



**To:** Planning Committee **Date:** February 19, 2007

**From:** Jean Lamontagne, Director of Development  
Terry Crowe, Manager, Policy Planning **File:** RZ 04-287989

**Re:** **Official Community Plan/Steveston Area Plan and Rezoning Maritime Mixed-Use Area Application by Onni Development (Imperial Landing) Corp. for Rezoning at 4020 and 4300 Bayview Street, from Comprehensive Development District (CD/104) and Comprehensive Development District (CD/105), to an amended Comprehensive Development District (CD/104)**

---

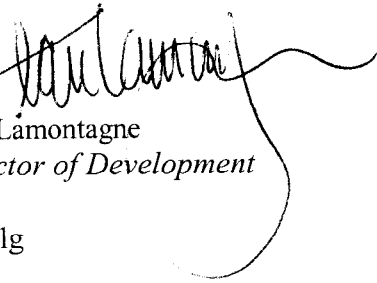
**Staff Recommendation**

1. That Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 8191 to:
  - a) Repeal and replace the definition of “Maritime Mixed-Use” land use in Appendix 1 (Definitions) to Schedule 2.4 (Steveston Area Plan); and to
  - b) Re-designate a portion of 4020 Bayview Street and 4300 Bayview Street to “Neighbourhood Residential” in Attachment 1 (Generalized Land Use Map); and to
  - c) Re-designate a portion of 4020 Bayview Street and 4300 Bayview Street to “Residential” in Schedule 2.4 (BC Packers Land Use Map);be introduced and given first reading.
  
2. That Bylaw No. 8191, 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 deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
  
3. That Bylaw No. 8191, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

4. That Bylaw No. 8192, to:

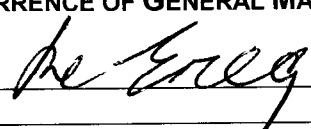
- a) Amend "Comprehensive Development District (CD/104)" by:
  - i. widening the range of permitted commercial uses to support the needs of area residents;
  - ii. limiting non-residential uses between No. 1 Road and Easthope Avenue; and
  - iii. permitting only residential uses between Easthope Avenue and Bayview Street.
- b) Rezone 4020 Bayview Street from "Comprehensive Development District (CD/104)" and "Comprehensive Development District (CD/105)" to "Comprehensive Development District (CD/104)",

be introduced and given first reading.

  
 Jean Lamontagne  
 Director of Development

SB:blg  
 Att.

  
 Terry Crowe  
 Manager, Policy Planning

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

In order to permit approximately 2,835.9 m<sup>2</sup> (30,525 ft<sup>2</sup>) of commercial space and 69 residential units, Onni Development (Imperial Landing) Corp. has applied to the City of Richmond for permission to rezone 4020 Bayview Street (**Attachment 1**) from Comprehensive Development Districts (CD/104 and CD/105) to an amended Comprehensive Development District (CD/104). Rezoning of 4300 Bayview Street is not needed as it is currently zoned Comprehensive Development District (CD/104).

To achieve this, amendments to the Official Community Plan (OCP) are also required to:

- Change the definition of “Maritime Mixed-Use” land use by retaining all existing Maritime Mixed-Use (MMU) uses and adding limited non-maritime related uses (e.g. commercial) that are intended to serve the needs of the area residents in the Steveston Area Plan;
- Re-designate a portion of the subject site from “Business and Industry” to “Neighbourhood Residential” in the Generalized Land Use Map; and
- Re-designate a portion of the subject site from “Maritime Mixed-Use” to “Residential” in the Steveston Area Plan “BC Packer’s Land Use Map”.

### Findings of Fact

#### The Site

The proposed development site is the currently designated Maritime Mixed-Use (MMU) dry land area of the former BC ‘Packer’s site, now owned by Onni Development (Imperial Landing) Corp.

#### Reasons for The Proposal

The proposal retools the range of commercial uses and the residential mix to achieve a more economically viable range of compatible land Maritime Mixed-Use (MMU) uses, housing choices, public amenities and open spaces which are beneficial to Steveston (See Analysis section below).

#### Project Description

##### • General

The proposal is to construct an increased range of more economically viable, compatible and beneficial Maritime Mixed-Use (MMU) land uses, public amenities and open spaces. The proposal includes two (2) two-storey commercial buildings between No. 1 Road and Easthope Avenue, and three (3) three-storey multiple-family residential buildings containing sixty-nine (69) dwelling units between Easthope Avenue and Bayview Street.

A preliminary drawing set with site plan, landscape plan, elevations, and floor plans are enclosed for reference (**Attachment 2**).

- Two Maritime-Mixed Use Areas

On the Maritime Mixed-Use (MMU) dry land site, the proposed development involves two (2) distinct areas, namely:

- A Modified Area of Increased Viable Maritime Mixed-Use Uses:

A more viable Maritime Mixed-Use (MMU) use (e.g. commercial) area located at the west end of the site between No. 1 Road and Easthope Avenue in which is proposed three (3) two-storey commercial buildings with approximately 2,835.9 m<sup>2</sup> (30,525 ft<sup>2</sup>) of commercial space.

- A Modified Residential Area:

Re-designating the east end of the MMU site for a residential area located between Easthope Avenue and Bayview Street in which is proposed three (3) three-storey residential buildings with 69 dwelling units.

- Proposal Highlights

Throughout both areas:

- the total density remains unchanged from before this proposed rezoning. Amenities and subsidized affordable housing unit are exempted from the floor area.
- a number of open spaces and public passages are provided, and
- a common underground, tanked parking structure is provided.

The proposed development will provide:

- adequate private parking;
- 61 public parking spaces;
- an expanded Easthope Avenue public plaza;
- a surface English Avenue public parking lot;
- a Ewen Avenue cul-de-sac;
- public green space adjacent to the public dyke walkway; and
- several public accesses from Bayview Street to the public dyke walkway.

- Public Parking

Public parking spaces will be provided in a surface parking lot at the south end of English Avenue and in a private parking structure accessed from the south end of Ewen Avenue.

- Public Plazas

The existing public plaza at the south end of Easthope Avenue is in a right-of-way (ROW) on the subject site and is proposed to be expanded approximately 15 m to the east, to provide a public gathering space. Right-of-Ways have been registered over the south ends of No. 1 Road, Easthope Avenue, English Avenue and Ewen Avenue as part of the rezoning of the former BC Packer's site and in anticipation of development of the subject site. Public plazas have already been constructed in the right-of-ways at the south ends of No. 1 Road and Easthope Avenue.

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

## Surrounding Development

Development surrounding the Onni site is as follows:

- To the northwest, across Bayview Street at the corner of No. 1 Road is a three-storey mixed-use building with commercial at grade and residential units above at 4111 Bayview Street (DP 03-230077), zoned “Comprehensive Development District (CD/99)” with a permitted density of 1.6 floor area ratio (FAR) and a maximum building height of 12 m;
- To the north, across Bayview Street are seven (7) multi-family buildings. Facing the commercial portion of the site between No. 1 Road and Easthope Avenue, are two (2) four-storey residential apartment buildings at 4211 and 4233 Bayview Street (DP 03-230076), zoned “Comprehensive Development District (CD/100)”, with a permitted density of 1.5 FAR and a maximum building height of 15 m. Facing the residential portion of the site between Easthope Avenue and Bayview Street are five (5) three-storey townhouse buildings at 12333 English Avenue, 12300 English Avenue and 4311 Bayview Street, zoned “Comprehensive Development District (CD/101)” with a permitted density of 0.7 FAR and a maximum building height of 12 m;
- To the east, is Phoenix Pond and it’s surrounding public open space including the dyke walkway, observation tower and pedestrian bridge, zoned “School and Public Use District (SPU)”;
- To the south, across the public dyke walkway is a Maritime Mixed-Use waterfront lot with development potential, zoned “Comprehensive Development District (CD/105)” with a permitted density of 0.8 FAR and a maximum building height of 12 m; and
- To the west, at the south end of No. 1 Road is a public plaza entry to the BC Packer’s public dyke walkway, pump station and dock. The dock extends out into the Fraser River and established maritime development extends westward along the river’s edge. Across the No. 1 Road plaza is the federally/provincially owned one-storey Department of Fisheries and Oceans office, zoned “Light Industrial District (I2)” with a permitted density of 1.0 FAR.

## Related Policies & Studies

### Official Community Plan

Amendments are required to the Official Community Plan (OCP)/Steveston Area Plan to permit the development proposal, which enables a more economically viable and beneficial Maritime Mixed-Use (MMU) area, namely:

- OCP Generalized Land Use Map designation: Business and Industry. An amendment is required to re-designate the eastern portion of the site to “Neighbourhood Residential” to permit residential development.
- OCP designation: Steveston Area Plan, Schedule 2.4. The consolidated development site is the last development parcel of the former BC Packer’s site to be developed by Onni as part of their Imperial Landing development. It is in the BC Packer’s Waterfront neighbourhood, Bayview Street and BC Packer’s Riverfront Character Sub-Area and Steveston Village Character Areas.
- OCP BC Packer’s Land Use Map (Attachment 4): Maritime Mixed-Use. In addition to retaining all existing Maritime Mixed-Use (MMU) uses, amendments are required to clearly delineate the boundaries for commercial uses to ensure compatibility with existing

commercial activities along No 1 Road and to permit additional neighbourhood commercial uses to serve the area residents and to allow for a variety of size of residential units (1 to 3 bedroom apartments and townhouses) to improve housing choices.

- Public Access: The development proposal complies with the plan's vision of unrestricted continuous public access with a public plaza across the site connecting the public dyke walkway with Easthope Avenue.
- Parking: The plan envisions that the subject site would provide parking for commercial fishing uses and limited public parking. The proposed development will provide approximately 61 public parking spaces as follows:
  - a 26 space public parking lot at the south end of English Avenue; and
  - 35 public parking spaces in the underground parkade accessed from the south end of Even Avenue.

The 26 surface spaces may be used for the public and possible commercial fishing related uses. Should maritime uses be established onsite, then the 11 surface commercial spaces may be used.

When the Maritime Mixed-Use waterfront lot to the south is developed, associated parking will need to be reviewed.

- Development Permit Guidelines: The development proposal conforms with the plan's main objectives of achieving images consistent with the area's historic cannery buildings with a variety of open spaces and access to the river through view corridors and pedestrian passages.

#### Plan Consistency

Although OCP amendments are required, the development proposal is consistent with the OCP/Steveston Area Plan objectives in terms of public access, public parking, and character.

#### Plan MMU Definition Change

The OCP/Steveston Area Plan definition of Maritime Mixed-Use has been re-examined and it is proposed by staff that the MMU definition be changed to:

- retain all existing uses including maritime related uses; and
- permit neighbourhood commercial uses included to support area resident needs in the dry land portions.

#### **Consultation**

##### Council Policy 5043 – OCP Bylaw Preparation Consultation Policy

This City policy provides direction regarding the consultation requirements for an Official Community Plan (OCP) amendment.

- The Richmond School Board

Note: Before the current OCP/Steveston Area Plan designation was approved, the City consulted with the Richmond School Board.

Under the most current City - School Board OCP Consultation Policy, the City is to seek School Board advice in proposed Official Community Plan (OCP) amendments when they would result in the introduction of 50 new students, with the assumption that 100 new multi-family dwelling units would result in 17 new students. Therefore, applications for less than 294 new townhouses should not be forwarded to the School Board for review.

The proposed Official Community Plan (OCP) amendment and rezoning will not increase the maximum number of residential dwelling units envisioned in the redevelopment of the BC Packer's site. Under the existing zoning, a maximum of 40 dwelling units could be permitted on the site. The new proposal is for 69 dwelling units.

For these reasons, the School Board has not been re-consulted regarding the subject application for 69 dwelling units.

- Consultation With Others  
Consultation with external agencies, organizations and authorities is not deemed to be required because they are not affected and were consulted in the OCP/Area Plan amendment.
- Public Hearing  
The statutory Public Hearing will provide the community with an opportunity to comment on the application.

### **Public Input**

A concern was raised that the City has not engaged in public consultation since March, 2004. Before the City approved the current OCP/Area Plan Maritime Mixed-Use (MMU) designation, it made considerable effort to involve and consult with the public.

Until now, Onni has been developing the bulk of the former BC Packers' site.

Onni's public consultation regarding this proposal has involved three separate Open House Meetings held on May 10, 2006, May 24, 2006 and December 13, 2006. The December, 2006 Open House was advertised in The Richmond Review on November 30, 2006 and held in the Steveston Community Centre. At that Open House, preliminary artists renderings were presented. It is estimated that over 300 people attended the Open House. The general comments were positive at the open house, with suggestions for design refinements to protect views and improve public realm.

The following have been included as attachments in this report (**Attachment 5**) for reference:

- Public letters and e-mails addressed to the City regarding the proposed rezoning application
  - Attendance sheets from the Open Houses held on May 10, 2006, May 24, 2006 and December 13, 2006; and
  - A sign-in sheet and comment cards from the Open House held on December 13, 2006
- However, additional relevant information was too voluminous to attach to the staff report. Copies of the following have been included in the development file and in a binder in Council's reading area:
- A full preliminary set of Architectural and Landscape drawings of the development proposal;
  - View analysis pictures and artist renderings presented at the December 13, 2006 Open House;

The applicant has made several design changes in consultation with City staff to improve views, enhance the public realm and improve the expression of architectural character, which have generally been positively received at the public open houses.

The current proposal has not been ready for presentation to Planning Committee and Council, until now.

### **Advisory Design Panel Review**

The project was presented in an earlier form to the Advisory Design Panel on May 3, 2006. The Panel was generally supportive of the project and offered some suggestions for design improvements (**Attachment 6**). The applicant has submitted several iterations of design improvements since the Advisory Design Panel. The current plans (**Attachment 2**) have satisfactorily incorporated all the applicable Advisory Design Panel comments.

### **Heritage Advisory Commission**

This project is outside of the Steveston Village boundary in the Richmond Official Community Plan Steveston Sub Area Plan and was not required to be reviewed by the Heritage Advisory Commission for review. However, extensive references to the site heritage have been incorporated into the public open space through interpretation information, display of artifacts and public art.

In addition, the proposal was reviewed by Advisory Design Panel and the Chair also sits on the Heritage Advisory Commission.

### **Staff Comments**

- No significant concerns have been identified through the technical review.
- Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.
- The Servicing Agreement will include design and construction of works including, but not limited to Bayview Street frontage improvements, Easthope Avenue plaza expansion, English Avenue parking lot, Ewen Avenue terminus, extension of utilities to service future potential development of the waterfront lot and works to interface with the public dyke walkway.

### **Analysis**

#### 1. Reasons for the Proposal

- The subject site is the last phase of Onni's redevelopment of the former BC Packer's site;
- Onni considered ways to make the current OCP/Steveston Area Plan and zoning designations viable;
- Viability was not achieved because most Maritime Mixed-Use (MMU) uses need to be related to the commercial fishing industry and no economical uses have been found;
- After several years, Onni is now proposing a revised range of more viable uses while still retaining all uses in the existing MMU definition; and
- The proposed range of MMU uses still leaves the door open for all original uses to occur.

#### 2. Proposed Uses and Layout

To achieve viability, the applicant is requesting that, in addition to retaining all existing Maritime Mixed-Use (MMU) uses, commercial land uses, a different distribution of land uses on the site and a higher percentage of residential development, be allowed.



Onni is proposing that:

- All of the commercial uses be located toward the existing commercial businesses on No. 1 Road and west of Easthope Avenue, and
- All of the residential units be located west of Easthope Avenue and be re-designated from “Maritime Mixed Use” to “Residential”.

This arrangement is beneficial because it supports the viability of the Village, minimizes land use conflicts, enhances residential compatibility and provides community amenities.

### 3. Land Use and Density

The proposed development does not comply with the current OCP/Steveston Area Plan BC Packer’s Land Use Map (**Attachment 4**).

### 4. Current and Proposed OCP/Steveston Area Plan Bylaws

The current OCP/Steveston Area Plan Bylaw, originally adopted in 1985, allows the following maritime economy uses, with an emphasis on uses which support primarily the commercial fishing fleet, including:

- a) Custom Workshops;  
Enclosed Storage Facilities;  
Fish Auction and Off-loading;  
Laundry and Drycleaning;  
Light Industrial;  
Maritime Educational Facilities;  
Moorage;  
Offices;  
Other Services Related to Maritime Uses;  
Parking; and  
Service and Repair of Boats and Marine Equipment.
- b) Retail uses are accommodated as accessory uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road.
- c) Between Phoenix Pond and No. 1 Road, residential uses are accommodated above grade and only over the dry land portions of the Maritime Mixed Use area as a secondary use. In addition, residential uses are to be situated so as to minimize potential conflicts with other uses.

The proposed Maritime Mixed Uses are:

- a) All of the uses listed in a) above.
- b) Uses intended to accommodate the shopping, personal service, business, entertainment, recreational, community facility and service needs of area residents.

Residential uses are removed from the Maritime Mixed Use portion of the site (between No.1 Road and Easthope Avenue) in order to better integrate the commercial uses with the existing business area along No. 1 Road and westward along Baysview Street. The area east of Easthope Avenue on this site is redesignated to residential uses only to provide better interface with the existing residential neighbourhood on the north side of Baysview east of Ewen Avenue.

This increased range is more beneficial because it better enables economic viability and maintains opportunities for the existing Maritime Mixed-Use (MMU) uses to occur.

#### Current and Proposed Zoning Bylaws

##### - Existing Zoning

The current Zoning Bylaw No. 7108 was adopted in 2001 (RZ 98-153805) and consists of:

- “Comprehensive Development District (CD/104)” at the east and west ends of the site, and
- “Comprehensive Development District (CD/105)” in the middle.

The current zoning permits only:

- “Maritime Mixed-Use” that supports local fishing industries which has proven to not adequately be economically viable;
- The maximum permitted height is 12 m; and
- A maximum of 40 dwelling units, located above the first storey and a maximum of 62.5% of a building or approximately 60,204 ft<sup>2</sup> is permitted.

##### - Proposed Zoning

The proposed development compares with the development densities permitted in the existing zoning districts of 0.8 floor area ratio (FAR) with a higher allowable percentage of residential development, additional provisions for indoor residential amenity space and an affordable housing unit.

The applicant is proposing three (3) three-storey residential only buildings of approximately 90,526 ft<sup>2</sup> in approximately 69 dwelling units. The maximum proposed height remains 12 m.

To accommodate the proposed development, staff propose to amend “Comprehensive Development District (CD/104)” to:

- Provide a single Comprehensive Development District for the consolidated development site;
- Include the Maritime Mixed-Uses permitted in the existing “Comprehensive Development District (CD/105)”;
- Include conventional commercial uses including retail, services and restaurants;
- Permit stand-alone multi-family residential buildings;
- Restrict commercial uses to the west portion of the site;
- Restrict residential uses to the east portion of the site;
- Permit an additional 0.1 FAR for shared indoor amenity space for the use of the residents. This provision is common in multi-family zoning districts throughout the city and across Bayview Street in the “Comprehensive Development District (CD/101)”;
- Permit an additional 80 m<sup>2</sup> for an affordable housing unit, which the developer is proposing to contribute to the City.

#### 5. Extending the Commercial Uses East of No. 1 Road

In 1997-1998, when the OCP/Steveston Area Plan was prepared, Village entrepreneurs did not want non-maritime related uses (e.g., pure commercial) to extend east of No. 1 Road, as such uses and their location may weaken the viability of the Village. This current Area Plan policy achieved this, but still allows limited commercial space fronting on No. 1 Road.

This Policy can now be reviewed because:

- The existing limited Maritime Mixed-Use (MMU) uses have proven not to be economically viable to build;
- The City will not purchase the area for park, as it has already addressed park needs as part of redevelopment of the whole BC Packer's site;
- There has been an increase in Steveston's population which appears able to support both existing and new commercial uses and services; and
- An enhanced Village waterfront with a compatible range, limited amount and appropriate location of non-maritime related uses (e.g. commercial) can address the above considerations.

#### 6. Connection to the Public Walkway and Water Views

An important concern has been raised about safeguarding the openness of the site.

This concern has been addressed by the applicant, through providing:

- Multiple pedestrian paths between Bayview Street and the public waterfront walkway;
- Open spaces between the buildings for view corridors; and
- Public areas at the ends of Easthope, English and Ewen Avenues.

#### 7. Vehicle Access and Parking

The elongated development site will have four (4) vehicle accesses from Bayview Street to the existing Dyke trail to secure vehicular and public access including:

- The access between No. 1 Road and Easthope Avenue to provide loading for the commercial developments and a second access for commercial parking;
- The third access for a public surface parking lot in line with English Avenue; and
- The fourth access for residential parking, public parking and a road end cul-de-sac in line with Ewen Avenue.

