



## Planning Committee

Date: Tuesday, April 8, 2014  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt  
Councillor Chak Au  
Councillor Harold Steves  
Mayor Malcolm Brodie  
Absent: Councillor Linda Barnes  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, March 18, 2014, be adopted as circulated.*

**CARRIED**

### PLANNING & DEVELOPMENT DEPARTMENT

1. **APRIL 22, 2014 PUBLIC HEARING - ITEM NO. 1 – 4160 GARRY STREET (BYLAW 9108 – RZ 13-641596)**  
(File Ref. No.: 12-8060-20-009108) (REDMS No. 4203167)

It was moved and seconded

*That the application for rezoning for the property at 4160 Garry Street be referred to a future public hearing.*

**CARRIED**

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2. **APPLICATION BY NIRMAL TAKHAR FOR REZONING AT 7100/7120 MARRINGTON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009128; RZ 13-646115) (REDMS No. 4183845)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9128, for the rezoning of 7100/7120 Marrington Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 9211 AND 9231 NO. 2 ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-009132; RZ 12-620563) (REDMS No. 4005183)

Discussion ensued with regard to the sustainability features included in the proposed development. Wayne Craig, Director, Development noted that a broad policy on the inclusion of sustainability features for new developments is anticipated to be brought forward within the next month.

In reply to queries from Committee, Mr. Craig noted that the inclusion of solar or geothermal energy features can be discussed with the applicant.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9132, for the rezoning of 9211 and 9231 No. 2 Road from "Single Detached (RS1/E)" to "Low Density Townhouses (RTL4)", be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY KIRK YUEN OF CAPE CONSTRUCTION (2001) LTD. FOR REZONING AT 13040 NO. 2 ROAD FROM LIGHT INDUSTRIAL (IL) TO COMMERCIAL MIXED USE (ZMU24) – LONDON LANDING (STEVESTON)**

(File Ref. No. 12-8060-20-009094, RZ 12-602748) (REDMS No. 4184767)

Mr. Craig gave introductory comments with regard to aspects of the proposed application, noting that it was referred back to staff at the February 17, 2014 Public Hearing. Mr. Craig then noted the following changes made to the proposed application as a result of the referral:

- there will be a single access point to No. 2 Road;
- the development will be required to utilize a compactor for waste collection in the parking garage;
- there will be one loading area on the site with access to No. 2 Road;

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- road improvements to the No. 2 Road frontage will be included as part of the application's rezoning conditions; and
- privacy concerns have been addressed and the proposed development's setbacks exceed those set out in Official Community Plan guidelines.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9094, for the rezoning of 13040 No. 2 Road from "Light Industrial (IL)" to "Commercial Mixed Use (ZMU24) – London Landing (Steveston)", be forwarded to the May 20, 2014 Public Hearing.*

**CARRIED**

5. **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. 12-8060-20-9062/9063; RZ 13-633927) (REDMS No. 4180184)

Mr. Craig gave introductory comments with regard to aspects of the proposed rezoning application and noted the following:

- staff attended the meeting between the Steveston Merchants Association and the applicant on November 26, 2013;
- the applicant engaged a consulting firm to conduct a telephone survey with residents of the Steveston area;
- the applicant retained another consulting firm to review potential impacts the proposed development may have for existing area businesses;
- the applicant removed "Indoor Recreation" from the list of permitted uses;
- a proposed parking agreement will provide two-hour complimentary parking to patrons of the future commercial space; pay parking rates will reflect parking rates in the surrounding area;
- a proposed agreement will limit commercial loading to certain hours of the day;
- the cash amenity contribution will be allocated for future use in the Steveston area;
- there is a desire to pursue library space on the subject site; however, currently there are no funds allocated for the relocation of the Steveston Library branch; and

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- Community Services staff have determined that the subject site is not suitable for the proposed Maritime Museum.

In reply to queries from Committee regarding the feasibility of relocating the Steveston Library, Mr. Craig noted that the Richmond Public Library Board advised that they would prefer a larger floor area and there were no funds available.

