING WALKWAY

E THE PHOENIX POND GROVE

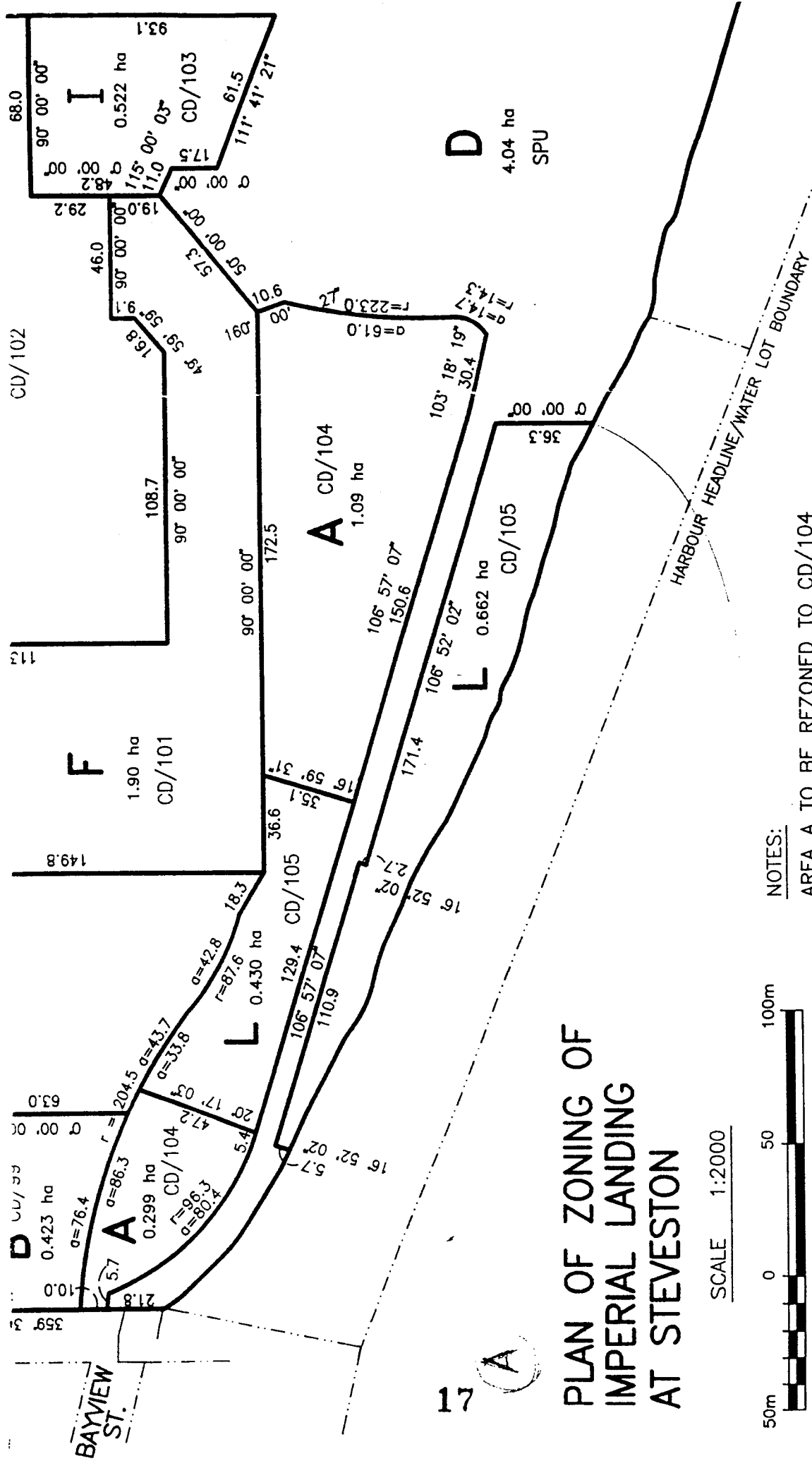
F THE PHOENIX POND

G THE PHOENIX NET LOT

16 B



IMPERIAL CANNERY
PUZZLE PIECE



PLAN OF ZONING OF IMPERIAL LANDING AT STEVESTON

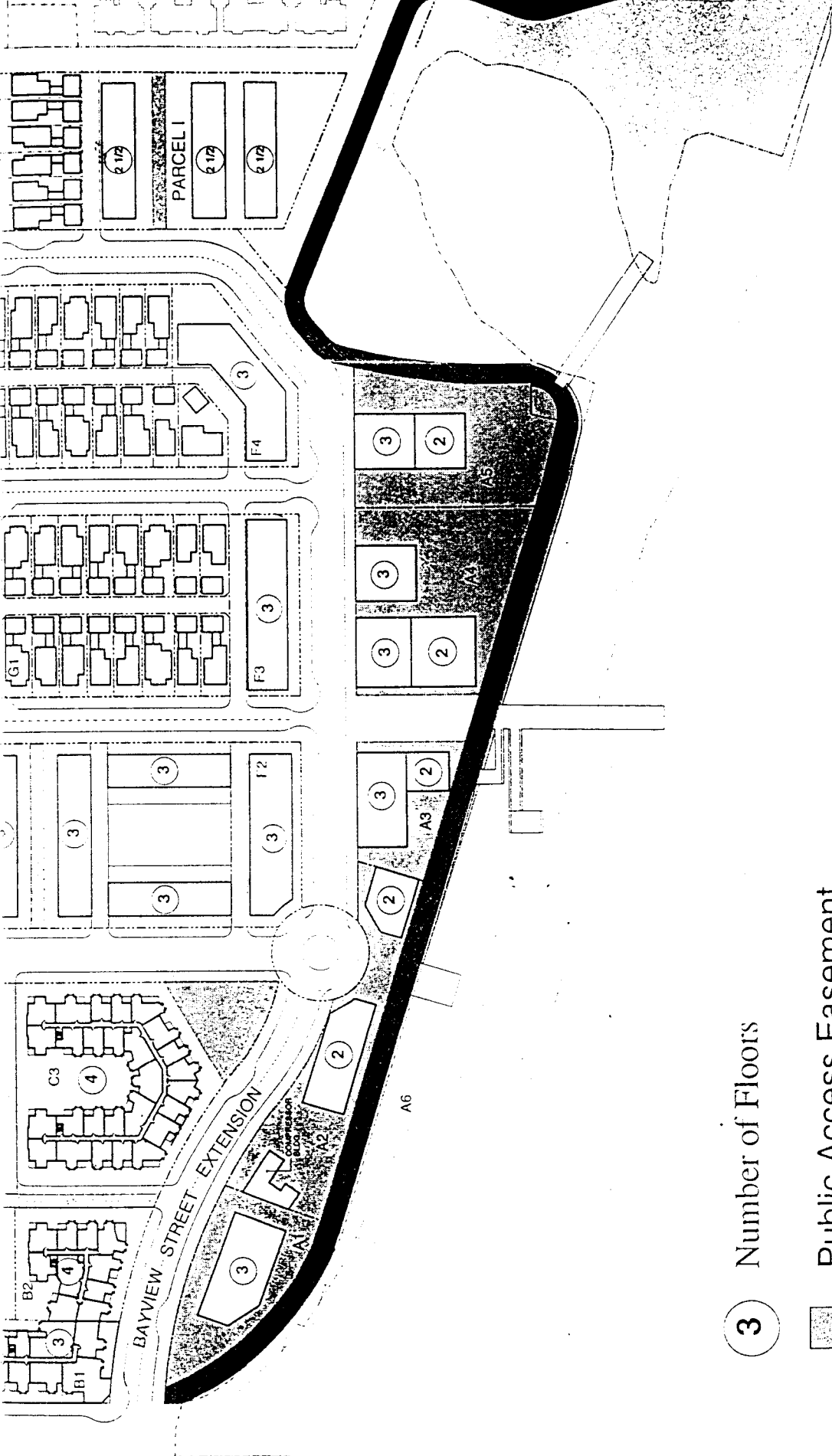
SCALE 1:2000



NOTES:

- AREA A TO BE REZONED TO CD/104
- AREA B TO BE REZONED TO CD/99
- AREA C TO BE REZONED TO CD/100
- AREA D TO BE REZONED TO SPU
- AREA E TO BE REZONED TO CD/101
- AREA F TO BE REZONED TO CD/102
- AREA G TO BE REZONED TO CD/103
- AREA H TO BE REZONED TO CD/106
- AREA I TO BE REZONED TO CD/107
- AREA J TO BE REZONED TO CD/105

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 VANCOUVER, B.C. V6J 4S6
 TEL. (604) 732-3384



These plans are illustrations of how the proposed regulations could work and are not intended to dictate the development permit design.