The site will provide parking as follow:

- A total of 360 spaces will be provided in various at grade and in various parkades.
- The OCP requires up to half acre of parking adjacent to the Phoenix Net Loft. Furthermore, the OCP requires 0.5 acres of parking west of the Phoenix Pond to be provide in support of "Maritime Mixed Use" area. The development meets this requirement. Public parking has been provided at the Phoenix Net Loft (0.25 ac) and the remainder .5 ac is being provided as part of this application.
- Of the parking provided, there are currently 61 additional public parking spaces provided above the parking requirement. These 61 "surplus" public parking (above the requirement of the project) include 11 spaces in the parking of the commercial building, 26 parking spaces at the road end of English Avenue, and 24 spaces in the residential building parking with access off Ewen Avenue.
- The "surplus" parking count may increase depending on the commercial mix. Currently, the parking requirement has been calculated based on the most stringent requirement by assuming restaurant uses for the second floors of the commercial buildings. If uses other than restaurants inhabit these spaces, than the parking requirement will be reduced, and even more public parking will become available in addition to satisfying the parking requirement.
- vehicular and pedestrian access to the dyke and the City owned waterfront lot will be enhanced and secured through rights-of-way. The detail design will be finalized in the

Servicing Agreement process in accordance with item no. 5 of the “Considerations for Rezoning (**Attachment 7**).

#### 8. Amenity Space

Private Amenity for Multi-family Residents:

- Outdoor: Common outdoor amenity space and clearly defined private open spaces are provided to the west and south of the residential buildings.
- Indoor: Common indoor amenity space is provided in the two (2) eastern residential buildings. Their sizes comply with the Official Community Plan (OCP) guidelines for provision of outdoor and indoor amenity space in multi-family developments.

Public Amenity Space:

- The public boardwalk south of the proposed site was constructed by the developer as a condition of the original rezoning of the BC Packers site and forms part of the public amenity as part of the Richmond Dyke Trail System. The open space along the south edge of this development is designed to accommodate use by the public to blur the edge of “public” and “semi-public” open spaces. Grassy nodes and durable informal landscaping are incorporated along the south side of the development to provide a “soft” interface with the dyke trail and to provide informal activity areas for the public.
- This proposal will complete the open space in this neighbourhood by designing and building a public plaza at the end of Easthope Avenue. The details of this public plaza will be included in the Servicing agreement. Conceptually, this is a flexible space to accommodate a variety of activities ranging from public market, open air art show to informal performance space.
- Overall, the publicly accessible open space has been increased from the original MMU concept.

#### 9. Community Amenity Package

The applicant is providing an voluntary amenity package worth \$1.8 million to the City including \$1.5 million cash, to be used at the discretion of City Council and title to one (1) dwelling unit in the condominium worth \$300,000 to be used for low market rental affordable housing as defined in the City’s Interim Affordable Housing Strategy. As the City will be the owner of the strata unit, a Housing Agreement will not be required to secure its use as affordable housing. The City has the option of working with the developer who is prepared to manage the housing unit on behalf of the City for a minimum 10 year duration with compensation that would be as per the commercial management rates for such services.

#### 10. Servicing Capacity

The service utilities on this site were approved in 2001 and constructed by the developer to serve the BC Packer site. However, the standard design requirements for utilities has been changed since to higher standards. As a result, the Engineering Department has required the applicant to submit capacity analysis of the storm, sanitary and water system prior to final adoption of the Zoning Amendment Bylaw. Any identified upgrades will be included in the Servicing Agreement, which is required to be executed prior to Building Permit issuance. The applicant has provided a security deposit of \$269,122.12 to ensure any upgrades required will be done at the developer's sole cost as part of the Servicing Agreement.

#### 11. Flood Management

In accordance with the City's Interim Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of rezoning. At the time of the original rezoning, flood plain covenants and minimum elevations for habitable areas were a provincial responsibility and a covenant was registered on title. The covenant will be reviewed and replaced if necessary, to meet current City standards (e.g., notice, minimum building elevation, and the City indemnified).

The existing grade on-site is at approximately 3 m geodetic. The proposed development complies with the Policy requirement for a minimum building elevation of 2.6 m geodetic by raising living areas up above a lowered tanked parking structure. The registration of a covenant is a condition of rezoning, to prevent any areas below the minimum habitable elevation of 2.6 m from being used as habitable space.

#### 12. Heritage

Heritage and archaeological considerations of the site were completed with the original rezoning (RZ 98-153805). These included providing the City with interpretive materials, industrial artifacts and commemorative retention or allusion to former cannery and support facilities. Some bottles and shells post settlement (not First Nations) materials were also retrieved and are presently in the Richmond Museum collection.

#### 13. Environmentally Sensitive Areas

There are no Environmentally Sensitive Area (ESA) concerns with the proposed development, as the site does not extend into the foreshore area waterfront or associated riparian vegetation. ESA concerns for the uplands were addressed in the original BC Packer's Development Permit (DP 98-153807) to protect the river edge ESA.

#### 14. Future Development Permit Application

The applicant has developed a preliminary design for this site (**Attachment 2**). This will be further investigated during the Development Permit application process to achieve a quality project that complies with the Official Community Plan (OCP) design guidelines, responds to feedback received from Council and the public, and complements the Steveston Village core, BC Packer's residential neighbourhood and Riverfront Maritime development.

The applicant has consulted the community, worked with staff and revised the design several times, to respond to comments. The following items will be further investigated at the Development Permit stage:

- Formal presentation of the finalized project is required as part of the upcoming Development Permit Process. The project was presented on a preliminary basis to the Advisory Design Panel on May 3, 2006 and was supported by the Panel to proceed to Planning Committee.
- Finalized building elevations and associated floor plans.
- A detailed review of the proposed tanked mechanical and electrical equipment rooms in the parking structure below the building elevation requirement of 2.6 m geodetic.
- A detailed review of the proposed landscaping design including public areas: pedestrian access, open green area, plaza, surface parking lot and Ewen Avenue road end.

### 15. Summary of Benefits

The benefits of the proposal include:

- New neighbourhood commercial development adjacent to existing commercial development along No. 1 Road;
- New residential dwelling units in the BC Packers residential neighbourhood;
- View corridors, pedestrian passage and vehicle passage linking the BC Packers neighbourhood with the public dyke walkway; The height of the proposed development will be a maximum 12 m in accordance with the original MMU zoning.
- A constructed, expanded public plaza at the south end of Easthope Avenue;
- Up to 76 additional public parking beyond the parking requirement for the development including a constructed public surface parking lot and spaces in the development's underground parking structure; Public parking has been provided at the Phoenix Net Loft (0.25 ac) and the remainder .5 ac is being provided as part of this application;
- A constructed a cul-de-sac at the south end of Ewen Avenue;
- vehicular and pedestrian access to the dyke and the City owned waterfront lot will be enhanced and secured through rights-of-way. The detail design will be finalized in the Servicing Agreement process.
- A pedestrian passage through the commercial buildings linking the public dyke walkway through the site and across Bayview Street to the pedestrian pathway through Omni's village residential development;
- Publicly accessible green space along the south edge of the proposed residential buildings adjacent to the public dyke walkway; The publicly accessible open space has been increased from the original MMU concept.
- the total density remains unchanged from before this proposed rezoning. Amenities and subsidized affordable housing unit are exempted from the floor area
- One (1) dwelling unit for affordable housing deeded to the City; and
- Voluntary community amenity contribution worth \$1,800,000 including \$1,500,000. cash contribution to be allocated at the discretion of Council and one strata condominium unit worth \$300,000.

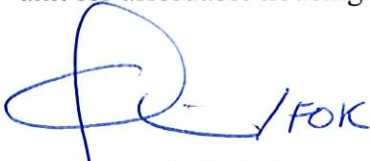
### **Financial Impact**

The City gains \$1,500,000 to be allocated at the discretion of Council.

The City will receive title to one strata unit in the condominium development, worth \$300,000 at current market value, to be used for affordable housing.

## Conclusion

Onni Development (Imperial Landing) Corp. has applied to develop their Maritime Mixed-Use (MMU) site in an economically viable and community enhancing manner. Staff recommend support for this application as it achieves economical viability and substantial community benefits including open public space, view corridors, public parking and a dwelling unit for affordable housing.



Sara Badyal, M.Arch.

*Planner*

(Local 4282)

SB:CA:blg

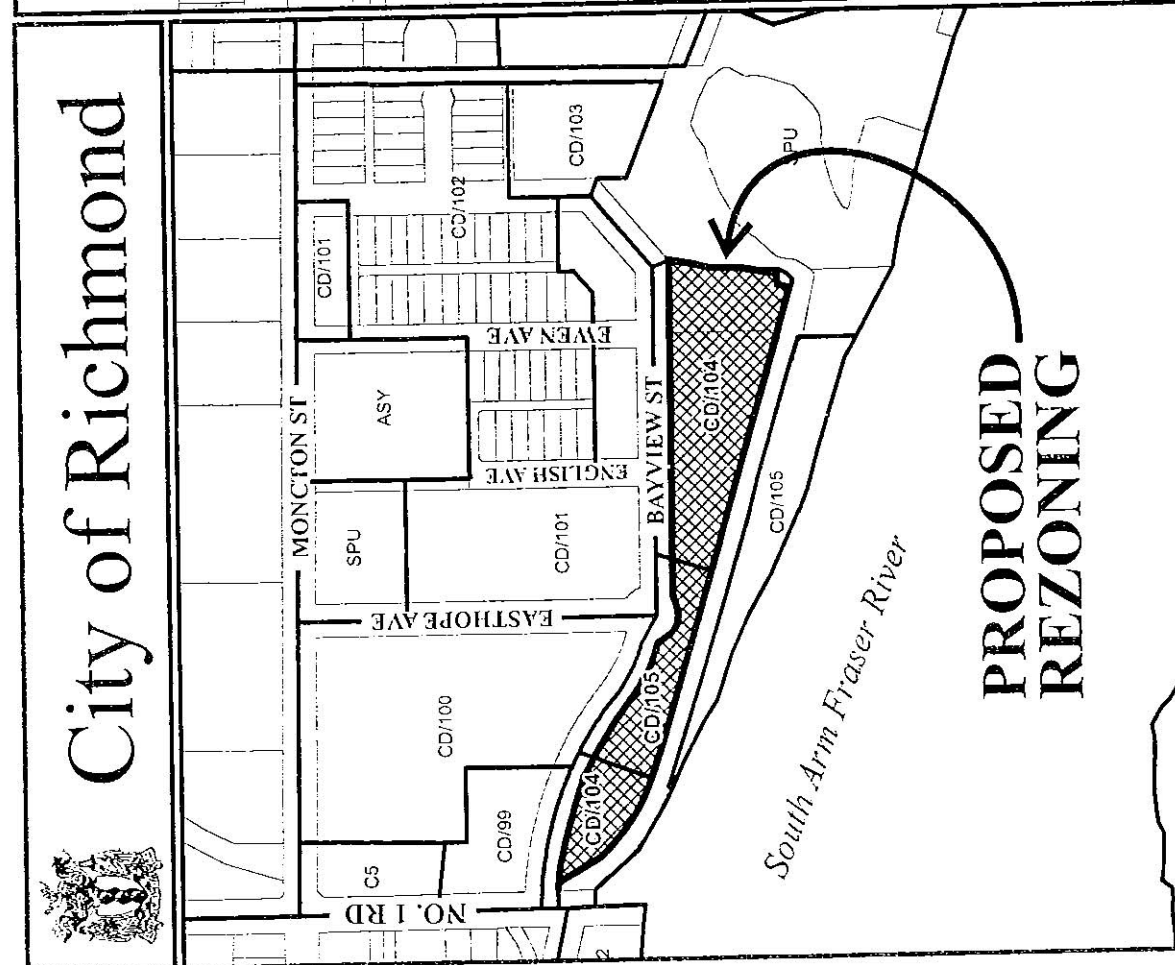
- Attachment 1: Location Map and Site Context – GIS 2005 Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: BC Packer's Land Use Map Context
- Attachment 5: Public Input Records
- Attachment 6: Advisory Design Panel Minutes from May 3, 2006 meeting
- Attachment 7: Conditional Rezoning Requirements with Concurrence



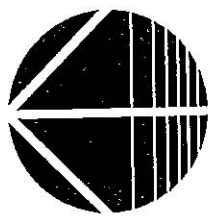
Original Date: 01/18/05

Revision Date:

Note: Dimensions are in METERS



**PROPOSED  
REZONING**

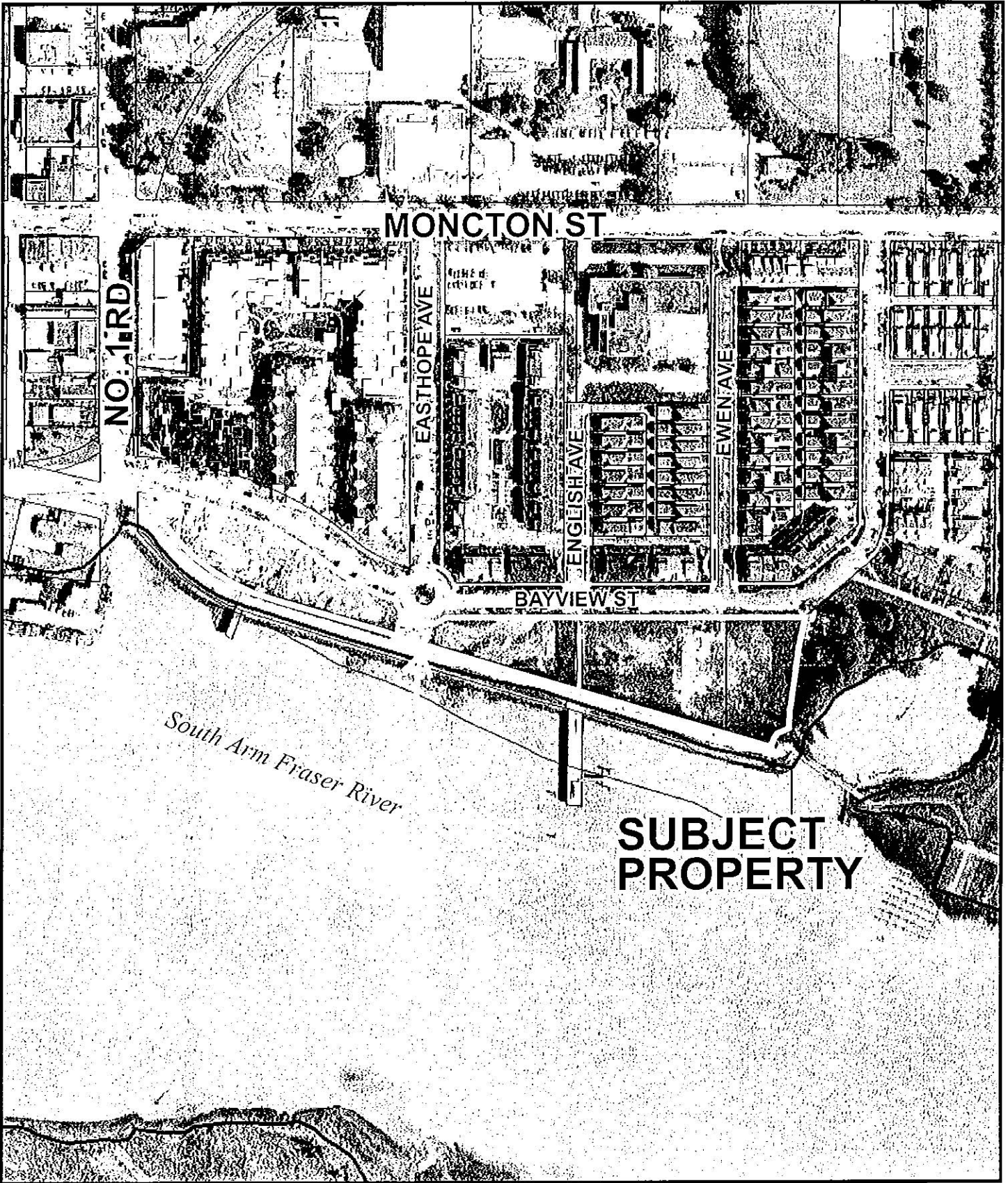


RZ 04-287989

City of Richmond







MONCTON ST

NO. 1 RD

EASTHOPE AVE

ENGLISH AVE

EWEN AVE

BAYVIEW ST

*South Arm Fraser River*

**SUBJECT  
PROPERTY**



RZ 04-287989

Original Date: 02/02/07

Amended Date:

Note: Dimensions are in METRES

### DRAWING INDEX

**ASBUILT CURIAL**

NO.	DESCRIPTION	DATE
100	GENERAL NOTES	10/20/11
101	FOUNDATION	10/20/11
102	FLOOR	10/20/11
103	ROOF	10/20/11
104	WALL	10/20/11
105	DOOR	10/20/11
106	WINDOW	10/20/11
107	MECHANICAL	10/20/11
108	ELECTRICAL	10/20/11
109	PLUMBING	10/20/11
110	PAINT	10/20/11
111	FINISH	10/20/11
112	LANDSCAPE	10/20/11
113	EXTERIOR	10/20/11
114	INTERIOR	10/20/11
115	MECHANICAL	10/20/11
116	ELECTRICAL	10/20/11
117	PLUMBING	10/20/11
118	PAINT	10/20/11
119	FINISH	10/20/11
120	LANDSCAPE	10/20/11

### PROJECT DATA

**PROJECT NAME:** TEMPERAL LANDING  
**CLIENT:** [Redacted]  
**ARCHITECT:** cda architects, inc.

NO.	DESCRIPTION	DATE
1	GENERAL NOTES	10/20/11
2	FOUNDATION	10/20/11
3	FLOOR	10/20/11
4	ROOF	10/20/11
5	WALL	10/20/11
6	DOOR	10/20/11
7	WINDOW	10/20/11
8	MECHANICAL	10/20/11
9	ELECTRICAL	10/20/11
10	PLUMBING	10/20/11
11	PAINT	10/20/11
12	FINISH	10/20/11
13	LANDSCAPE	10/20/11
14	EXTERIOR	10/20/11
15	INTERIOR	10/20/11
16	MECHANICAL	10/20/11
17	ELECTRICAL	10/20/11
18	PLUMBING	10/20/11
19	PAINT	10/20/11
20	FINISH	10/20/11
21	LANDSCAPE	10/20/11

### CONTEXT

### PROJECT DATA

**PROJECT NAME:** TEMPERAL LANDING  
**CLIENT:** [Redacted]  
**ARCHITECT:** cda architects, inc.

NO.	DESCRIPTION	DATE
1	GENERAL NOTES	10/20/11
2	FOUNDATION	10/20/11
3	FLOOR	10/20/11
4	ROOF	10/20/11
5	WALL	10/20/11
6	DOOR	10/20/11
7	WINDOW	10/20/11
8	MECHANICAL	10/20/11
9	ELECTRICAL	10/20/11
10	PLUMBING	10/20/11
11	PAINT	10/20/11
12	FINISH	10/20/11
13	LANDSCAPE	10/20/11
14	EXTERIOR	10/20/11
15	INTERIOR	10/20/11
16	MECHANICAL	10/20/11
17	ELECTRICAL	10/20/11
18	PLUMBING	10/20/11
19	PAINT	10/20/11
20	FINISH	10/20/11
21	LANDSCAPE	10/20/11

### CONTEXT

### PROJECT DATA

**PROJECT NAME:** TEMPERAL LANDING  
**CLIENT:** [Redacted]  
**ARCHITECT:** cda architects, inc.

NO.	DESCRIPTION	DATE
1	GENERAL NOTES	10/20/11
2	FOUNDATION	10/20/11
3	FLOOR	10/20/11
4	ROOF	10/20/11
5	WALL	10/20/11
6	DOOR	10/20/11
7	WINDOW	10/20/11
8	MECHANICAL	10/20/11
9	ELECTRICAL	10/20/11
10	PLUMBING	10/20/11
11	PAINT	10/20/11
12	FINISH	10/20/11
13	LANDSCAPE	10/20/11
14	EXTERIOR	10/20/11
15	INTERIOR	10/20/11
16	MECHANICAL	10/20/11
17	ELECTRICAL	10/20/11
18	PLUMBING	10/20/11
19	PAINT	10/20/11
20	FINISH	10/20/11
21	LANDSCAPE	10/20/11

PROJECT DATA

PROJECT DATA

PROJECT DATA

cda architects, inc.