Discussion ensued regarding (i) other possible sources to fund the relocation of the Steveston Library branch; (ii) the potential to rent space on the subject site for a City library; and (iii) the future development of a marina in Steveston.

In reply to queries from Committee, Sara Badyal, Planner 2, commented on the Ironwood Library branch, noting that a portion of the space is common space and as such, standard lease rates are not charged.

Discussion ensued with regard to (i) the feasibility of increasing the size of the amenity contribution; (ii) the anticipated value generated as a result of the proposed development; (iii) support for the application by existing merchants in the area; and (iv) the consultation methods employed by the applicant to survey the community.

The Chair commented on the Steveston community's request for additional amenities such as fitness facilities; and noted that the expansion of the Steveston Library branch would be more beneficial to the community.

The Chair referred to a survey included in the staff report, noting that survey participants identified different commercial uses with varying priorities. The Chair then expressed concern with regard to the potential negative effects the proposed development may pose to existing area businesses.

Discussion took place regarding the direction staff were given regarding the development of a marina near the subject site.

In reply to queries from Committee, Dave Semple, General Manager, Community Services, stated that environmental conditions and existing infrastructure in the area are being assessed to determine the feasibility of developing the Steveston waterfront, including a marina.

Mr. Semple then advised that there were no specific plans to develop a marina along the Steveston waterfront, as staff were directed to examine opportunities to enhance the Steveston waterfront, which may include the development of a marina.

Discussion took place on the long term plans for the Steveston waterfront and how it could affect zoning in the area.

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In reply to queries from Committee, Mr. Semple advised that staff are examining opportunities for dredging and noted that once preliminary assessments have been completed, staff can provide Council with possible options to develop the Steveston waterfront.

Danny Leung, Wydanco Development Corp. (representing Onni Development Corp.), referred to a letter, dated April 8, 2014 to Planning Committee (attached to and forming part of these minutes as **Schedule 1**) and summarized the applicant's consultation efforts.

Mr. Leung then presented a draft copy of a tenant agreement (attached to and forming part of these minutes as **Schedule 2**) as a way for the current owner to fill the vacant commercial space on the subject site, while working under the intent of the current zoning.

Mr. Leung then presented additional public correspondence in the form of a petition (attached to and forming part of these minutes as **Schedule 3**) in favour of the proposed zoning amendment.

In reply to queries from Committee, Mr. Leung provided the following information:

- the potential relocation of the Steveston Library branch, utilizing space on the subject site, can be discussed with the applicant;
- the variety of future commercial tenants will be determined by market demand;
- the proposed tenant agreement enables current tenants to continue leasing their space under the intent of the current zoning; and
- new commercial space would help meet amenity demands from the community.

Discussion ensued with regard to the amount of commercial space in the area and the notion of altering the Steveston Maritime Mixed Use zone incrementally as community demands evolve.

Discussion ensued regarding the sustainability of the original Maritime Mixed Use zone and how it may be contributing to vacancies on the subject site. Also, it was noted that Committee wishes to see an increase in community amenity contributions and in particular, the expansion of the Steveston Library branch, as part of the proposed development.

Discussion ensued with regard to the proposed tenant agreement and how it may be revised to facilitate the addition of a Maritime Mixed Use tenant in the building.

In reply to queries from Committee, Mr. Leung was of the opinion that market demand for tenants that require the Maritime Mixed Use zone may increase as the Steveston waterfront developed.

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Also, Mr. Leung noted that there were few marketing efforts to fill the vacant property since there is currently little market demand for Maritime Mixed Use space.

Discussion ensued with regard to the developer increasing the community amenity contribution and Committee suggested that the proposed application's bylaws go forward for first reading, subject to the developer increasing the community amenity contribution. The Chair then suggested that the community amenity contribution take the form of expanding the Steveston Library branch.

In reply to queries from Committee, Joe Erceg, General Manger, Planning and Development, noted that commercial uses for the space can be limited by amending the bylaw.

Discussion ensued regarding limiting commercial units on the subject site and it was suggested that such units be replaced by residential units. In reply to queries from Committee, Mr. Leung noted that converting the commercial units to residential units is possible but would be challenging.