3 Number of Floors

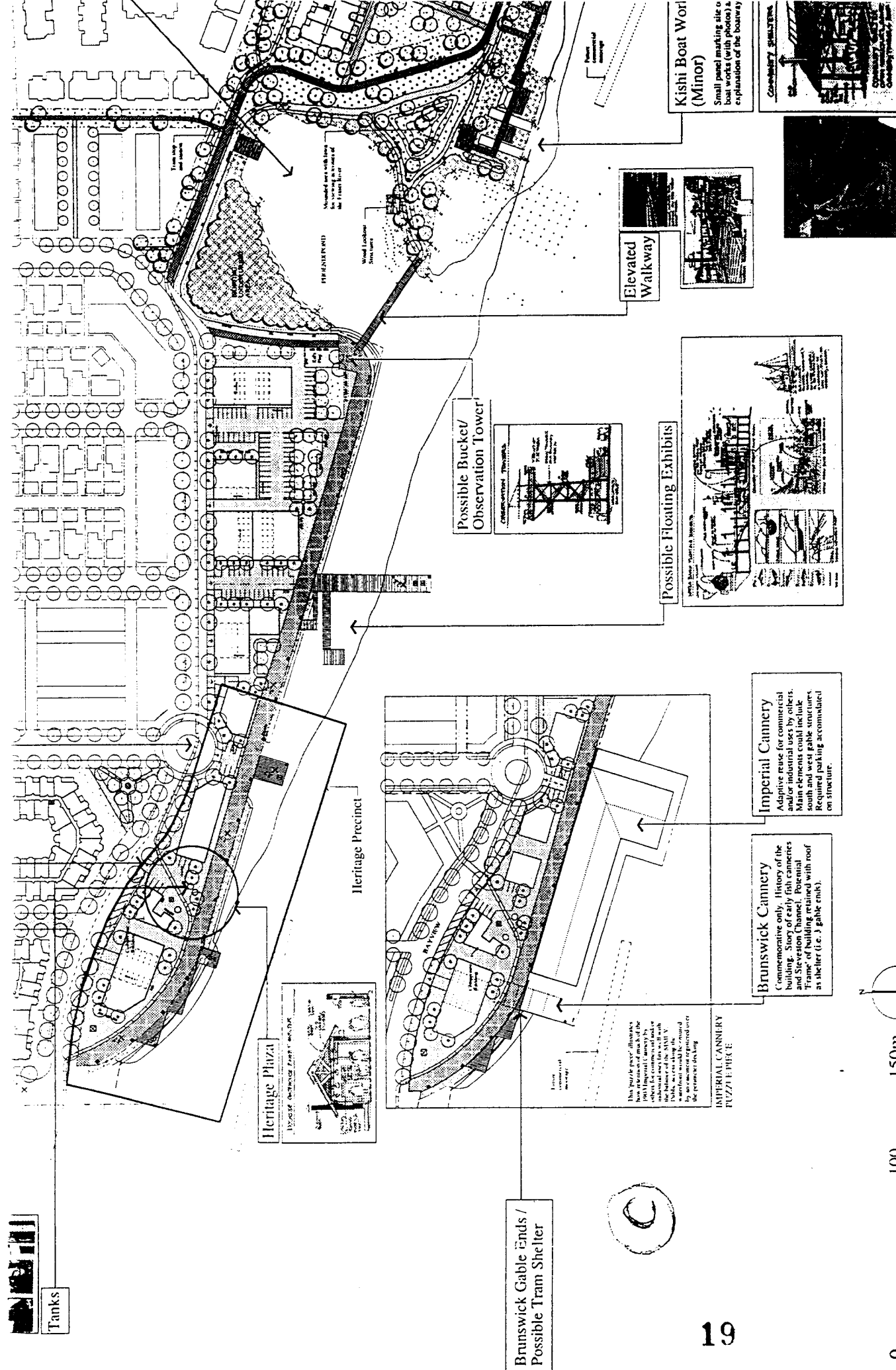
Public Access Easement

Park only

Dyke/Park



Building Layout Plan



Tanks

Heritage Plaza
 1930s - 1940s
 100m x 100m

Heritage Precinct

Possible Bucket/
 Observation Tower

Possible Floating Exhibits

Imperial Cannery
 Adaptive reuse for commercial
 and/or industrial uses by others.
 Main elements could include
 south and west gable structures
 Required parking accommodated
 on structure.

Brunswick Cannery
 Commemorative only. History of the
 building. Story of early fish canneries
 and Steveston Channel. Potential
 'Frame' of building retained with roof
 as shelter (i.e. 2 gable ends).

Kishi Boat Works
 (Minor)

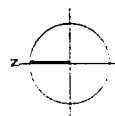
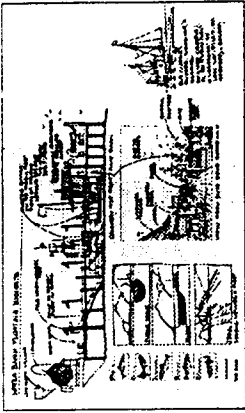
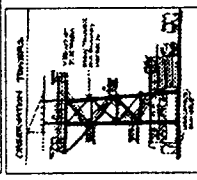
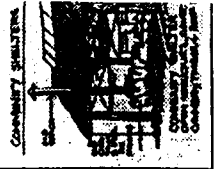
Small panel marking site of
 boat works (with photos) &
 explanation of the boatway