PROJECT DATA

A100

**PROJECT DATA**

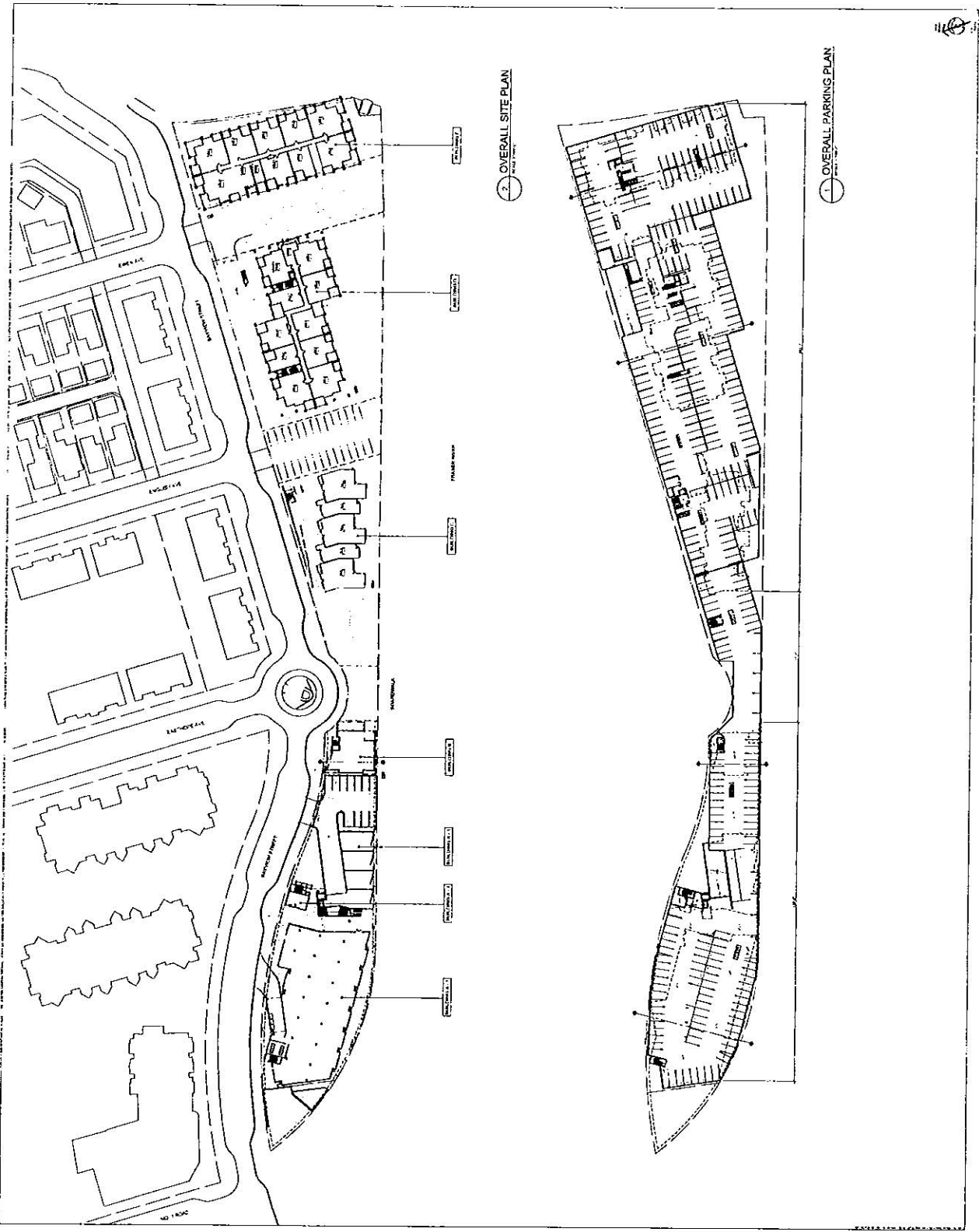
<b>A</b>	<b>PROJECT LEGAL DESCRIPTION:</b> SECTION 11, BLOCK 3 NORTH, RANGE 7 WEST, NEW WESTMINSTER DISTRICT, PLAN LMP 49901		
	<b>ADDRESS:</b>	4020 BAYVIEW STREET, RICHMOND, BRITISH COLUMBIA	
<b>B</b>	<b>SITE AREA:</b>	14,057.00 SM	( 151,313 SF )
<b>C</b>	<b>F.A.R. ALLOWED:</b>		
	0.8 X SITE AREA =	11,245.60 SM	( 121,050 SF )
	<b>TOTAL F.A.R. PROPOSED</b>	<b>11,148.00 SM</b>	<b>( 120,000 SF )</b>
<b>D</b>	<b>F.A.R. CALCULATION:</b>		
	<b>COMMERCIAL AREA:</b>		
	BUILDING 'A' - 1	GROCER:	1,430.10 SM ( 15,394 SF )
		RESTAURANT:	803.95 SM ( 8,654 SF )
	BUILDING 'A' - 2	COMMERCIAL OTHER:	57.87 SM ( 623 SF )
	BUILDING 'A' - 3	COMMERCIAL OTHER:	292.26 SM ( 3,146 SF )
	BUILDING 'B' F.A.R.	COMMERCIAL	202.80 SM ( 2,183 SF )
<b>D(a)</b>	<b>TOTAL COMMERCIAL FLOOR AREA</b>	<b>2,786.98 SM</b>	<b>( 30,000 SF )</b>
	<b>RESIDENTIAL FLOOR AREA</b>		
		BUILDING 'C' F.A.R.	1,620.73 SM ( 17,446 SF )
		BUILDING 'D' F.A.R.	3,348.58 SM ( 36,045 SF )
		BUILDING 'E' F.A.R.	3,391.68 SM ( 36,509 SF )
<b>D(b)</b>	<b>TOTAL RESIDENTIAL FLOOR AREA</b>	<b>8,360.99 SM</b>	<b>( 90,000 SF )</b>
<b>D(c)</b>	<b>TOTAL F.A.R. PROPOSED</b> D(a)+D(b)=	<b>11,148.0 SM</b>	<b>( 120,000.0 SF )</b>
<b>E</b>	<b>LOT COVERAGE ALLOWED:</b> 0.6 X SITE AREA =	<b>8,434.2 SM</b>	<b>( 90,788.0 SF )</b>
<b>F</b>	<b>LOT COVERAGE PROPOSED:</b>	<b>5,574.2 SM</b>	<b>( 6,000.0 SF )</b>
	<b>PARKING SPACE CALCULATIONS:</b>		
<b>G</b>	<b>PARKING SPACE REQUIRED:</b>		
<b>G(a)</b>	<b>RESTAURANT:</b>	8 SPACES PER 100 SM GLA FOR FIRST 350 SM & 10/ 100 SM ADDITIONAL GLA	
			74 SPACES
<b>G(b)</b>	<b>COMMERCIAL :</b>		
	3 SPACES PER 100 SM GLA		60 SPACES
<b>G(c)</b>	<b>RESIDENTIAL:</b>		
	1.5 SPACES PER UNIT	1.5 x 69 =	104 SPACES
<b>G(d)</b>	<b>VISITORS:</b>		
	0.2 SPACES PER UNIT	0.2 x 69 =	14 SPACES
	<b>TOTAL PARKING SPACE REQUIRED</b>		<b>252 SPACES</b>
<b>H</b>	<b>PARKING SPACE PROVIDED:</b>		
	COMMERCIAL PARKING SPACES BELOW GRADE AT A, B & PARTIAL C		124 SPACES
	ADDITIONAL PUBLIC PARKING SPACE AT GRADE BETWEEN A & B		11 SPACES
<b>H(a)</b>	<b>TOTAL PARKING (A, B &amp; PARTIAL C)</b>		<b>135 SPACES</b>
<b>H(b)</b>	<b>BLDG 'C' TOWN HOUSE (BELOW GRADE)</b>		
	RESIDENTS:		17 SPACES
	VISITORS:		2 SPACES
<b>H(c)</b>	<b>BLDG 'D' APARTMENT (BELOW GRADE)</b>		
	RESIDENTS:		58 SPACES
	VISITORS:		6 SPACES
<b>H(d)</b>	<b>BLDG 'E' APARTMENT (BELOW GRADE)</b>		
	RESIDENTS:		58 SPACES
	VISITORS:		6 SPACES
<b>H(e)</b>	ADDITIONAL PUBLIC PARKING SPACE BETWEEN C & D		26 SPACES
<b>H(f)</b>	ADDITIONAL PUBLIC PARKING SPACE BELOW GRADE		37 SPACES
	<b>TOTAL RESIDENTIAL PARKING SPACE</b>		<b>210 SPACES</b>
	<b>TOTAL PARKING SPACE PROVIDED</b>		
	H(a)+H(b)+H(c)+H(d)+H(e)+H(f)=		<b>345 SPACES</b>
<b>J</b>	<b>BUILDING HEIGHT ALLOWED:</b>	<b>12.0 M</b>	<b>( 39.37 F )</b>
<b>K</b>	<b>BUILDING HEIGHT PROPOSED:</b>	<b>12.0 M</b>	<b>( 39.37 F )</b>
<b>L</b>	<b>MINIMUM BUILDING SETBACK REQUIRED:</b>	<b>1.0 M</b>	<b>( 3.28 F )</b>
<b>M</b>	<b>MINIMUM BUILDING SETBACK PROVIDED:</b>	<b>VARIES BUT NOT &lt; 1M ( 3.28 F )</b>	



**cda** CHRIS DREXAKOS ARCHITECTS, INC.

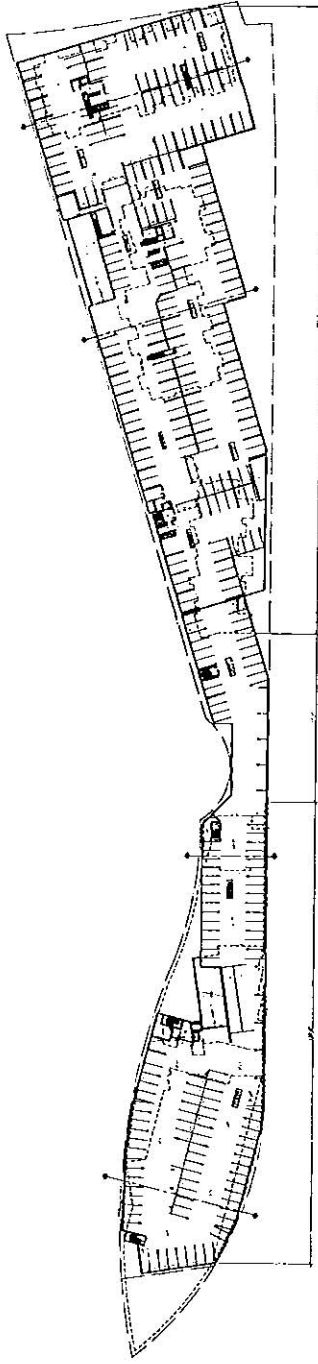
FOR THE CLIENT: THE VILLAGE AT IMPERIAL LANDING  
 1000 IMPERIAL LANDING DRIVE, SUITE 100  
 IMPERIAL, CALIFORNIA 92343  
 PROJECT NO. 02-001-001  
 DATE: 02/20/04

NO. 101
---------



2. OVERALL SITE PLAN

OVERALL PARKING PLAN



OVERALL SITE PLAN & PARKING PLAN

					
PROJECT NO.: _____ SHEET NO.: _____ DATE: _____					

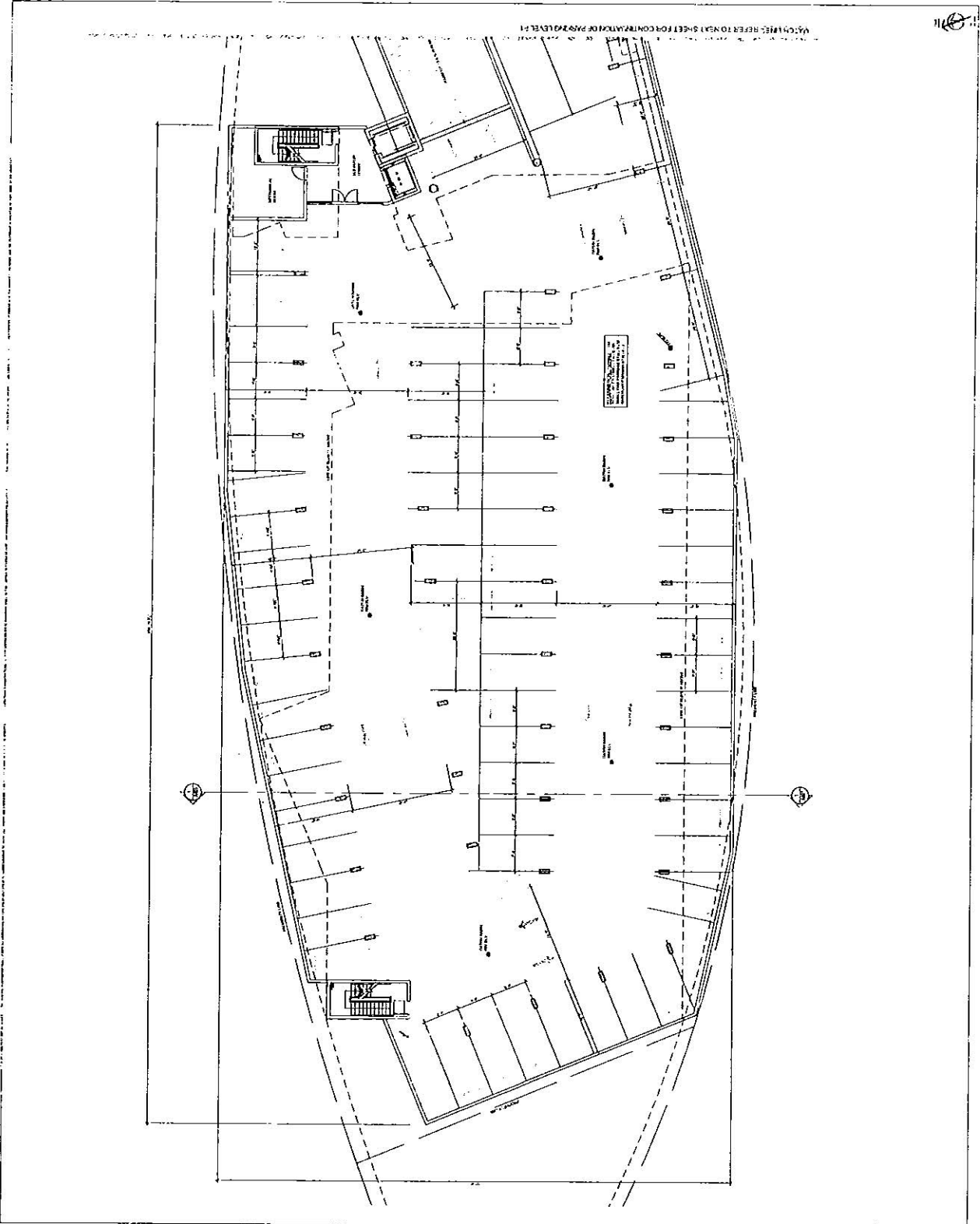
**cda** CHRIS DINAVOS ARCHITECTS, INC.


1501 S. GARDEN AVENUE, SUITE 200  
 GAITHERSBURG, MD 20878  
 TEL: 301.883.1100  
 FAX: 301.883.1101  
 WWW.CDAARCHITECTS.COM

PROJECT: PARKING GARAGE AT TIME SQUARE LANDING

NO.	DATE	DESCRIPTION

A200





DATE: 10/15/14  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

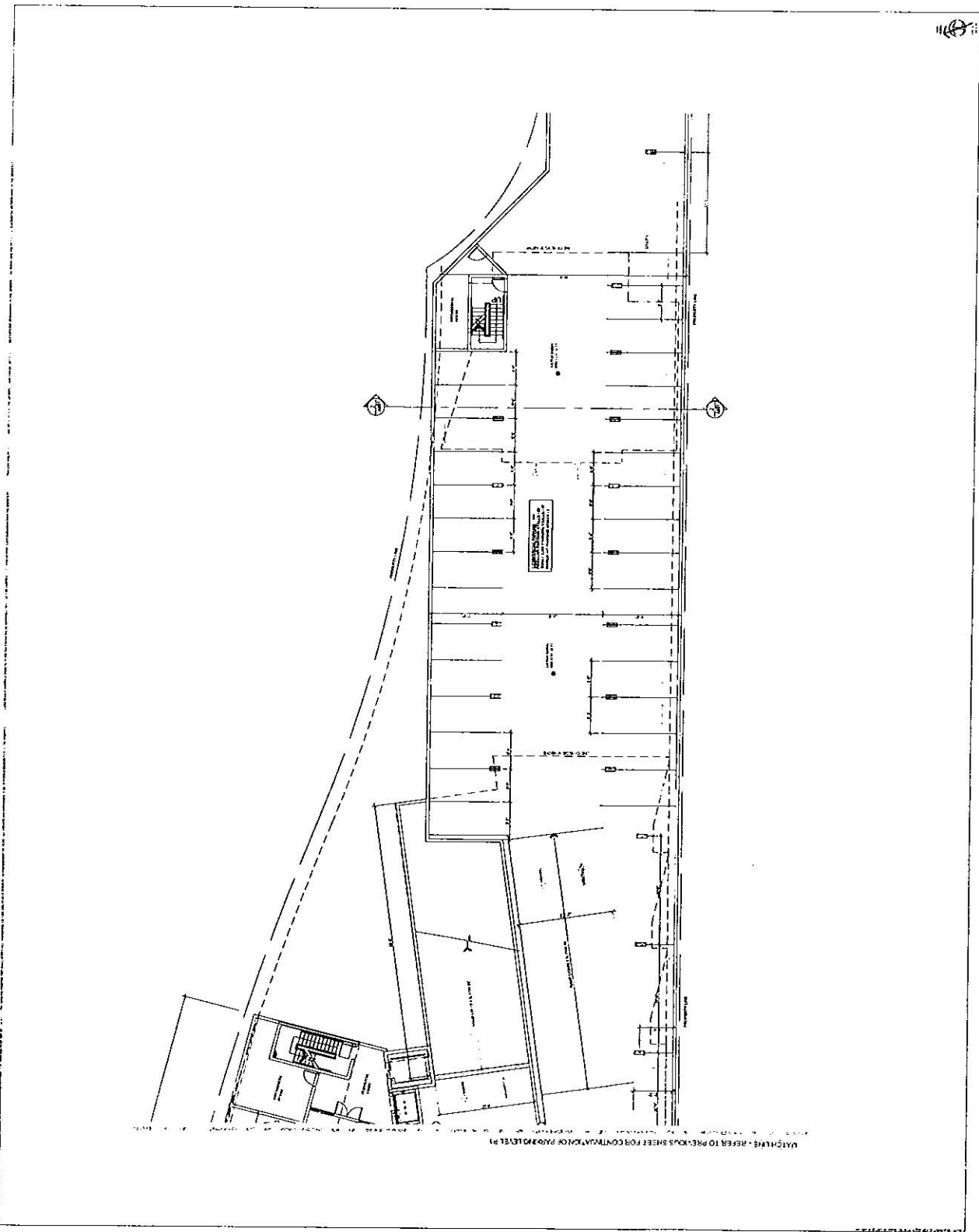
CHRIS OKRANGOS  
 ARCHITECTS, INC.  
 cda


PROJECT: THE VILLAGE AT IMPERIAL LANDING  
 SHEET: [Number]  
 DATE: [Date]

NO.	DESCRIPTION	DATE

THE VILLAGE AT IMPERIAL LANDING  
 AT BUILDING B

A201





SHEET NO. **A202**  
 PROJECT NO. **150000000**  
 DATE **02/02/2015**

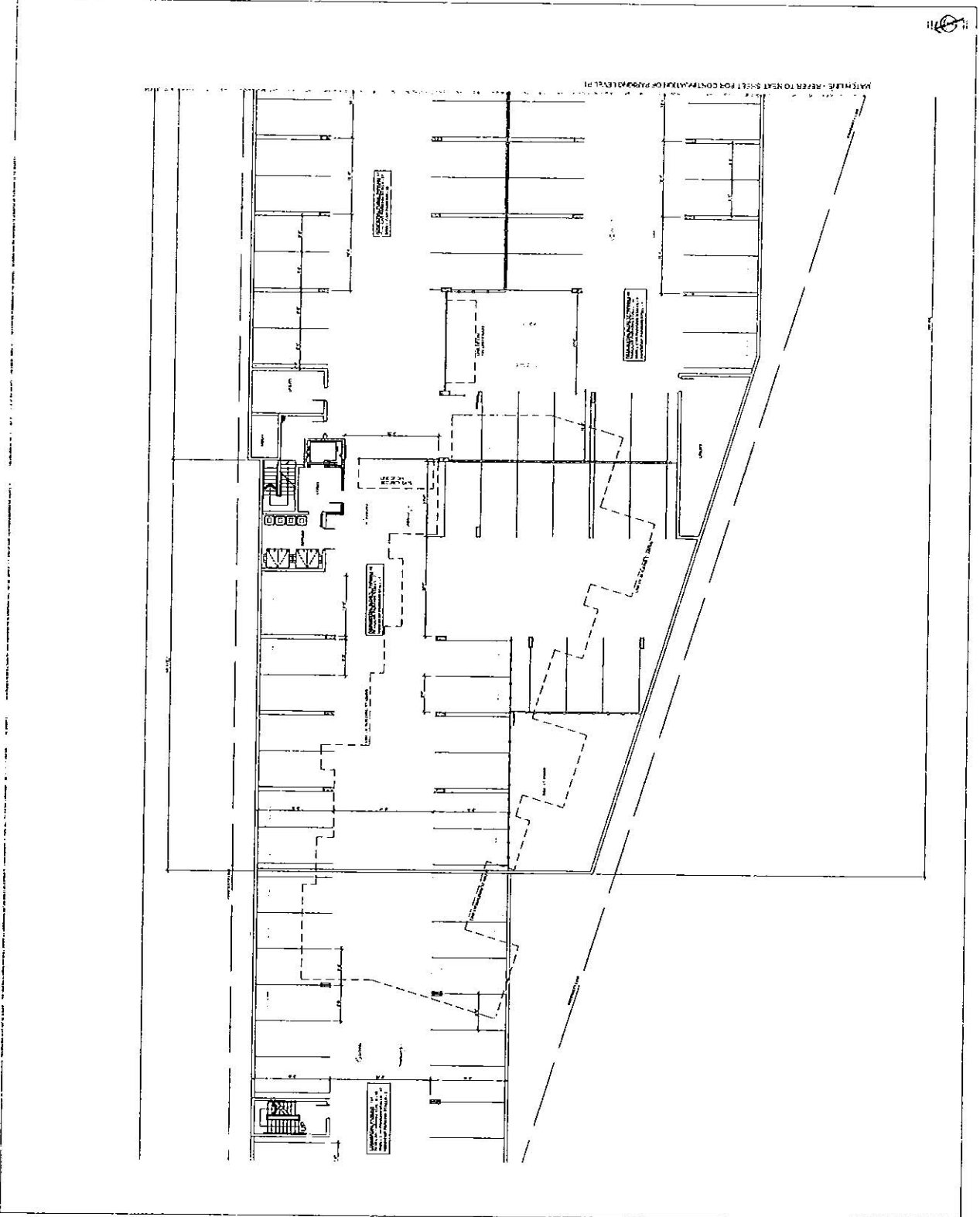
**cda**  
 CHINE BIRDAOS  
 ARCHITECTS, INC.