Jim van der Tas, Steveston Merchants Association, summarized the consultation conducted by the developer and noted that existing area merchants are expressing little support for the proposed application. Also, he relayed questions from members of the Steveston Merchants Association regarding parking concerns, future plans for Steveston Village, and the accuracy of the traffic studies completed by the developer. Mr. van der Tas added that the City should explore opportunities to enhance the Steveston waterfront and introduce initiatives that would attract waterfront amenities such as water taxis and boat rentals.

In reply to queries from Mr. van der Tas, Mr. Craig noted that Maritime Mixed Use parking rates would reflect Commercial Use parking rates.

In reply to queries from Committee, Floris van Weelden, MMM Group Ltd., summarized the methodology used in the traffic study and noted that the current traffic volume statistics included in the traffic study considered seasonal variances.

Discussion ensued with regard to the Steveston Merchants Association's proposal to provide a 25% Maritime Mixed Use, 50% Office space, 25% Retail space on the subject site. Mr. van der Tas was of the opinion that the proposed commercial ratio would benefit the community and complement existing merchants; however he advised that the developer did not support the proposal.

Discussion then took place regarding the market for office space as per the Steveston Merchants Association's proposal.

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Iqbal Ladha, Owner, Steveston Marine and Hardware, expressed concern that the proposed application will negatively impact existing merchants in Steveston Village. Mr. Ladha commented on the applicant's consultation efforts and was of the opinion that the retail analysis was biased. Also, he added that there may be demand for office space from businesses like engineering and architectural firms. Mr. Ladha then suggested that the City explore the development of the Steveston waterfront and was of the opinion that a marina and marina services would be in high demand due to the lack of such amenities throughout the Lower Mainland.

Lorne Sly, 11911 3rd Avenue, expressed concerns with regard to the removal of the proposed fitness centre from the proposed application. Mr. Sly was of the opinion that current recreational facilities in the Steveston area are inadequate for the community's needs. Also, he was of the opinion that the subject site is an ideal place for a museum and that a marina along the Steveston waterfront would enhance the commercial environment.

In reply to queries from Committee regarding the forthcoming staff report on the City's major facilities, Cathryn Carlile, General Manager, Community Services, noted that the Major Facilities Plan would be brought forward in 2015. She added that there is currently no direction to staff for the inclusion of a marina in Steveston as part of the Major Facilities Plan; however, that does not preclude it from being added at a future date, if Council so desires.

Discussion ensued with regard to space requirements for the development of a new library.

In reply to queries from Committee, Mr. Craig advised that Terms of Reference in relation to the retail studies included in the staff report were reviewed by staff; however, the studies were completed by an independent consulting firm.

In reply to queries from Committee, Mr. Erceg advised that staff have discussed leasing terms with the developer with regard to the potential library space. He added that the Richmond Public Library Board has indicated that there is no budget allocated for the relocation and expansion of the Steveston Library branch. Mr. Erceg also advised that that the applicant was not willing to provide library space at no cost but lease the space at a reduced rate.

Discussion ensued with regard to the resources required for the relocation of Steveston branch of the Richmond Public Library. The Chair noted that the City has resources for a new library in addition to the terms that can be negotiated with developer for additional community amenity contributions.

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

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It was moved and seconded

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9062, to repeal and replace 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:*
  - (a) *the City’s Financial Plan and Capital Program; and*
  - (b) *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 882(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; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to:*
  - (a) *amend “Steveston Maritime Mixed Use (ZMU12)” by widening the range of permitted commercial uses; and*
  - (b) *amend “Steveston Maritime (ZC21)” by widening the range of permitted commercial uses on 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street;**be introduced and given first reading, providing that the community amenity contribution be enhanced to the satisfaction of City Council.*

The question on the motion was not called as discussion ensued regarding: (i) the time required to discuss amenity contribution enhancements with the developer; (ii) space requirements for the expansion of the Steveston Library branch; (iii) the potential effects to existing Steveston businesses and how market demand dictates the commercial environment; (iv) focus to find a tenant that would fit the current Maritime Mixed Use zoning; (v) methodologies used to survey Steveston residents; and (vi) different amenities that could be included with the proposed development such as a new Steveston Library branch and waterfront enhancements.