Elevated
 Walkway

Brunswick Gable Ends/
 Possible Tram Shelter

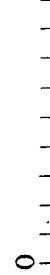
This 'purple page' illustrates
 how numerous 'masks' of the
 building can be used to create
 subject for commemorative
 industrial uses (e.g. with
 'table' across along the
 waterfront could be covered
 by permits for parking

IMPERIAL CANNERY
 PUZZLE PIECE



150m

100



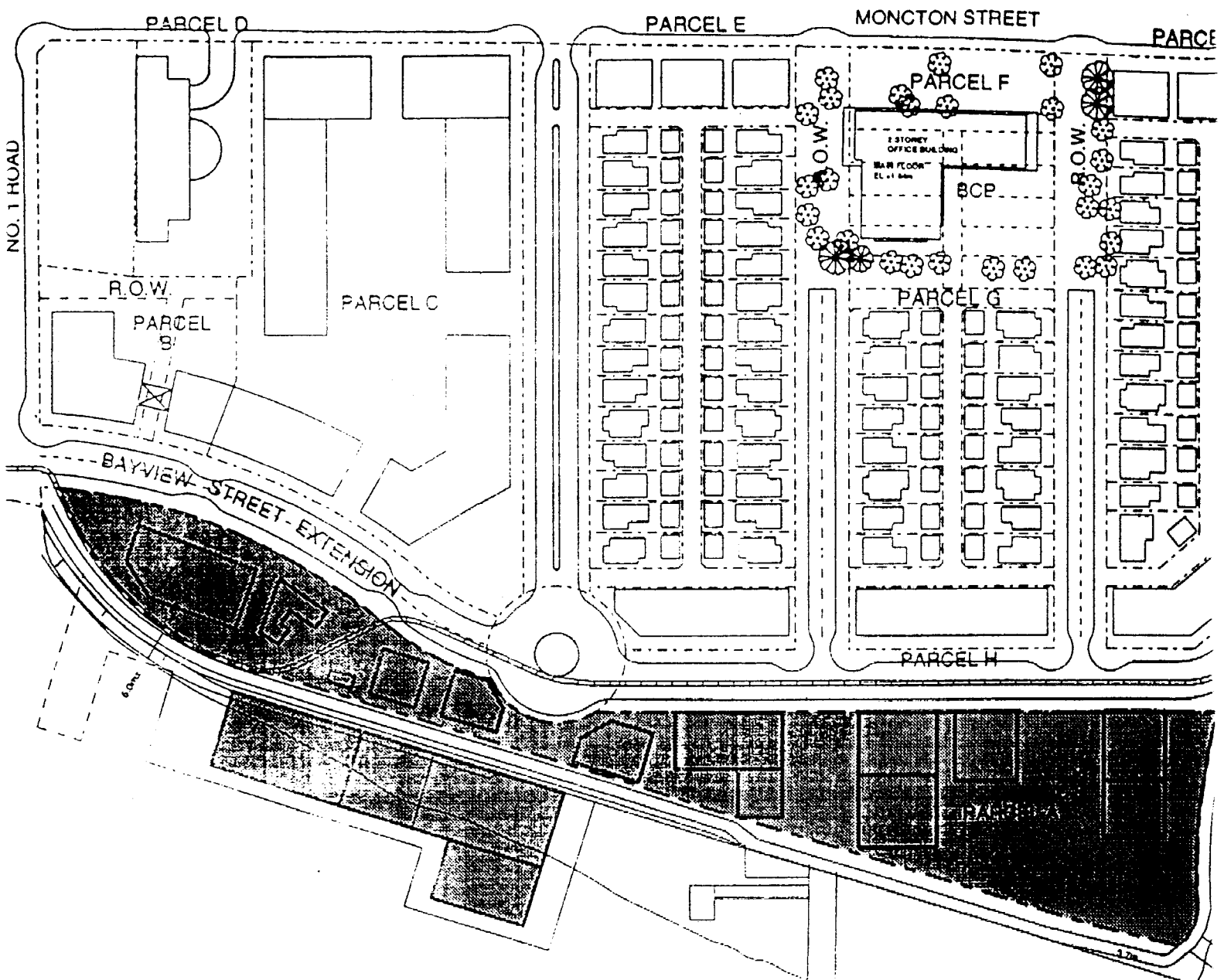


Diagram 1

PARCEL A (CD/A)
MARITIME MIXED USE

SITE AREA = 17,402 sq.m. (4.300 acres)
 FLOOR AREA RATIO: MARITIME COMMERCIAL/INDUSTRIAL = 0.20
 RESIDENTIAL = 0.25
 SITE COVERAGE = 37%
 SETBACKS: NO SETBACKS ALONG NORTH PROPERTY LINE
 4 METRE SETBACK ALONG OTHER PROPERTY LINES