10000 W. 10th Street, Suite 100  
 Greenwood Village, Colorado 80120  
 Tel: 303.755.1000  
 Fax: 303.755.1001  
 www.cdaarchitects.com

**THE VILLAGE  
 AT IMPERIAL LANDING**

NO.	REVISION	DATE

SHEET NO. **A202**  
 PROJECT NO. **150000000**





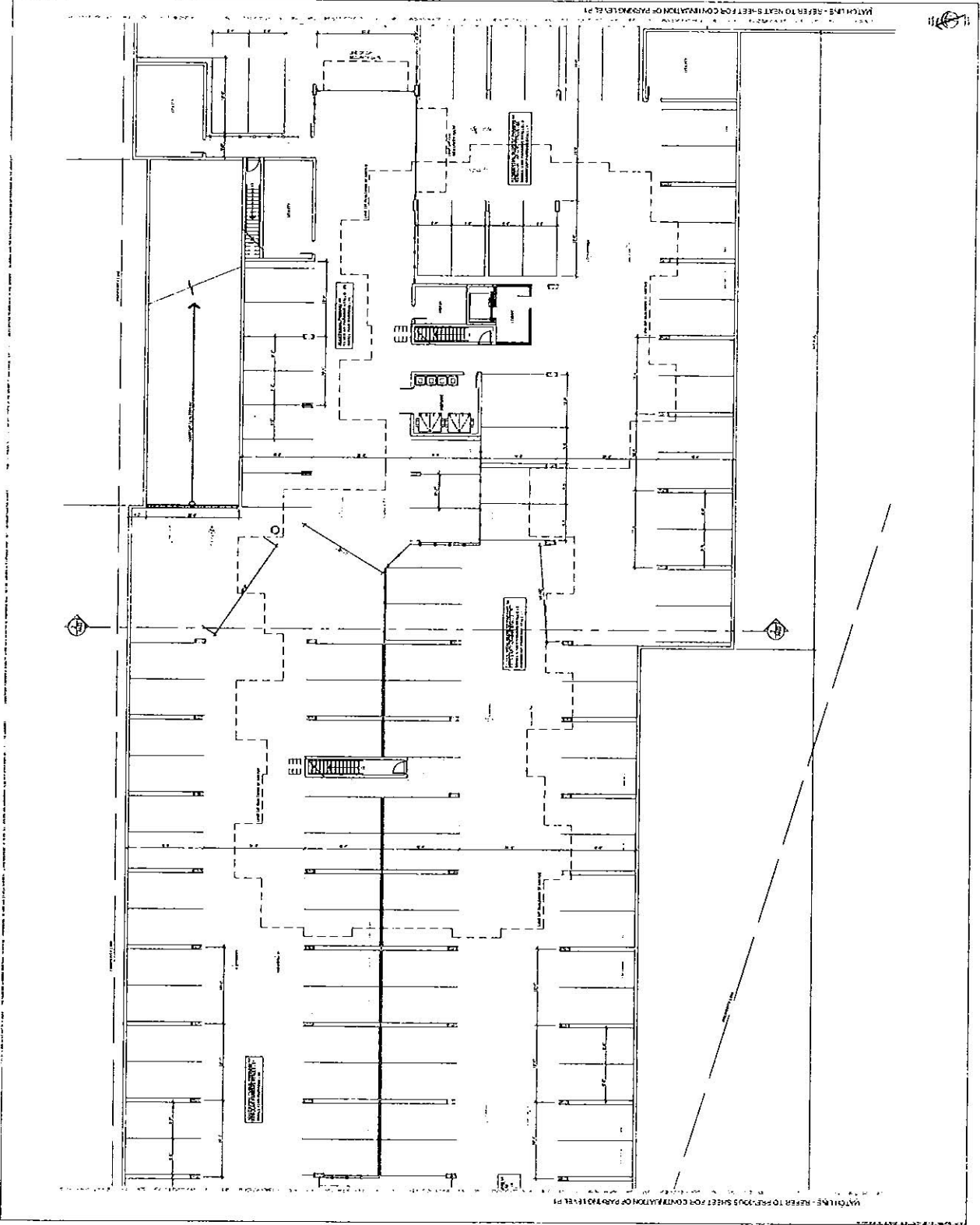
DATE: 11/11/11  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT NO.: 11-0000-000

**cda** CHRIS DRINGBAND ARCHITECTS, INC.  
 10000 Wilshire Blvd., Suite 1000  
 Beverly Hills, CA 90210  
 Tel: 310.274.1111  
 Fax: 310.274.1112  
 www.cdaarchitects.com

PROJECT: THE VILLAGE AT IMPERIAL LANDING  
 SHEET: PARKING PLAN AT BUILDING D  
 SCALE: AS SHOWN

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	ISSUED FOR CONSTRUCTION
3	11/11/11	ISSUED FOR RECORD

A203







DATE: 08/14/13  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT: THE VILLAGE AT IMPERIAL LANDING

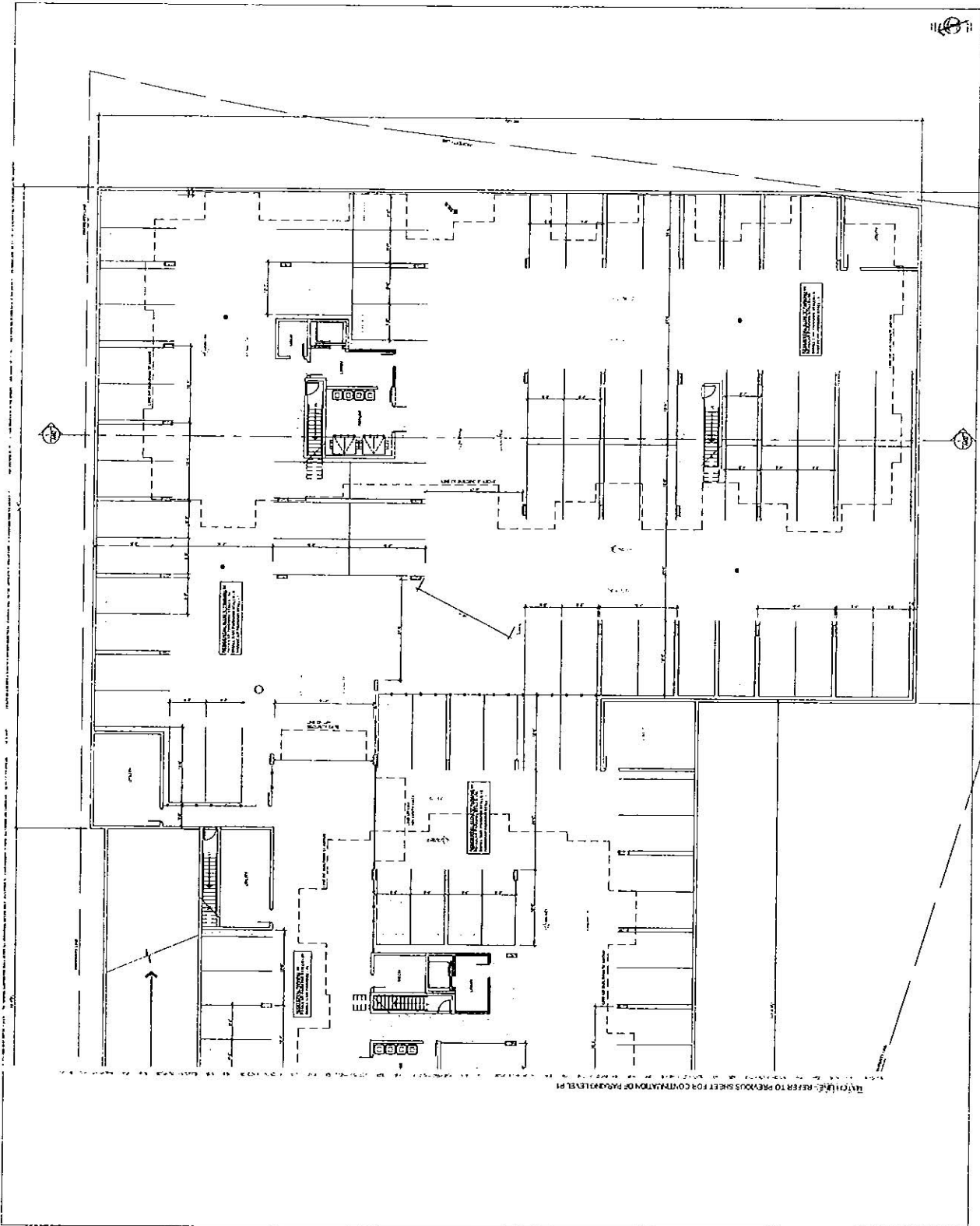
**cda** CHRIS DEKANGIS ARCHITECTS, INC.  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.771.1111 FAX: 714.771.1112  
 WWW.CDA-ARCHITECTS.COM

PROJECT: MULTIFAMILY BUILDING  
 NAME: THE VILLAGE AT IMPERIAL LANDING  
 ADDRESS: 1000 S. GARDEN AVENUE, ANAHEIM, CA 92805  
 DATE: 08/14/13

NO.	DATE	DESCRIPTION
1	08/14/13	ISSUED FOR PERMIT
2	08/14/13	ISSUED FOR PERMIT
3	08/14/13	ISSUED FOR PERMIT
4	08/14/13	ISSUED FOR PERMIT
5	08/14/13	ISSUED FOR PERMIT
6	08/14/13	ISSUED FOR PERMIT
7	08/14/13	ISSUED FOR PERMIT
8	08/14/13	ISSUED FOR PERMIT
9	08/14/13	ISSUED FOR PERMIT
10	08/14/13	ISSUED FOR PERMIT

PARKING PLAN AT BUILDING E

A204



NOTE: REFER TO PREVIOUS SHEET FOR CONTINUATION OF PARKING PLAN

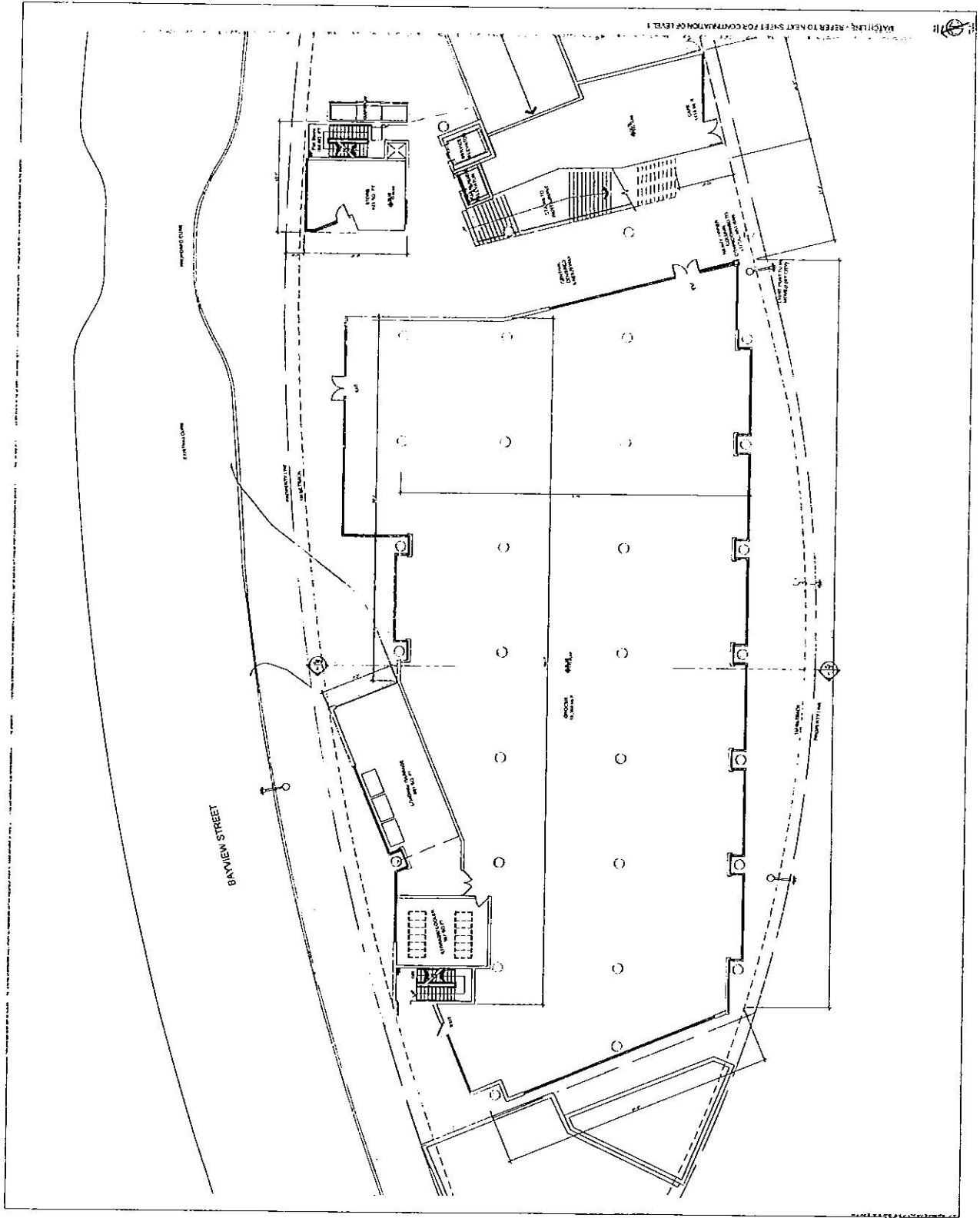
1/8" = 1'-0"  
 DATE: 05/11/10  
 DRAWN BY: J. J. [unclear]  
 CHECKED BY: [unclear]  
 PROJECT: [unclear]


cda  
 CHRIS DIKLAOS  
 ARCHITECTS, INC.  
 1100 W. 15th Street, Suite 200  
 Denver, CO 80202  
 TEL: 303.733.8800  
 FAX: 303.733.8801  
 WWW.CDA-ARCHITECTS.COM

PROJECT: [unclear]  
 SHEET: [unclear]  
 DATE: [unclear]

BUILDING A  
 LEVEL 1

A205





PROJECT NO. 2010-001  
 DATE 05/20/10

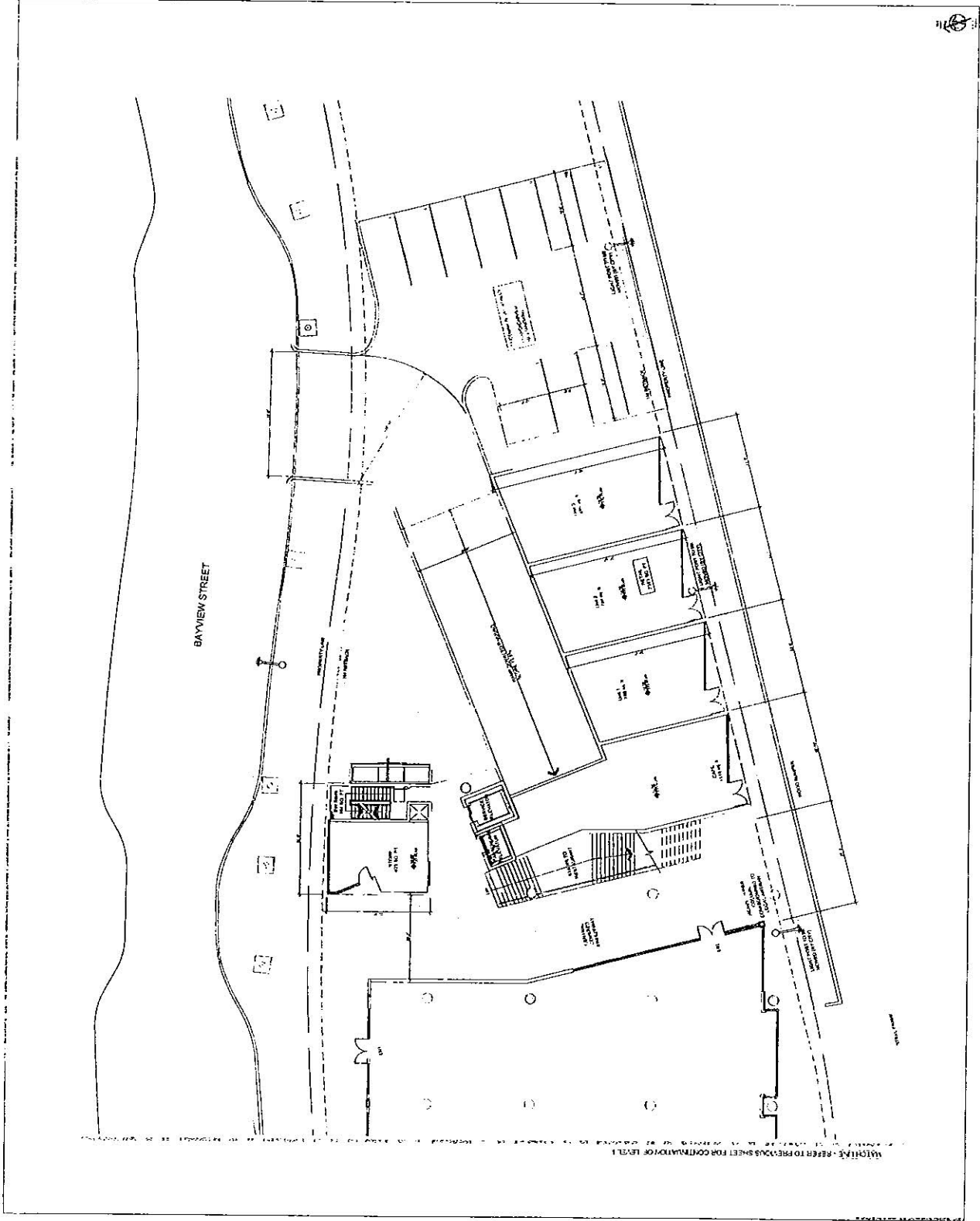
CHS DESIGN ARCHITECTS, INC.  
 cda

THE VILLAGE  
 AT IMPERIAL LANDING

BUILDING A  
 LEVEL 1

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/20/10
2	ISSUED FOR CONSTRUCTION	05/20/10
3	ISSUED FOR AS-BUILT	05/20/10