Discussion further ensued with regard to the proposed commercial ratio of 25% Maritime Mixed Use, 50% Office space and 25% Retail Space as proposed by the Steveston Merchants Association. Staff were then directed to examine the proposed commercial ratio as presented by the Steveston Merchants Association to determine its suitability for the proposed application.



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

It was moved and seconded

*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, from the Director, Development, dated March 17, 2014, be referred back to staff to examine:*

- (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.*

*and report back to the April 23, 2014 Planning Committee meeting.*

**CARRIED**

6. **MANAGER'S REPORT**

*(a) Restrictions on the Size of Houses on Agricultural Land*

Discussion ensued with regard to the size of new homes on agricultural land and it was noted that the Corporation of Delta has a bylaw restriction on the size of homes on agricultural land. It was further noted that the Ministry of Agriculture has created size guidelines with respect to homes on agricultural lands that municipalities can follow.

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

It was moved and seconded

*That the staff examine guidelines related to potential size restrictions new homes constructed on agricultural lands.*

**CARRIED**

*(b) Proposed Metro Vancouver Regional Growth Strategy (RGS) Amendment for the Delta Southlands Area*

Terry Crowe, Manager, Policy Planning briefed Committee on the proposed Metro Vancouver Regional Growth Strategy (RGS) Amendment initiated by Delta for the Southlands area. Mr. Crowe advised that the City received an invitation from Metro Vancouver to comment on the proposed RGS amendment on April 1, 2014. The deadline for comments was April 29, 2014 and Council was not required to comment.

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Mr. Crowe advised that the City was not affected by the proposed amendment and staff had nothing more to add to the report from Metro Vancouver. As a result, staff were proposing not to bring a staff report to Council regarding the proposed amendment. Committee advised that a staff report regarding this matter was not required to be brought to Council.

**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (6:07 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 Tuesday, April 8, 2014.

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Councillor Bill McNulty  
Chair

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Evangel Biason  
Auxiliary Committee Clerk

**Wydanco Development Corp.**

Suite 690, 4400 Hazelbridge Way  
Richmond B.C. Canada V6X 3R8  
t. +1 604 657 3098

**Schedule 1 to the Minutes of the  
Planning Committee meeting held  
on Tuesday, April 8, 2014.**

**WDC**

**To: Planning Committee**  
**From: Danny Leung, Wydanco Development Corp**  
**Date: April 8, 2014**


**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**

Since the last Planning Committee meeting regarding the Imperial Landing retail development on November 5, 2013, I have worked to help address all outstanding questions and requests regarding the Imperial Landing retail development. A number of key tasks have been completed in close consultation with Planning Staff including:

- A public meeting with the Steveston Merchant's Association was conducted on November 26 2013. This meeting was conducted to present consultants retail and traffic reports, present leasing updates, as well as to receive questions/input from the Merchant's Association.
- Additions and changes were made to the Imperial Landing Retail Analysis draft report prepared by Hume Consulting based on comments from Planning Staff, feedback from the Steveston Merchant's Association, and findings from the Mustel Group telephone survey. This report has been finalized and submitted to the City.
- Colliers International was hired to conduct a peer review study of the Hume Consulting "Imperial Landing Retail Analysis" report as well as answer specific questions identified by Planning Staff. This report has been completed and submitted to the City.
- Mustel Group Market Research was hired to conduct a telephone survey of Steveston residents regarding the Imperial Landing retail development. This survey and report has been completed and submitted to the City.
- Updates were been made to the traffic analysis conducted by MMM Group based on feedback from Planning Staff and the Steveston Merchant's Association. This updated report has been completed and submitted to the City.
- Additional meetings/discussions were held with Mr. Jim van der Tas, President of the Steveston Merchants Association along with Mr. Jim Kojima and Mr. Lorne Slye to update them and to discuss their questions and concerns.
- A meeting was held with the Steveston 20/20 Group on March 24<sup>th</sup> with Peter Humm, the retail consultant, to update members regarding the current status of the Imperial Landing retail development and to receive comments and questions from attending members. Copies of the consultants reports were provided to them.