A206







**cda** CHRIS DIZENBOS ARCHITECTS, INC.

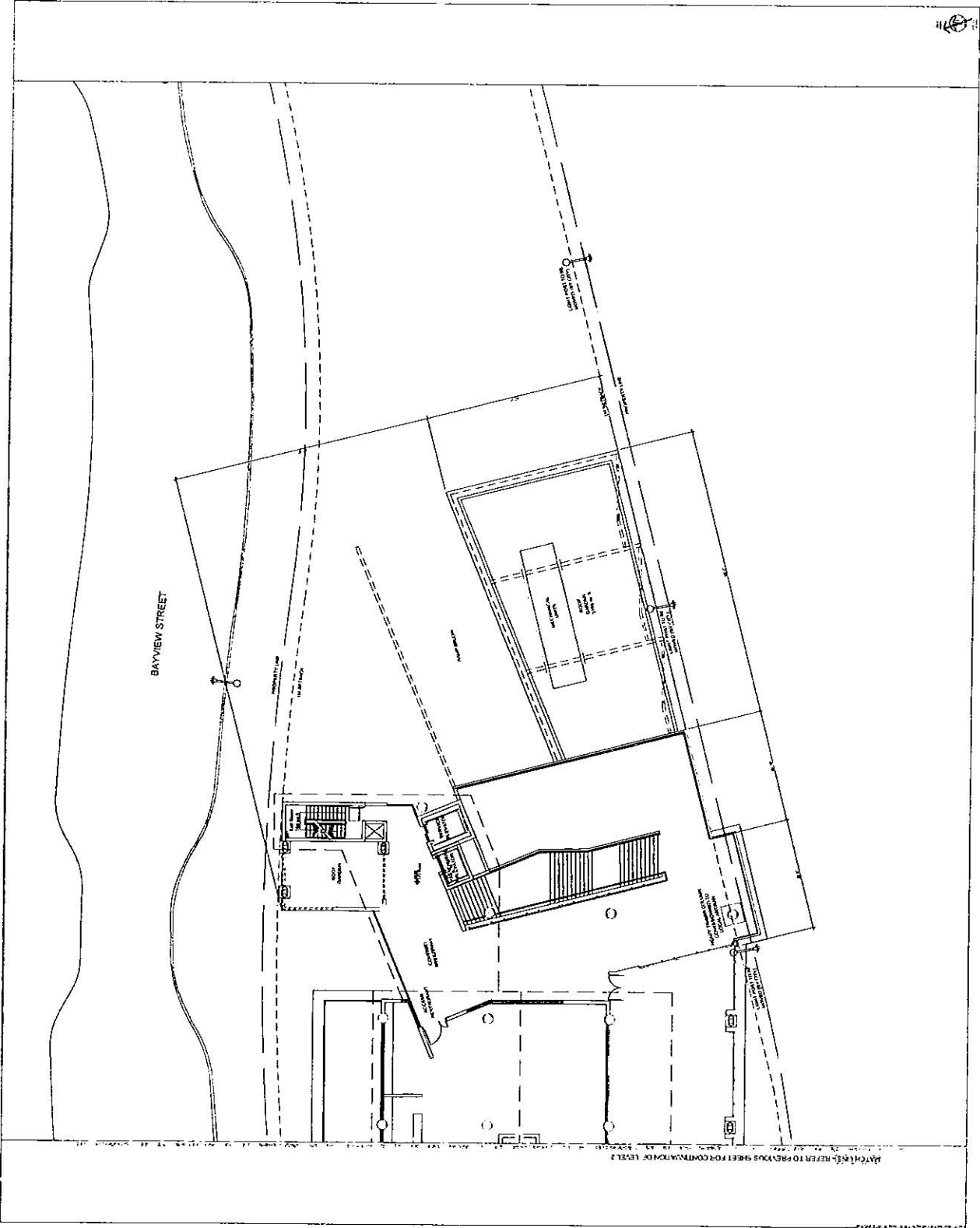
ALL EXISTING BUILDINGS  
SHOWN FOR REFERENCE ONLY.  
NO WARRANTY IS MADE  
BY THE ARCHITECT FOR  
THE ACCURACY OF THE  
EXISTING CONDITIONS.  
THE VILLAGE  
AT IMPERIAL LANDING

DATE: 11/11/11

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/11

BUILDING A  
LEVEL 2

A208



MATCH LINES - REFER TO PREVIOUS SHEET FOR CONTINUATION OF LEVEL 2



DATE	
BY	
CHECKED	
SCALE	
PROJECT NO.	
DATE	
BY	
CHECKED	
SCALE	
PROJECT NO.	

**cdca** CHRIS DRISGARD ARCHITECTS, INC.

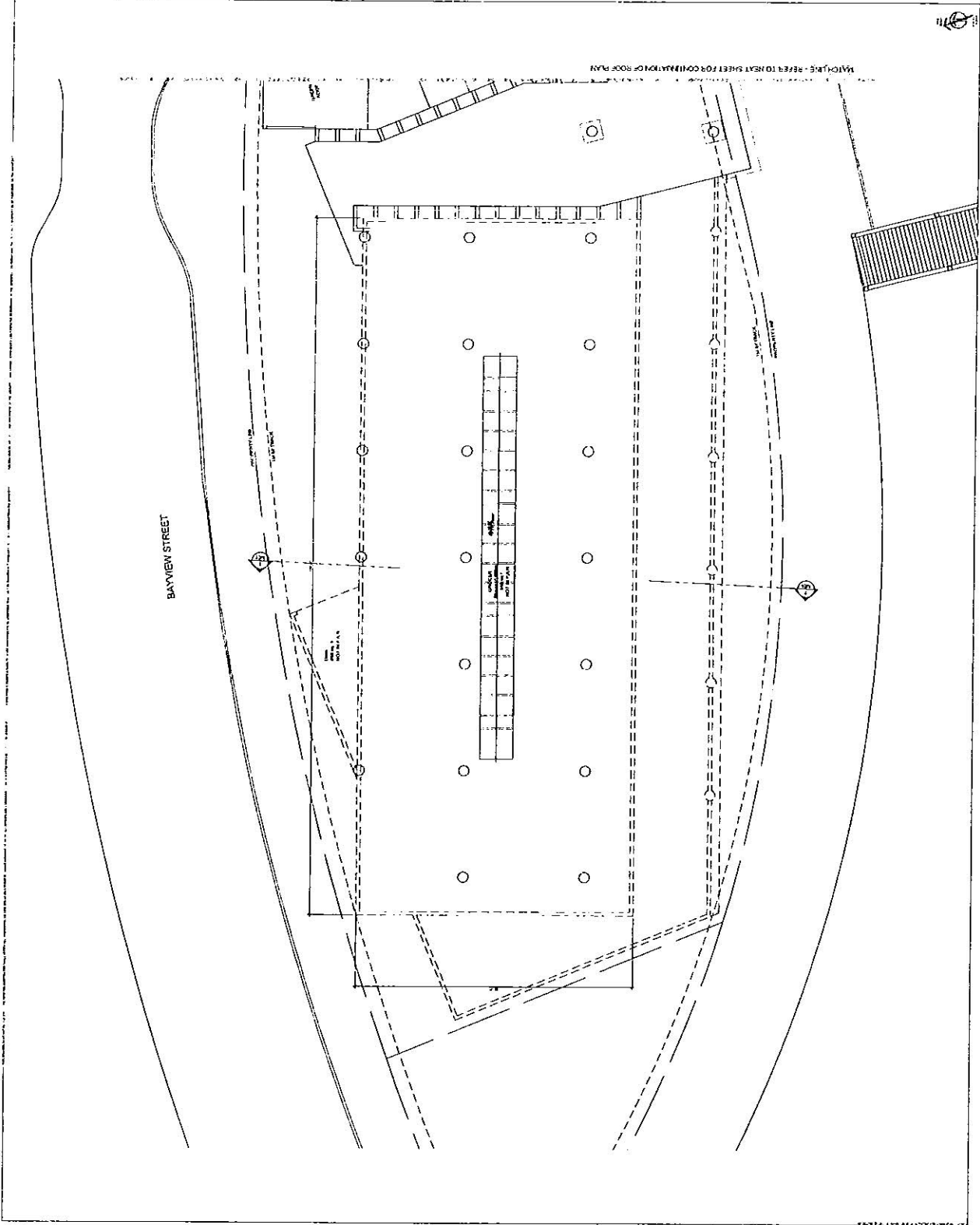
1000 STATE STREET  
 SUITE 200  
 BOSTON, MA 02118  
 TEL: 617.552.1234  
 FAX: 617.552.1235  
 WWW.CDCA.COM

THE VILLAGE AT IMPERIAL LANDING

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

BUILDING A  
ROOF PLAN

A208



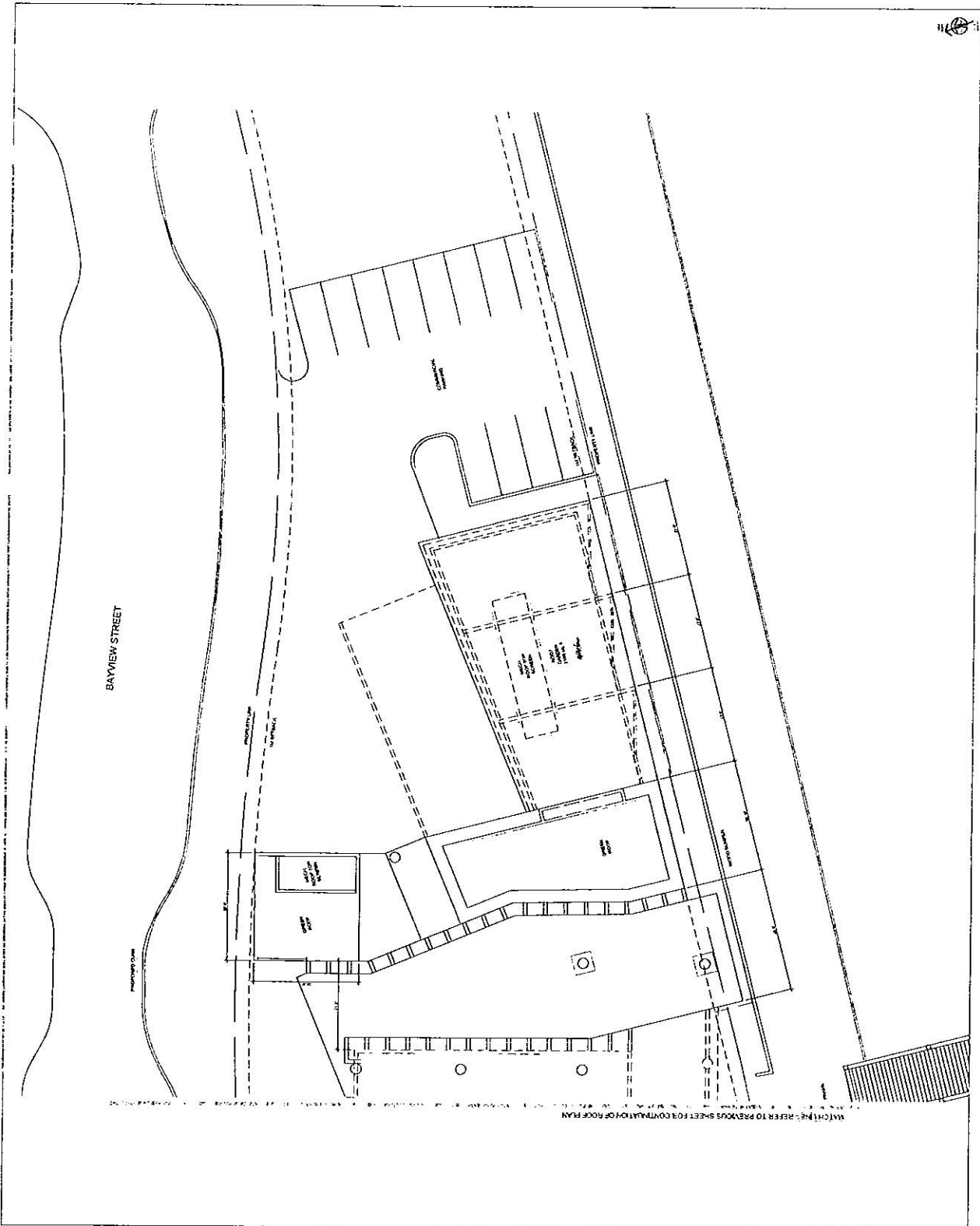


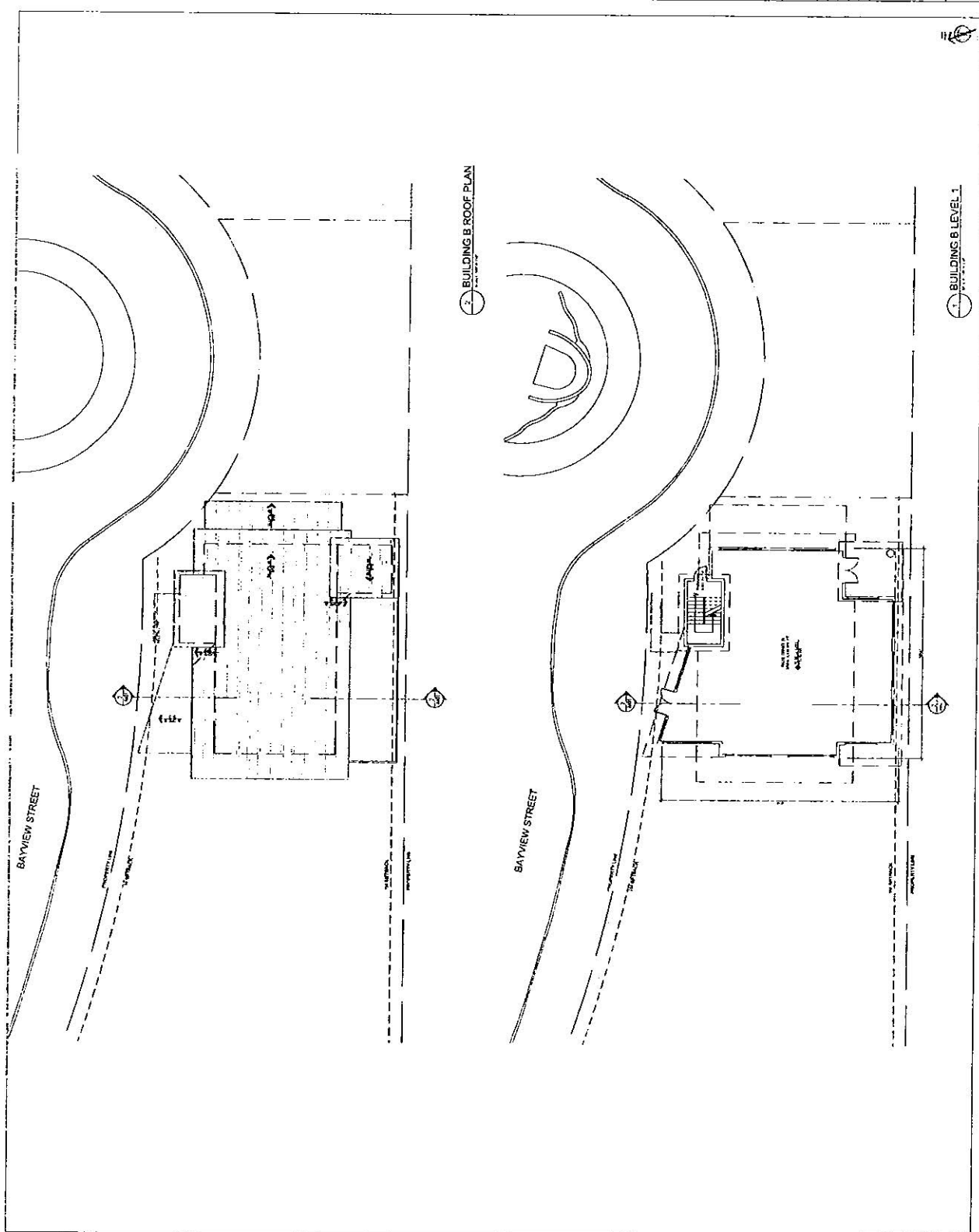
DATE: 11/11/11  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT NO.: 11-001

**cda** CHRIS DREXAKOS ARCHITECTS, INC.  
 1000 W. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.CDAARCHITECTS.COM

FOR THESE SUBJECTS:  
 THE VILLAGE AT IMPERIAL LANDING  
 BUILDING A  
 ROOF PLAN

DATE: 11/11/11  
 SCALE: AS SHOWN  
 SHEET NO.: A210





	ARCHITECT CHRIS DREKAKOS ARCHITECTS, INC.
	PROJECT NO. 201001001

CHRIS DREKAKOS ARCHITECTS, INC. 1100 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 FAX: 303.733.1101 WWW.CDA-ARCHITECTS.COM	PROJECT NO. 201001001	SHEET NO. A211
THE VILLAGE AT IMPERIAL LANDING	BUILDING B MAIN FLOOR AND ROOF PLAN	





DATE: 02/02/2016

PROJECT: THE VILLAGE AT IMPERIAL LANDING

LEVEL: 2

CHRIS DREXEL ARCHITECTS, INC.

1000 AVENUE OF THE STARS  
 SUITE 1000  
 WESTLAKE, CALIFORNIA 90240  
 TEL: 310.407.1000  
 FAX: 310.407.1001  
 WWW.CDAARCHITECTS.COM

THE VILLAGE AT IMPERIAL LANDING



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/02/2016
2	ISSUED FOR PERMIT	02/02/2016
3	ISSUED FOR PERMIT	02/02/2016
4	ISSUED FOR PERMIT	02/02/2016
5	ISSUED FOR PERMIT	02/02/2016
6	ISSUED FOR PERMIT	02/02/2016
7	ISSUED FOR PERMIT	02/02/2016
8	ISSUED FOR PERMIT	02/02/2016
9	ISSUED FOR PERMIT	02/02/2016
10	ISSUED FOR PERMIT	02/02/2016
11	ISSUED FOR PERMIT	02/02/2016
12	ISSUED FOR PERMIT	02/02/2016
13	ISSUED FOR PERMIT	02/02/2016
14	ISSUED FOR PERMIT	02/02/2016
15	ISSUED FOR PERMIT	02/02/2016
16	ISSUED FOR PERMIT	02/02/2016
17	ISSUED FOR PERMIT	02/02/2016
18	ISSUED FOR PERMIT	02/02/2016
19	ISSUED FOR PERMIT	02/02/2016
20	ISSUED FOR PERMIT	02/02/2016
21	ISSUED FOR PERMIT	02/02/2016
22	ISSUED FOR PERMIT	02/02/2016
23	ISSUED FOR PERMIT	02/02/2016
24	ISSUED FOR PERMIT	02/02/2016
25	ISSUED FOR PERMIT	02/02/2016
26	ISSUED FOR PERMIT	02/02/2016
27	ISSUED FOR PERMIT	02/02/2016
28	ISSUED FOR PERMIT	02/02/2016
29	ISSUED FOR PERMIT	02/02/2016
30	ISSUED FOR PERMIT	02/02/2016
31	ISSUED FOR PERMIT	02/02/2016
32	ISSUED FOR PERMIT	02/02/2016
33	ISSUED FOR PERMIT	02/02/2016
34	ISSUED FOR PERMIT	02/02/2016
35	ISSUED FOR PERMIT	02/02/2016
36	ISSUED FOR PERMIT	02/02/2016
37	ISSUED FOR PERMIT	02/02/2016
38	ISSUED FOR PERMIT	02/02/2016
39	ISSUED FOR PERMIT	02/02/2016
40	ISSUED FOR PERMIT	02/02/2016
41	ISSUED FOR PERMIT	02/02/2016
42	ISSUED FOR PERMIT	02/02/2016
43	ISSUED FOR PERMIT	02/02/2016
44	ISSUED FOR PERMIT	02/02/2016
45	ISSUED FOR PERMIT	02/02/2016
46	ISSUED FOR PERMIT	02/02/2016
47	ISSUED FOR PERMIT	02/02/2016
48	ISSUED FOR PERMIT	02/02/2016
49	ISSUED FOR PERMIT	02/02/2016
50	ISSUED FOR PERMIT	02/02/2016
51	ISSUED FOR PERMIT	02/02/2016
52	ISSUED FOR PERMIT	02/02/2016
53	ISSUED FOR PERMIT	02/02/2016
54	ISSUED FOR PERMIT	02/02/2016
55	ISSUED FOR PERMIT	02/02/2016
56	ISSUED FOR PERMIT	02/02/2016
57	ISSUED FOR PERMIT	02/02/2016
58	ISSUED FOR PERMIT	02/02/2016
59	ISSUED FOR PERMIT	02/02/2016
60	ISSUED FOR PERMIT	02/02/2016
61	ISSUED FOR PERMIT	02/02/2016
62	ISSUED FOR PERMIT	02/02/2016
63	ISSUED FOR PERMIT	02/02/2016
64	ISSUED FOR PERMIT	02/02/2016
65	ISSUED FOR PERMIT	02/02/2016
66	ISSUED FOR PERMIT	02/02/2016
67	ISSUED FOR PERMIT	02/02/2016
68	ISSUED FOR PERMIT	02/02/2016
69	ISSUED FOR PERMIT	02/02/2016
70	ISSUED FOR PERMIT	02/02/2016
71	ISSUED FOR PERMIT	02/02/2016
72	ISSUED FOR PERMIT	02/02/2016
73	ISSUED FOR PERMIT	02/02/2016
74	ISSUED FOR PERMIT	02/02/2016
75	ISSUED FOR PERMIT	02/02/2016
76	ISSUED FOR PERMIT	02/02/2016
77	ISSUED FOR PERMIT	02/02/2016
78	ISSUED FOR PERMIT	02/02/2016
79	ISSUED FOR PERMIT	02/02/2016
80	ISSUED FOR PERMIT	02/02/2016
81	ISSUED FOR PERMIT	02/02/2016
82	ISSUED FOR PERMIT	02/02/2016
83	ISSUED FOR PERMIT	02/02/2016
84	ISSUED FOR PERMIT	02/02/2016
85	ISSUED FOR PERMIT	02/02/2016
86	ISSUED FOR PERMIT	02/02/2016
87	ISSUED FOR PERMIT	02/02/2016
88	ISSUED FOR PERMIT	02/02/2016
89	ISSUED FOR PERMIT	02/02/2016
90	ISSUED FOR PERMIT	02/02/2016
91	ISSUED FOR PERMIT	02/02/2016
92	ISSUED FOR PERMIT	02/02/2016
93	ISSUED FOR PERMIT	02/02/2016
94	ISSUED FOR PERMIT	02/02/2016
95	ISSUED FOR PERMIT	02/02/2016
96	ISSUED FOR PERMIT	02/02/2016
97	ISSUED FOR PERMIT	02/02/2016
98	ISSUED FOR PERMIT	02/02/2016
99	ISSUED FOR PERMIT	02/02/2016
100	ISSUED FOR PERMIT	02/02/2016

BUILDING C  
 LEVELS 1 AND 2

A212





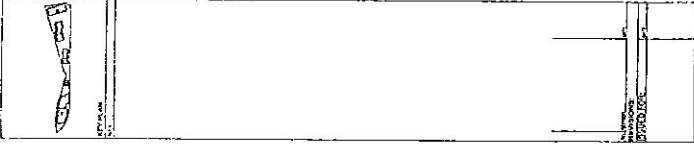
DATE: 11/11/11  
 DRAWN BY: J. B. [unclear]  
 CHECKED BY: [unclear]

**cda** CHRIS DRISCOLL ARCHITECTS, INC.

10000 W. 11TH AVENUE, SUITE 100  
 DENVER, COLORADO 80233  
 TEL: 303.733.1100  
 FAX: 303.733.1101  
 WWW.CDA-ARCHITECTS.COM

FOR THE CLIENT: [unclear]  
 PROJECT: THE VILLAGE AT IMPERIAL LANDING  
 DRAWING: BUILDING C LEVEL J AND ROOF PLAN  
 SHEET: AZ13



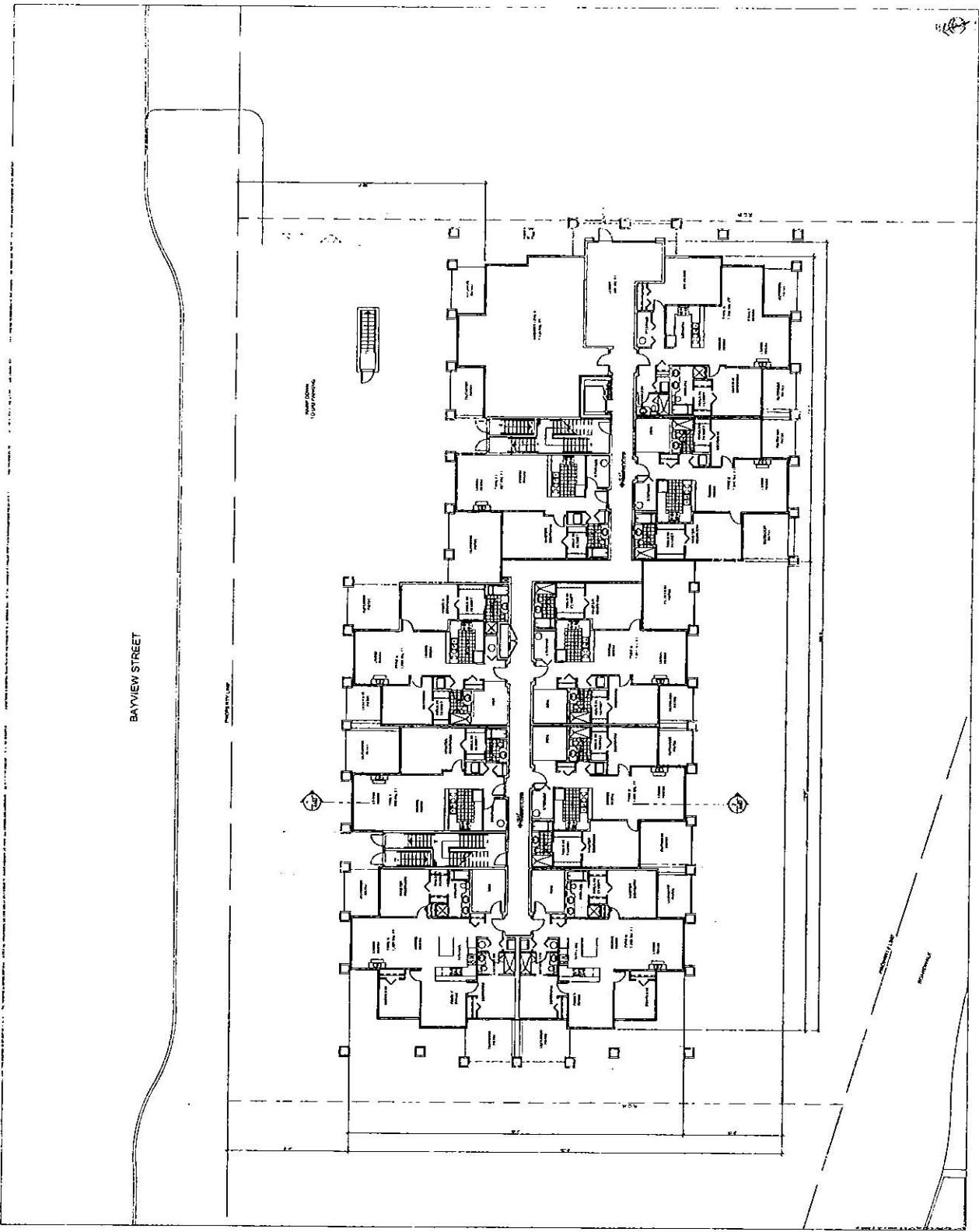



CHRIS BINGAMOR ARCHITECTS, INC.

THE VILLAGE AT IMPERIAL LANDING

BUILDING D  
LEVEL 1 FLOOR PLAN

A214





DATE: 11/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

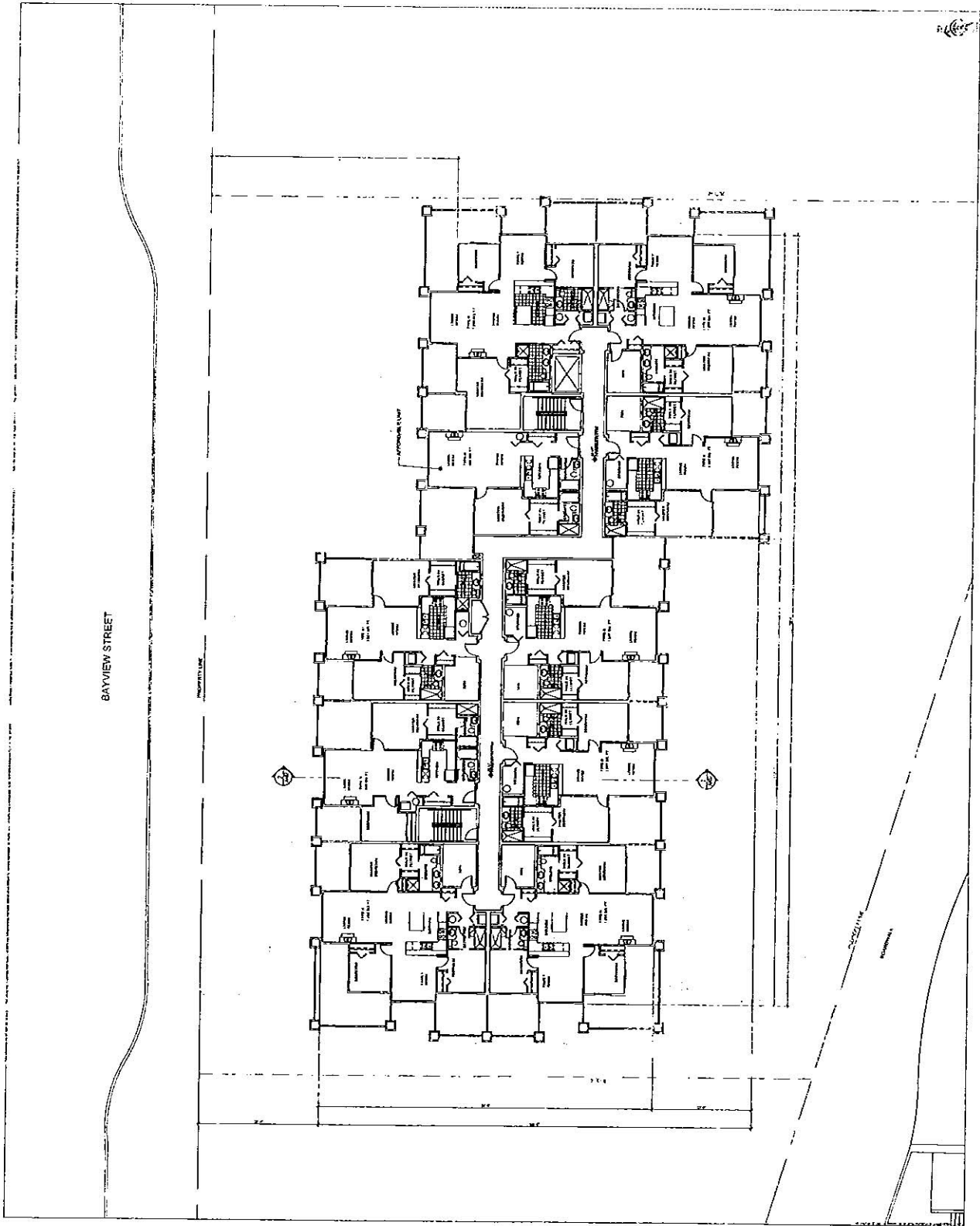
**cda**  
 CHRIS DRISAKOS  
 ARCHITECTS, INC.

ALL RIGHTS RESERVED  
 THIS DOCUMENT IS THE PROPERTY OF CDA ARCHITECTS, INC.  
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CDA ARCHITECTS, INC.

THE VILLAGE  
 AT IMPERIAL LANDING

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	11/15/11
2	ISSUED FOR CONSTRUCTION	11/15/11
3	ISSUED FOR RECORD	11/15/11

A215





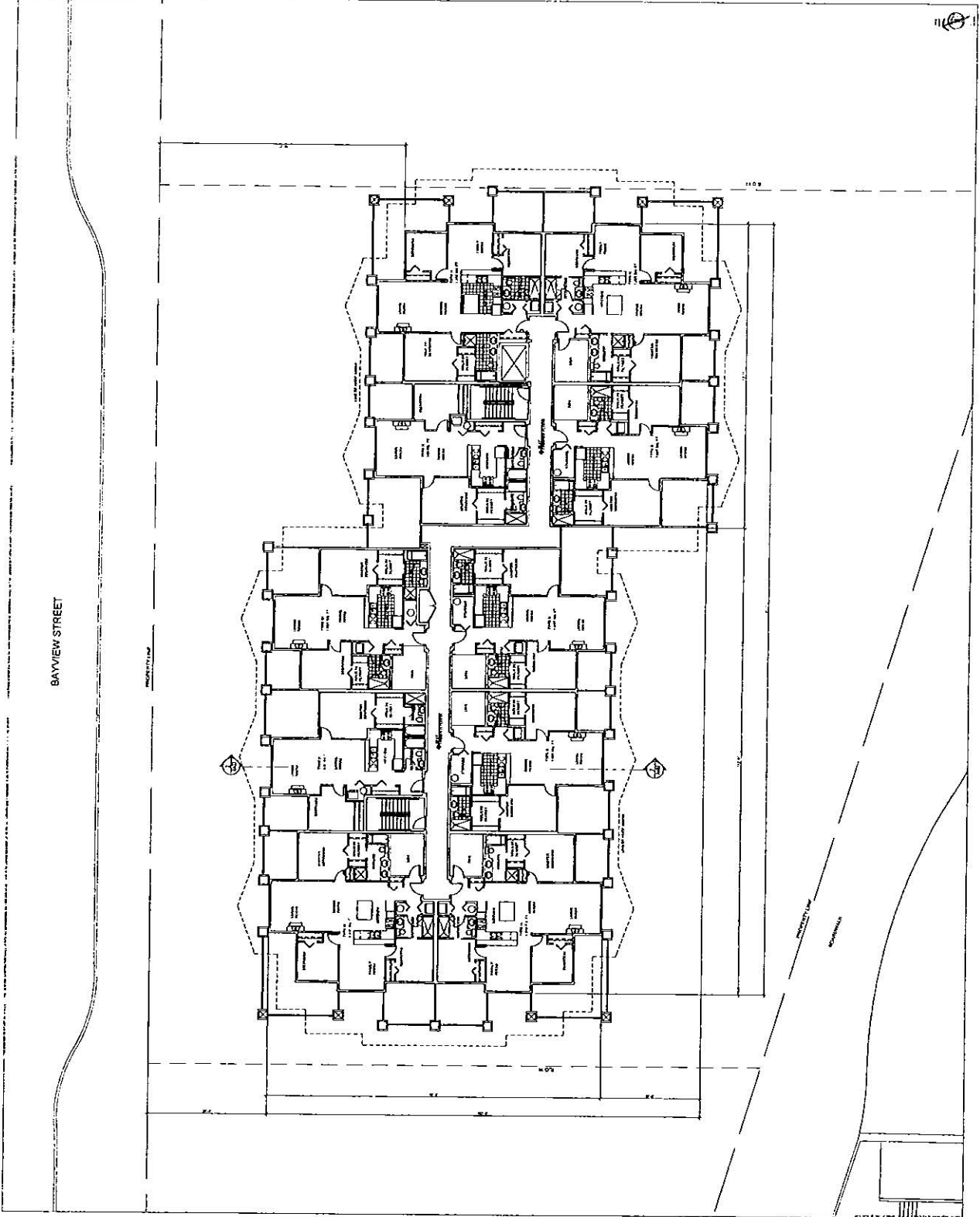
DATE: 05/20/2015  
 PROJECT: THE VILLAGE AT IMPERIAL LANDING

**cda**  
 CURTIS DICKINSON  
 ARCHITECTS, INC.

THE VILLAGE  
 AT IMPERIAL LANDING

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	05/20/2015
2	ISSUED FOR CONSTRUCTION	05/20/2015
3	ISSUED FOR OCCUPANCY	05/20/2015
4	ISSUED FOR AS-BUILT	05/20/2015

BUILDING 0  
 LEVEL 3  
 A215



DATE: 08/27/18  
 DRAWN BY: [unintelligible]  
 CHECKED BY: [unintelligible]

**cd** CHRIS DEANOS ARCHITECTS, INC.

PROJECT: 18-0101 - 3 UNIT TRAILER  
 ADDRESS: 10101 E. IMPERIAL AVENUE, DENVER, CO 80231

**SCHEDULE INFORMATION**

- DATE: 08/27/18
- PROJECT: 18-0101 - 3 UNIT TRAILER
- ADDRESS: 10101 E. IMPERIAL AVENUE, DENVER, CO 80231
- ARCHITECT: CHRIS DEANOS ARCHITECTS, INC.
- DESCRIPTION: 3 UNIT TRAILER
- PROJECT NO.: 18-0101
- DATE: 08/27/18

**THESE SHEETS SHALL BE USED IN CONJUNCTION WITH THE PERMITS AND CONDITIONS AT IMPERIAL LANDING**

CONTRACT NO.: [unintelligible]  
 SHEET NO.: [unintelligible]  
 TOTAL SHEETS: [unintelligible]

DATE: 08/27/18

DR: [unintelligible]  
 CD: [unintelligible]  
 CC: [unintelligible]  
 CK: [unintelligible]  
 CS: [unintelligible]  
 CU: [unintelligible]  
 CV: [unintelligible]  
 CW: [unintelligible]  
 CX: [unintelligible]  
 CY: [unintelligible]  
 CZ: [unintelligible]

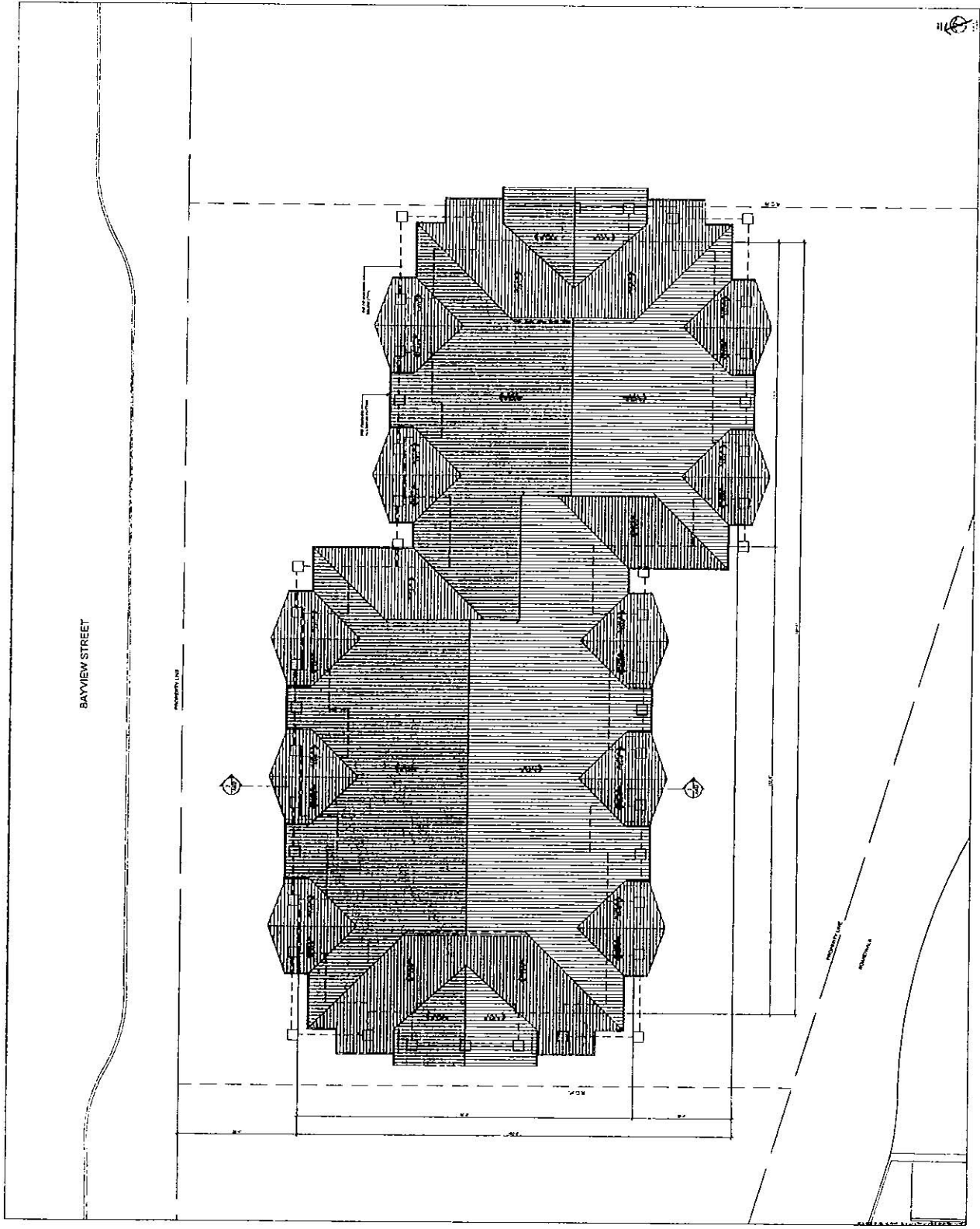
PROJECT: 18-0101 - 3 UNIT TRAILER  
 ADDRESS: 10101 E. IMPERIAL AVENUE, DENVER, CO 80231

DATE: 08/27/18

DR: [unintelligible]  
 CD: [unintelligible]  
 CC: [unintelligible]  
 CK: [unintelligible]  
 CS: [unintelligible]  
 CU: [unintelligible]  
 CV: [unintelligible]  
 CW: [unintelligible]  
 CX: [unintelligible]  
 CY: [unintelligible]  
 CZ: [unintelligible]