I would be happy to address any of your questions at today's meeting. All of the consultants will also be present to answer any questions you may have.

Thank-you for your time and consideration in this matter.

  
Danny Leung

Change Retail/ Commercial Use to Maritime Mixed Use (MMU).

The Landlord reserves the right to terminate this Lease or to relocate the leasee in order to facilitate any expansion, renovation, alteration or addition of any Mixed Maritime Use tenant in Building Six. The premises to which the Tenant is relocated shall be referred to as the "New Premises". If the Landlord intends to expand or make alternations to Building Six for the use of Maritime Mixed Use, it may, upon providing at least eighteen (18) months written notice to the Tenant, elect to either:

- a) Cancel this Lease without any compensation whatsoever to the Tenant, in which case this Lease shall terminate on the date set out in such notice without prejudice, however, to any rights or obligations arising hereunder or accruing to either party before the date of such termination; or
- b) No reduction or discontinuance of service under this Article shall be construed as a breach of the Landlord's covenant for quiet enjoyment or as an eviction of the Tenant or entitle the Tenant to any abatement of Basic Rent, Additional Rent and Percentage Rent or release the Tenant from any obligation under this Lease.
- c) Should the Tenant or Landlord elect to relocate the Tenant on or before the 5<sup>th</sup> anniversary of the Commencement Date, the Landlord shall be responsible for the cost of improving the New Premises to a standard which is, in the reasonable opinion of the Landlord, similar to that of the Lease Premises as of the date of relocation (the "Previous Standard"); and
- d) Should the Tenant or Landlord elect to relocate the Tenant after the 5<sup>th</sup> anniversary of the Commencement date, the Landlord and the Tenant shall bear equally the cost of improving the New Premises to the Previous Standard.

City of Richmond  
 6911 No. 3 Road  
 Richmond, BC V6Y 2C1


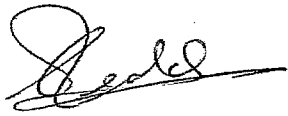
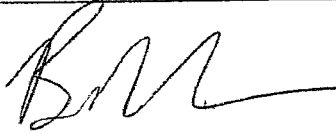
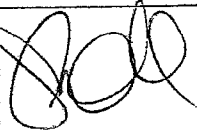
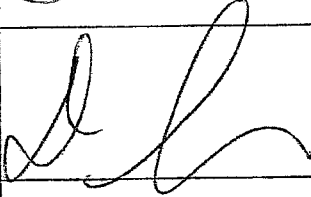


To: Mayor Malcolm Brodie & City Councillors

Re: Support to Rezoning application located at 4020, 4080, 4100, 4180, 4180 and 4300 Bayview Street

We, the undersigned, are homeowners and residents on the west of Moncton Street and Railway Avenue area. We hereby sign below to express our support to rezone the development- Imperial Landing located on Bayview Street.

The following are the major reasons that encouraged our support to the proposed rezoning application

- Looking for more variety of retail store in the area, such as sporting good, music, books
- Attract more visitors/ travelers to visit and shop in this part of Richmond
- want to see the existing development being occupied instead of vacant unit
- To provide more employment opportunities to our local citizens
- To generate and bring in more tax revenue to our municipal government

Full Name	Address	Signature
Russell Weber	12331 PHOENIX DR.	
Mangesar Reddy	unit 27 12331-Phoenix Dr.	
BRYN WENDONSKY	31-12331 PHOENIX DR.	
Shauna Lynde	33-12331 PHOENIX DR.	
DENIS STADIK	12331 PHOENIX DR # RICHMOND, BC 36	
 ALVIN LEE	4479 GERRARD P V7E-6S6	

City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

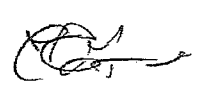

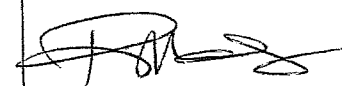



To: Mayor Malcolm Brodie & City Councillors

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Full Name	Address	Signature
ANTHONY NEWTON	12500 PHOENIX DRIVE RICHMOND BC	
Claudia Poerschke-Weber	12440 Phoenix Dr. Richmond BC	
Rachel Manaras	12480 Phoenix Rmd BC	
Chris Manaras	" " " "	
Mae Yeakhi	12420 PHOENIX DR RICH. BC	
Cate Rodrigue	2-12331 PHOENIX DR. RICHMOND BC	

City of Richmond  
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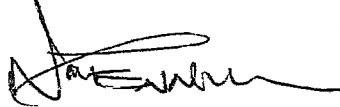
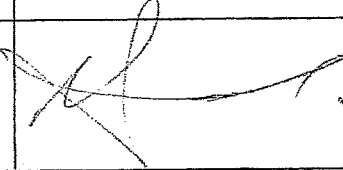
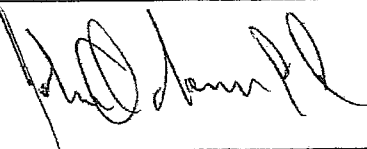
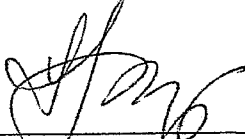
To: Mayor Malcolm Brodie & City Councillors

Re: Support to Rezoning application located at 4020, 4080, 4100, 4180, 4180 and 4300 Bayview Street

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The following are the major reasons that encouraged our support to the proposed rezoning application

- Looking for more convenience store and general merchant store in the area
- Want to see the existing development being occupied instead of vacant unit
- Attract more visitors/ travelers to visit and shop in this part of Richmond
- To provide more employment opportunities to our local citizens
- To generate and bring in more tax revenue to our municipal government

Full Name	Address	Signature
Camelia Wilkinson	9-12331 Phoenix Dr - Richmond	
WILLIAM DENNILL.	#12-12331 PHOENIX DRIVE, RICHMOND, V7E 6C2	
MICHAEL BERTRAND	#45-1233 PHOENIX DR	
SHEILA ODENWALD	#19-12331 Phoenix Dr Richmond BC V7E 6C4	Sheila Odenwald
John Odenwald	Same	
Linda Jennings	#24-12331 PHOENIX DR	

City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

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- To provide more employment opportunities to our local citizens
- To generate and bring in more tax revenue to our municipal government

Full Name	Address	Signature
J. Morshita	105-4111 Bayview St	J. Morshita
Vivien Lindner	4375 Bayview St.	Vivien Lindner
Ekma Wang	4540 Moncton	Ekma Wang
ARSHVA ERKIN	4520 Britannia Dr.	Arshva Erkin
Lloyd Chen	12451 Phoenix Dr.	Lloyd Chen
DEIDRE SILVA	5-12331 Phoenix Dr	Deidre Silva



City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

To: Mayor Malcolm Brodie & City Councillors

Re: Support to Rezoning application located at 4020, 4080, 4100, 4180, 4180 and 4300 Bayview Street

We, the undersigned, are homeowners and residents on the west of Moncton Street and Railway Avenue area. We hereby sign below to express our support to rezone the development- Imperial Landing located on Bayview Street.

The following are the major reasons that encouraged our support to the proposed rezoning application

- Looking for more grocery store option in the area
- Want to see the existing development being occupied instead of vacant unit
- Attract more visitors/ travelers to visit and shop in this part of Richmond
- To provide more employment opportunities to our local citizens
- To generate and bring in more tax revenue to our municipal government

Full Name	Address	Signature
Alie J.	4535 Britannia Dr.	Alie
Terence Wolf Wife Wife	4526 Britannia Dr.	Terence Wolf
Jacqueline Jue	12591 Phoenix Dr. Rd.	Jue

City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

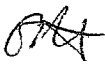

To: Mayor Malcolm Brodie & City Councillors

Re: Support to Rezoning application located at 4020, 4080, 4100, 4180, 4180 and 4300 Bayview Street

We, the undersigned, are homeowners and residents on the No. 2 Road and south of Moncton area. We hereby sign below to express our support to rezone the development- Imperial Landing located on Bayview Street.