**IMPERIAL LANDING 03  
ROOF PLAN**

A217



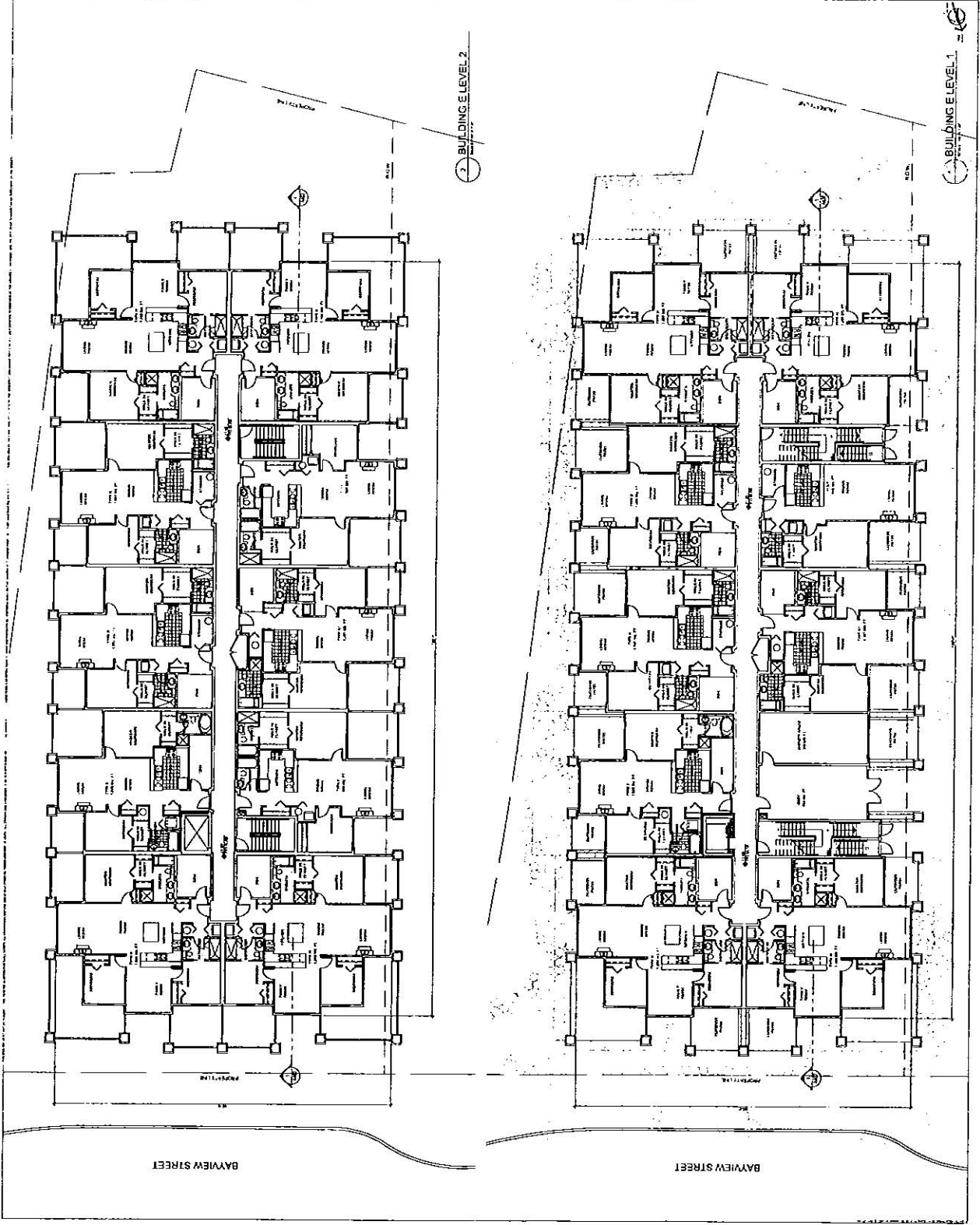
DATE PLOTTED: 12/10/2008  
 12/10/2008 10:00:00 AM  
 25.000, 27.000

**CHRIS DINIARDIS ARCHITECTS, INC.**  
 1000 W. 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 PHONE: 303.733.1100  
 FAX: 303.733.1101  
 WWW.CHRISSDINARDIS.COM

**THE VILLAGES AT IMPERIAL LANDING**

**BUILDING E**  
**BUILDING E LEVELS 1 AND 2**

A218



DATE: 02/15/11  
 PROJECT: THE VILLAGE AT IMPERIAL LANDING  
 DRAWING NO: 201007-02

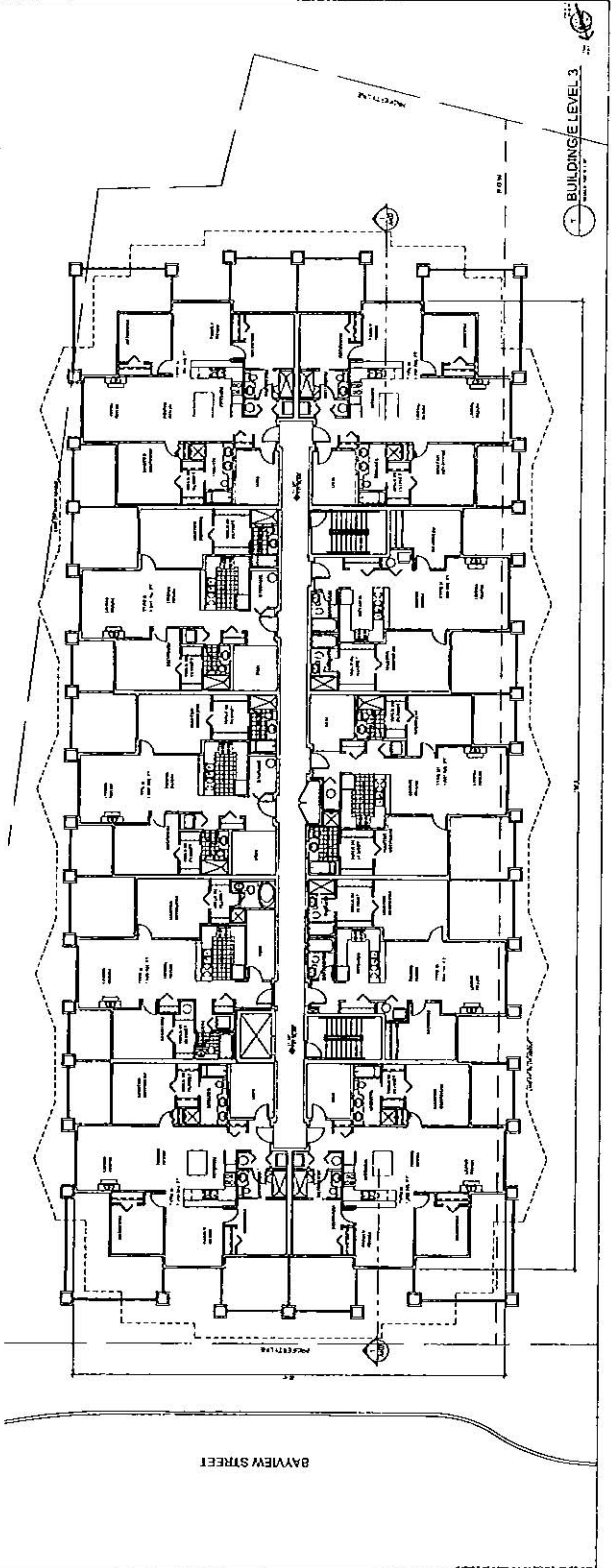
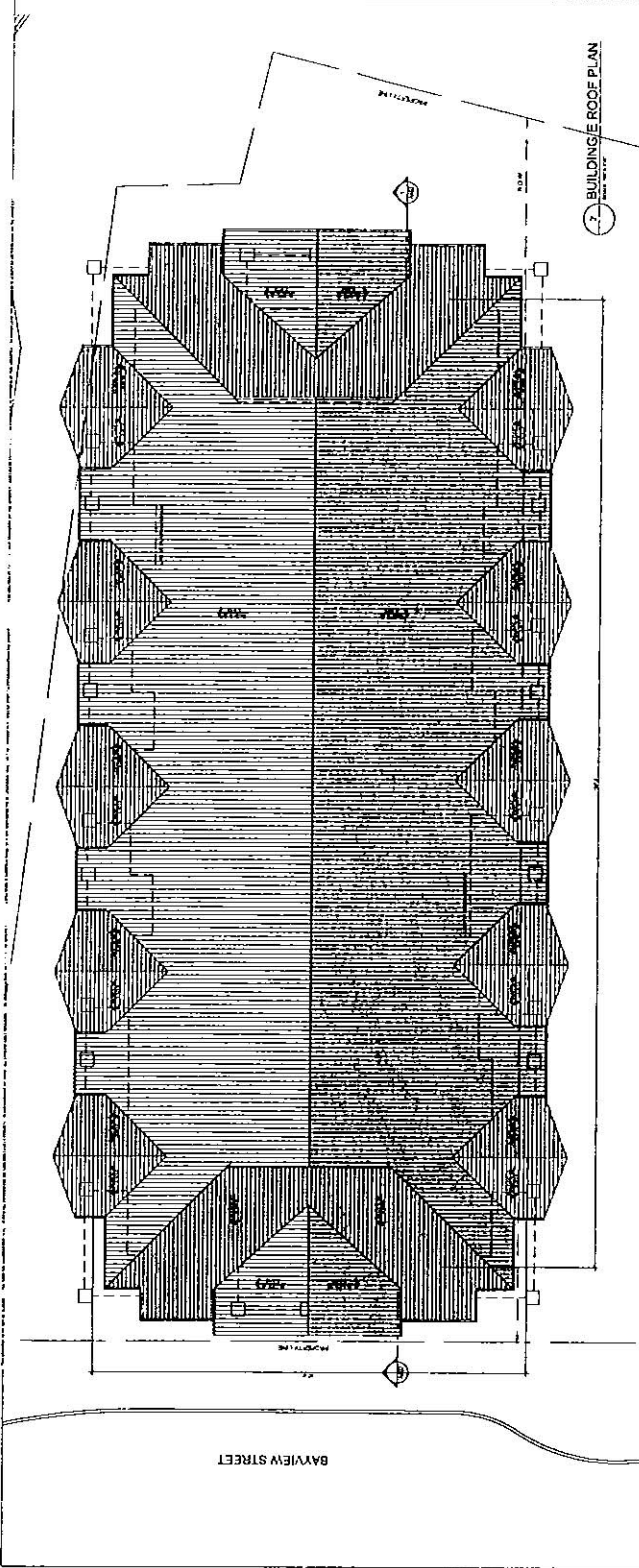
**cda** CHRIS DRUKAS ARCHITECTS, INC.  
 1000 17th Street, Suite 1000, San Diego, CA 92161  
 TEL: 619.594.1100 FAX: 619.594.1101  
 WWW.CDAARCHITECTS.COM

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CHRIS DRUKAS ARCHITECTS, INC.

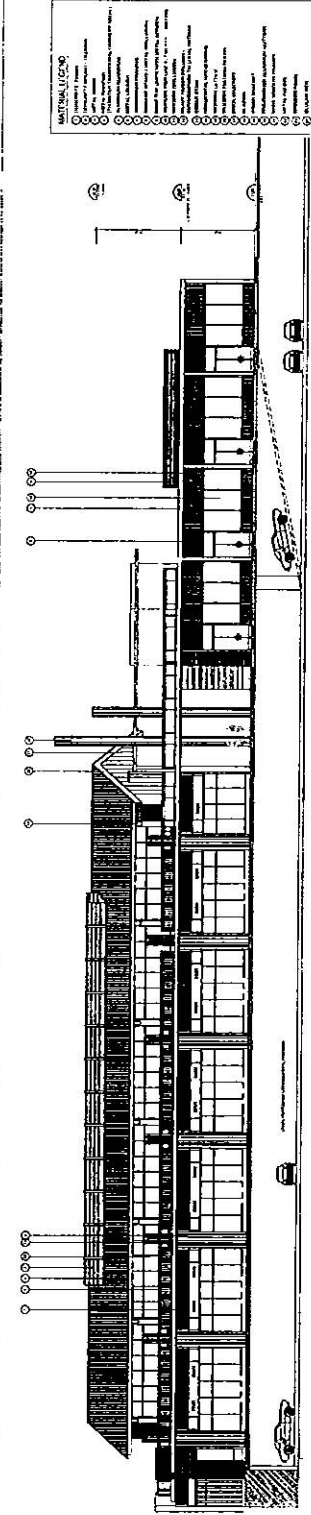
THE VILLAGE AT IMPERIAL LANDING

NO.	DATE	DESCRIPTION
1	02/15/11	ISSUED FOR PERMIT

PROJECT: THE VILLAGE AT IMPERIAL LANDING  
 DRAWING NO: 201007-02  
 SHEET: BUILDING E, BUILDING LEVEL 3 AND ROOF PLAN  
 A219



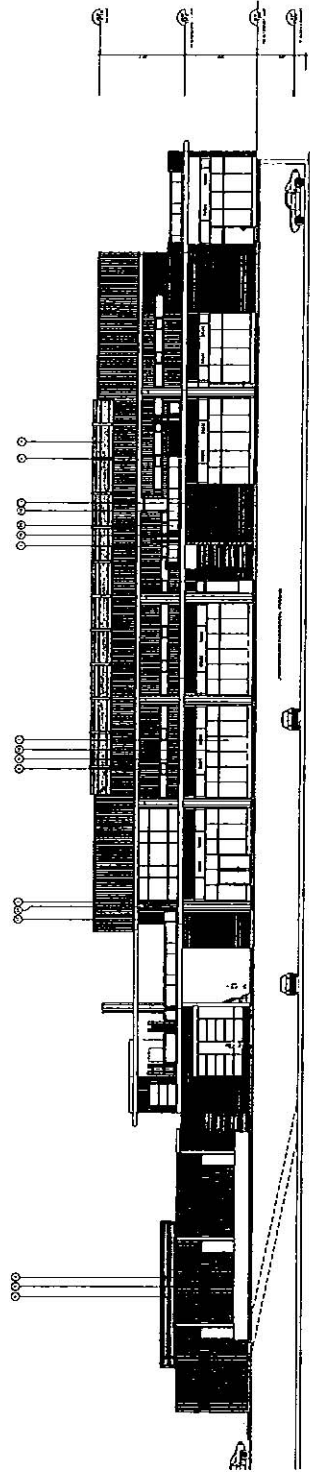




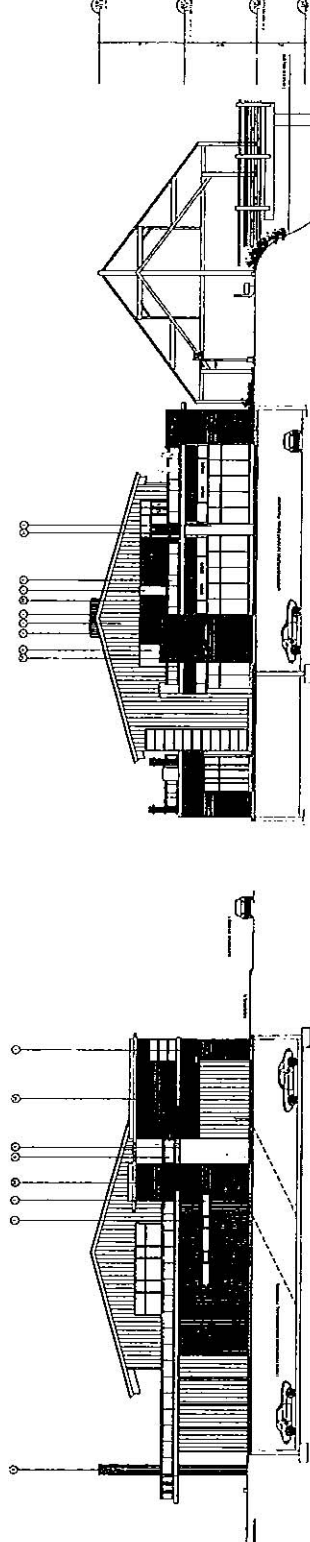
1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

**MATERIAL LEGEND**

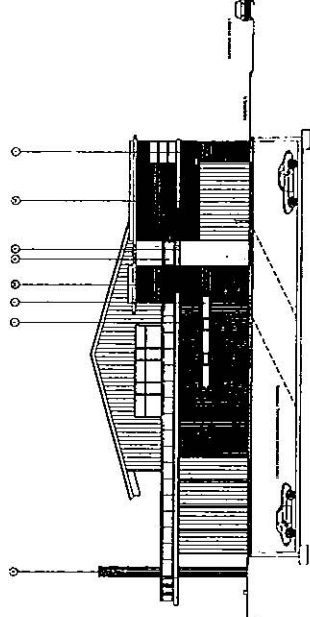
1	Dark Wood Siding
2	Light Wood Siding
3	Dark Wood Siding
4	Light Wood Siding
5	Dark Wood Siding
6	Light Wood Siding
7	Dark Wood Siding
8	Light Wood Siding
9	Dark Wood Siding
10	Light Wood Siding
11	Dark Wood Siding
12	Light Wood Siding



2 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



3 WEST ELEVATION  
Scale: 1/8" = 1'-0"



4 EAST ELEVATION  
Scale: 1/8" = 1'-0"

DATE	NOV 15 2011
PROJECT	THE VILLAGES AT IMPERIAL LANDINGS
NO.	327433-005
SCALE	1/8" = 1'-0"
BY	CHRIS BIRNBAUM
CHECKED BY	CHRIS BIRNBAUM
DATE	NOV 15 2011

CHRIS BIRNBAUM  
ARCHITECTS, INC.  
cda

1000 W. PALM BLVD.  
CORONA, CALIFORNIA 92626  
PHONE: 949.241.1111  
WWW.CDA-ARCHITECTS.COM

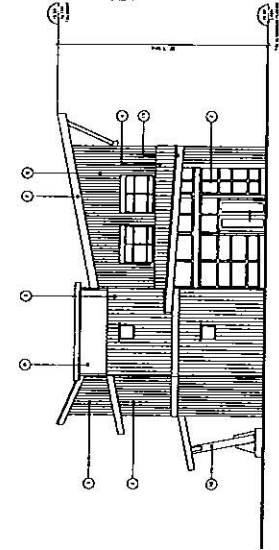
NO.	327433-005
DATE	NOV 15 2011
BY	CHRIS BIRNBAUM
CHECKED BY	CHRIS BIRNBAUM
DATE	NOV 15 2011

A300

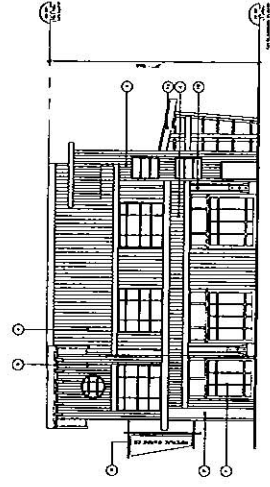
DATE: 01/15/10	PROJECT: IMPERIAL LANDING
SCALE: 1/8" = 1'-0"	ARCHITECT: CHRIS DREAGOS ARCHITECTS, INC.
1. NORTH ELEVATION 2. SOUTH ELEVATION 3. EAST ELEVATION 4. WEST ELEVATION	

<b>cda</b> CHRIS DREAGOS ARCHITECTS, INC. 1000 S. GARDEN AVENUE, SUITE 100 ANAHEIM, CALIFORNIA 92805 TEL: 714.771.1111 FAX: 714.771.1112 WWW.CDAARCHITECTS.COM	
PROJECT: IMPERIAL LANDING ARCHITECT: CHRIS DREAGOS ARCHITECTS, INC. CONTRACTOR: [REDACTED] DATE: 01/15/10	
<b>THIS SET INCLUDES:</b> 1. IMPERIAL LANDING	
SHEET NO. A301 TOTAL SHEETS: 1	DRAWING NO. 1000-01-01

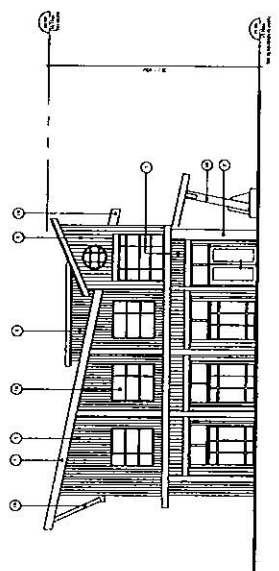
MATERIAL LISTING	
1. EXTERIOR WALLS	CLAY TILE
2. EXTERIOR ROOF	CLAY TILE
3. INTERIOR WALLS	PLASTER
4. INTERIOR FLOORS	CONCRETE
5. INTERIOR CEILING	PLASTER
6. INTERIOR DOORS	WOOD
7. INTERIOR WINDOWS	WOOD
8. EXTERIOR DOORS	WOOD
9. EXTERIOR WINDOWS	WOOD
10. EXTERIOR STAIRS	WOOD
11. EXTERIOR RAILINGS	WOOD
12. EXTERIOR LIGHTS	WOOD
13. EXTERIOR VENTILATORS	WOOD
14. EXTERIOR BALCONIES	WOOD
15. EXTERIOR PATIOS	WOOD
16. EXTERIOR TERRACES	WOOD
17. EXTERIOR PORCHES	WOOD
18. EXTERIOR GARAGES	WOOD
19. EXTERIOR DRIVEWAYS	WOOD
20. EXTERIOR FENCES	WOOD
21. EXTERIOR GATES	WOOD
22. EXTERIOR SIGNAGE	WOOD
23. EXTERIOR LANDSCAPING	WOOD
24. EXTERIOR UTILITY	WOOD
25. EXTERIOR SECURITY	WOOD
26. EXTERIOR ACCESSORIES	WOOD
27. EXTERIOR FINISHES	WOOD
28. EXTERIOR PAINTS	WOOD
29. EXTERIOR STAINERS	WOOD
30. EXTERIOR SEALERS	WOOD
31. EXTERIOR CLEANERS	WOOD
32. EXTERIOR MAINTENANCE	WOOD
33. EXTERIOR REPAIRS	WOOD
34. EXTERIOR REPLACEMENTS	WOOD
35. EXTERIOR UPGRADES	WOOD
36. EXTERIOR MODIFICATIONS	WOOD
37. EXTERIOR ALTERATIONS	WOOD
38. EXTERIOR RESTORATIONS	WOOD
39. EXTERIOR PRESERVATIONS	WOOD
40. EXTERIOR PROTECTIONS	WOOD
41. EXTERIOR ENHANCEMENTS	WOOD
42. EXTERIOR IMPROVEMENTS	WOOD
43. EXTERIOR ADJUSTMENTS	WOOD
44. EXTERIOR CORRECTIONS	WOOD
45. EXTERIOR REVISIONS	WOOD
46. EXTERIOR AMENDMENTS	WOOD
47. EXTERIOR SUPPLEMENTS	WOOD
48. EXTERIOR ADDITIONS	WOOD
49. EXTERIOR DELETIONS	WOOD
50. EXTERIOR CHANGES	WOOD