The following are the major reasons that encouraged our support to the proposed rezoning application

- Looking for more convenience store and general merchant store in the area
- Want to see the existing development being occupied instead of vacant unit
- Attract more visitors/ travelers to visit and shop in this part of Richmond
- To provide more employment opportunities to our local citizens
- To generate and bring in more tax revenue to our municipal government

Full Name	Address	Signature
Leah Sedola	12639 #2 Road #4	L. Sedola.
Amy Truscott	#5-13160 Princess St.	
Pat Mitchell	127 12639 102 Rd, Richmond	Pat Mitchell
Jennifer van Wyssberghe	London Road Richmond	J van Wyssberghe
Arlene Yamashita	#5-5999 Andrew Road	Arlene Yamashita
Doug Clyde	12513 WESCOTT ST.	

City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1




To: Mayor Malcolm Brodie & City Councillors

Re: Support to Rezoning application located at 4020, 4080, 4100, 4180, 4180 and 4300 Bayview Street

We, the undersigned, are homeowners and residents on the No. 2 Road and south of Moncton area. We hereby sign below to express our support to rezone the development- Imperial Landing located on Bayview Street.

The following are the major reasons that encouraged our support to the proposed rezoning application

- Looking for more variety of retail store in the area, such as sporting good, music, books
- Attract more visitors/ travelers to visit and shop in this part of Richmond
- want to see the existing development being occupied instead of vacant unit
- To provide more employment opportunities to our local citizens
- To generate and bring in more tax revenue to our municipal government

Full Name	Address	Signature
Damian Gorman	#15 5999 Anderson Rd Richmond, BC V7E 6V1	
Bob Lockoff	12333 WESCOTT PL RICHMOND	
Yong Mei Ni	12320 Buchanan St, Richmond	

City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

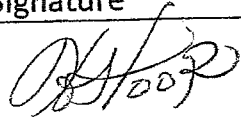
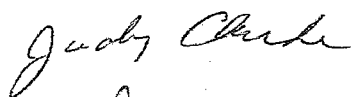
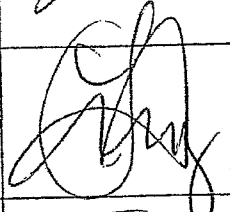

To: Mayor Malcolm Brodie & City Councillors

Re: Support to Rezoning application located at 4020, 4080, 4100, 4180, 4180 and 4300 Bayview Street

We, the undersigned, are homeowners and residents on the southeast of Princess Street and London Road area. We hereby sign below to express our support to rezone the development- Imperial Landing located on Bayview Street.

The following are the major reasons that encouraged our support to the proposed rezoning application

- Looking for more grocery store option in the area
- Want to see the existing development being occupied instead of vacant unit
- Attract more visitors/ travelers to visit and shop in this part of Richmond
- To provide more employment opportunities to our local citizens
- To generate and bring in more tax revenue to our municipal government

Full Name	Address	Signature
Howard Hoop	4233 Bayview 401	
Judy Clarke	12-13400 Princess St	
Louise Fry	18-13400 Princess St.	
S. CARROLL	301-6471 PRINCESS LANE	

City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

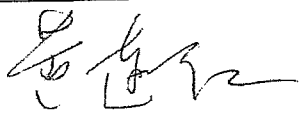
To: Mayor Malcolm Brodie & City Councillors

Re: Support to Rezoning application located at 4020, 4080, 4100, 4180, 4180 and 4300 Bayview Street

We, the undersigned, are homeowners and residents on the west of Andrew area. We hereby sign below to express our support to rezone the development- Imperial Landing located on Bayview Street.

The following are the major reasons that encouraged our support to the proposed rezoning application

- Looking for more convenience store and general merchant store in the area
- Want to see the existing development being occupied instead of vacant unit
- Attract more visitors/ travelers to visit and shop in this part of Richmond
- To provide more employment opportunities to our local citizens
- To generate and bring in more tax revenue to our municipal government

Full Name	Address	Signature
Daren Huang	5071 Brunswick Dr. Richmond	
Hao Ping Lin	5051 Brunswick Dr. Richmond	Dorothy
Bill & JAN CARTWRIGHT	12415 ALLIANCE DR RICHMOND, BC	