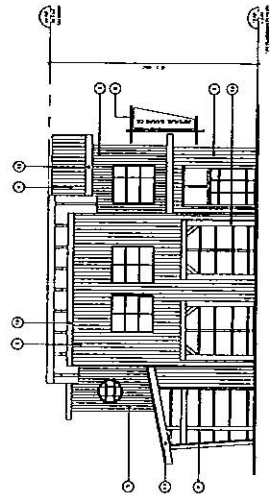
1 NORTH ELEVATION



2 WEST ELEVATION



3 SOUTH ELEVATION



4 EAST ELEVATION

**MATERIALS LIST**

- 1. BRICK
- 2. STUCCO
- 3. SIDING
- 4. SHINGLES
- 5. METAL ROOFING
- 6. VINYL SIDING
- 7. ASPHALT/FLY ASH SHINGLES
- 8. CONCRETE
- 9. GRANITE
- 10. MARBLE
- 11. QUARTZITE
- 12. SANDSTONE
- 13. SLATE
- 14. TERRAZZO
- 15. CERAMIC TILE
- 16. POLISHED CONCRETE
- 17. GLASS
- 18. WOOD
- 19. METAL
- 20. PLASTER
- 21. GYPSUM BOARD
- 22. INSULATION
- 23. PAINT
- 24. STAIN
- 25. FINISHES
- 26. LIGHT FIXTURES
- 27. DOOR HARDWARE
- 28. WINDOW HARDWARE
- 29. RAILS AND BALUSTRADES
- 30. FLOORING
- 31. CEILING
- 32. WALLS
- 33. ROOFING
- 34. EXTERIOR FINISHES
- 35. INTERIOR FINISHES
- 36. MECHANICAL
- 37. ELECTRICAL
- 38. PLUMBING
- 39. HVAC
- 40. OTHER

**SOUTH ELEVATION**  
IMPERIAL LANDING PHASE 2

**WEST ELEVATION**  
IMPERIAL LANDING PHASE 2

**cda**  
CHRIS DEWANG  
ARCHITECTS, INC.

THE VILLAGE  
AT IMPERIAL LANDING



**BUILDING ELEVATIONS**

A302

**SOUTH ELEVATION**  
IMPERIAL LANDING PHASE 2

**NORTH ELEVATION**  
IMPERIAL LANDING PHASE 2

**EAST ELEVATION**  
IMPERIAL LANDING PHASE 2

DATE: 02/20/02	PROJECT: THE VILLAGE AT IMPERIAL LANDING
SCALE: 1/8" = 1'-0"	ARCHITECT: cda
NO. 1	

**cda** CURTIS DUNLAP ARCHITECTS, INC.

10000 IMPERIAL AVENUE, SUITE 100  
 CARLSBAD, CALIFORNIA 92008  
 TEL: 760/439-8800 FAX: 760/439-8801  
 WWW.CDA-ARCHITECTS.COM

**THE VILLAGE AT IMPERIAL LANDING**

CONCEPT ARCHITECTURE, INTERIORS, AND EXTERIORS

DATE: 02/20/02

PROJECT: THE VILLAGE AT IMPERIAL LANDING

SCALE: 1/8" = 1'-0"

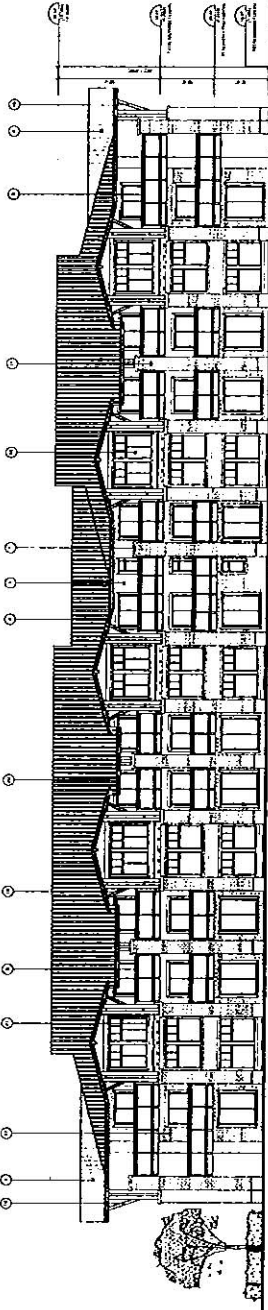
NO. 1

**BUILDING D ELEVATIONS**

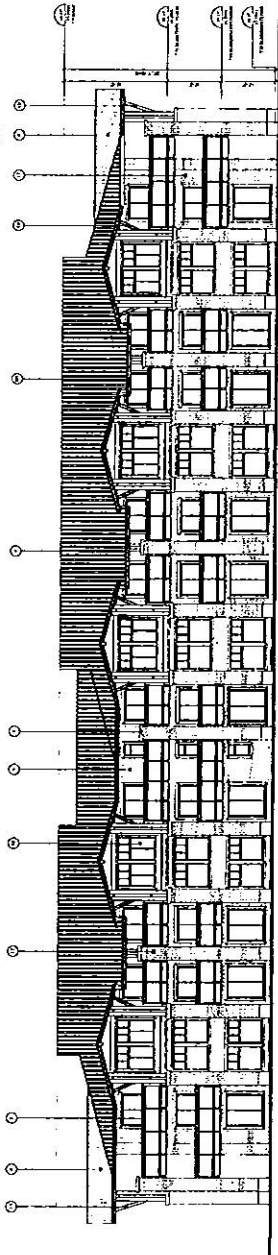
A303

**MATERIAL LEGEND**

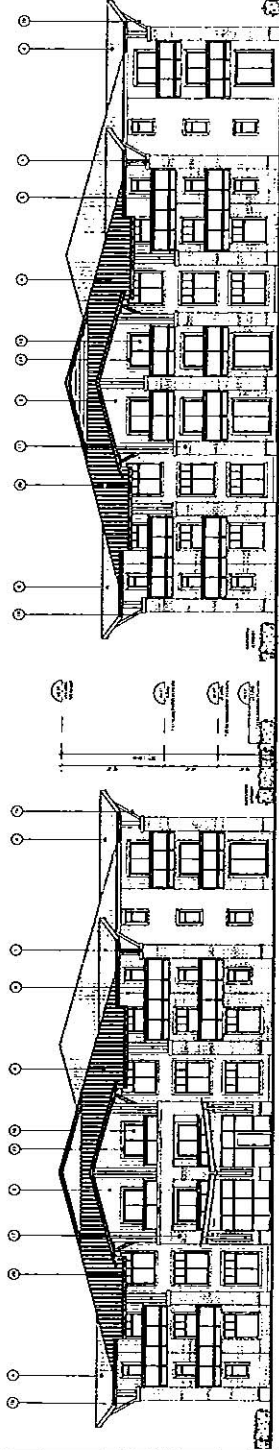
1	CONCRETE
2	BRICK
3	WOOD
4	GLASS
5	ROOFING
6	LANDSCAPE
7	SCREENING
8	CLADDING
9	PAINT
10	STONE
11	ROOFING
12	LANDSCAPE
13	SCREENING
14	CLADDING
15	PAINT
16	STONE
17	ROOFING
18	LANDSCAPE
19	SCREENING
20	CLADDING
21	PAINT
22	STONE
23	ROOFING
24	LANDSCAPE
25	SCREENING
26	CLADDING
27	PAINT
28	STONE
29	ROOFING
30	LANDSCAPE
31	SCREENING
32	CLADDING
33	PAINT
34	STONE
35	ROOFING
36	LANDSCAPE
37	SCREENING
38	CLADDING
39	PAINT
40	STONE
41	ROOFING
42	LANDSCAPE
43	SCREENING
44	CLADDING
45	PAINT
46	STONE
47	ROOFING
48	LANDSCAPE
49	SCREENING
50	CLADDING
51	PAINT
52	STONE
53	ROOFING
54	LANDSCAPE
55	SCREENING
56	CLADDING
57	PAINT
58	STONE
59	ROOFING
60	LANDSCAPE
61	SCREENING
62	CLADDING
63	PAINT
64	STONE
65	ROOFING
66	LANDSCAPE
67	SCREENING
68	CLADDING
69	PAINT
70	STONE
71	ROOFING
72	LANDSCAPE
73	SCREENING
74	CLADDING
75	PAINT
76	STONE
77	ROOFING
78	LANDSCAPE
79	SCREENING
80	CLADDING
81	PAINT
82	STONE
83	ROOFING
84	LANDSCAPE
85	SCREENING
86	CLADDING
87	PAINT
88	STONE
89	ROOFING
90	LANDSCAPE
91	SCREENING
92	CLADDING
93	PAINT
94	STONE
95	ROOFING
96	LANDSCAPE
97	SCREENING
98	CLADDING
99	PAINT
100	STONE



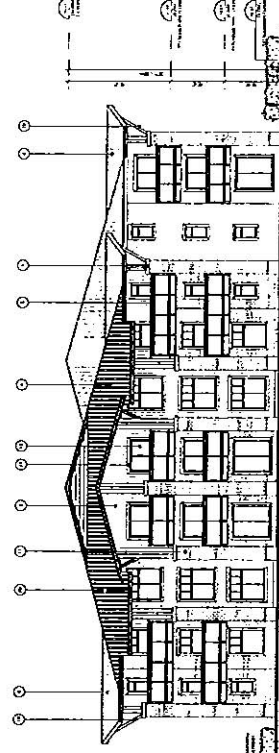
**1 NORTH ELEVATION**



**2 SOUTH ELEVATION**



**3 EAST ELEVATION**



**4 WEST ELEVATION**

DATE: 01.14.14	SCALE: 1/8" = 1'-0"
PROJECT: THE VILLAGE AT IMPERIAL LANDING	
DRAWING: ELEVATIONS	
SHEET: A303	

**cda** CHRIS DINGEMAN ARCHITECTS, INC.

1000 S. MILPITAS AVENUE, SUITE 100  
SANTA CLARA, CALIFORNIA 95050  
TEL: 408.253.8888 FAX: 408.253.8889  
WWW.CDAARCHITECTS.COM

THE VILLAGE AT IMPERIAL LANDING

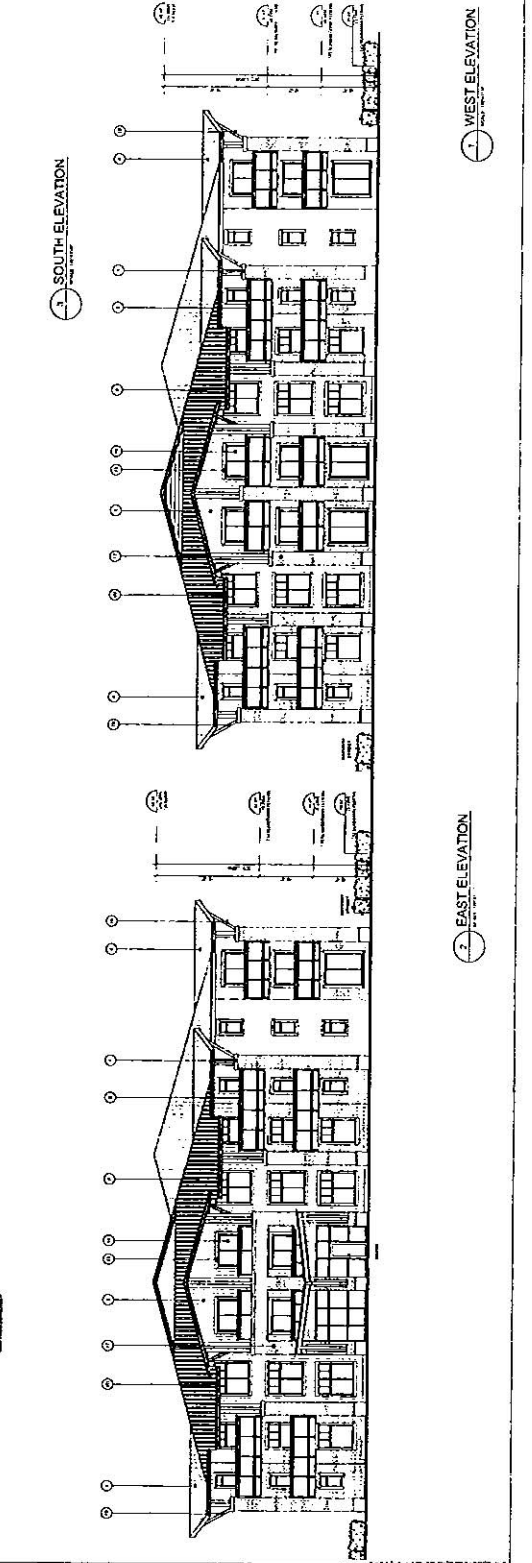
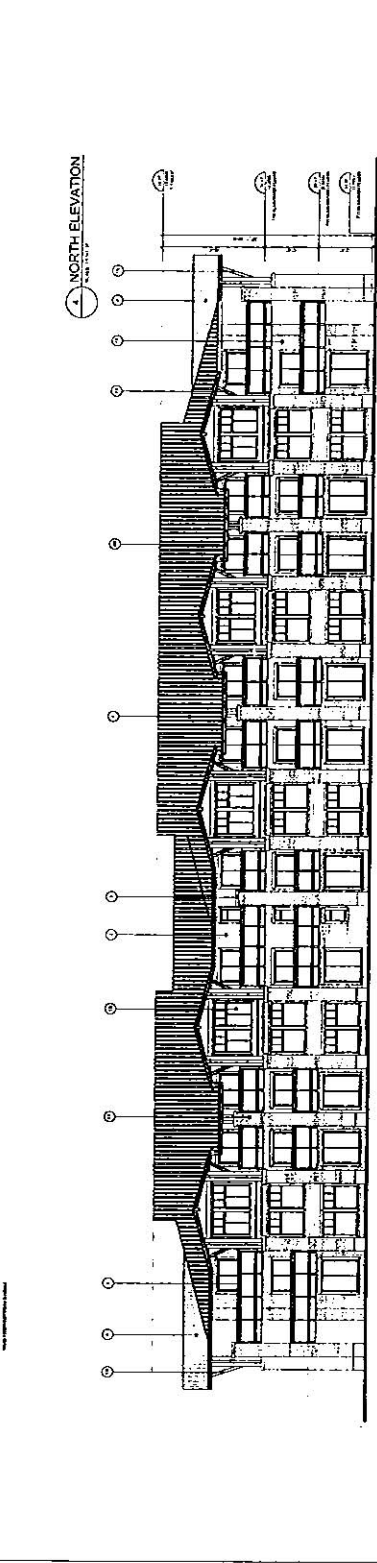
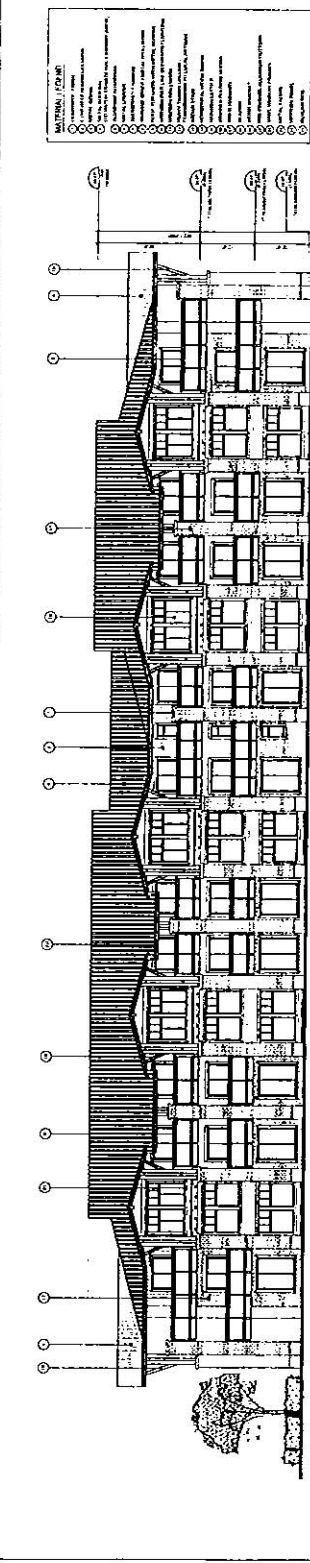
DATE: 01.14.14

SCALE: 1/8" = 1'-0"

PROJECT: THE VILLAGE AT IMPERIAL LANDING

DRAWING: ELEVATIONS

SHEET: A303



**NOTATION / ITEM**

1. Window Sill  
2. Window Head  
3. Window Frame  
4. Window Pane  
5. Window Grid  
6. Window Mullion  
7. Window Transom  
8. Window Jamb  
9. Window Sash  
10. Window Pane  
11. Window Grid  
12. Window Mullion  
13. Window Transom  
14. Window Jamb  
15. Window Sash  
16. Window Pane  
17. Window Grid  
18. Window Mullion  
19. Window Transom  
20. Window Jamb  
21. Window Sash  
22. Window Pane  
23. Window Grid  
24. Window Mullion  
25. Window Transom  
26. Window Jamb  
27. Window Sash  
28. Window Pane  
29. Window Grid  
30. Window Mullion  
31. Window Transom  
32. Window Jamb  
33. Window Sash  
34. Window Pane  
35. Window Grid  
36. Window Mullion  
37. Window Transom  
38. Window Jamb  
39. Window Sash  
40. Window Pane  
41. Window Grid  
42. Window Mullion  
43. Window Transom  
44. Window Jamb  
45. Window Sash  
46. Window Pane  
47. Window Grid  
48. Window Mullion  
49. Window Transom  
50. Window Jamb  
51. Window Sash  
52. Window Pane  
53. Window Grid  
54. Window Mullion  
55. Window Transom  
56. Window Jamb  
57. Window Sash  
58. Window Pane  
59. Window Grid  
60. Window Mullion  
61. Window Transom  
62. Window Jamb  
63. Window Sash  
64. Window Pane  
65. Window Grid  
66. Window Mullion  
67. Window Transom  
68. Window Jamb  
69. Window Sash  
70. Window Pane  
71. Window Grid  
72. Window Mullion  
73. Window Transom  
74. Window Jamb  
75. Window Sash  
76. Window Pane  
77. Window Grid  
78. Window Mullion  
79. Window Transom  
80. Window Jamb  
81. Window Sash  
82. Window Pane  
83. Window Grid  
84. Window Mullion  
85. Window Transom  
86. Window Jamb  
87. Window Sash  
88. Window Pane  
89. Window Grid  
90. Window Mullion  
91. Window Transom  
92. Window Jamb  
93. Window Sash  
94. Window Pane  
95. Window Grid  
96. Window Mullion  
97. Window Transom  
98. Window Jamb  
99. Window Sash  
100. Window Pane  
101. Window Grid  
102. Window Mullion  
103. Window Transom  
104. Window Jamb  
105. Window Sash  
106. Window Pane  
107. Window Grid  
108. Window Mullion  
109. Window Transom  
110. Window Jamb  
111. Window Sash  
112. Window Pane  
113. Window Grid  
114. Window Mullion  
115. Window Transom  
116. Window Jamb  
117. Window Sash  
118. Window Pane  
119. Window Grid  
120. Window Mullion  
121. Window Transom  
122. Window Jamb  
123. Window Sash  
124. Window Pane  
125. Window Grid  
126. Window Mullion  
127. Window Transom  
128. Window Jamb  
129. Window Sash  
130. Window Pane  
131. Window Grid  
132. Window Mullion  
133. Window Transom  
134. Window Jamb  
135. Window Sash  
136. Window Pane  
137. Window Grid  
138. Window Mullion  
139. Window Transom  
140. Window Jamb  
141. Window Sash  
142. Window Pane  
143. Window Grid  
144. Window Mullion  
145. Window Transom  
146. Window Jamb  
147. Window Sash  
148. Window Pane  
149. Window Grid  
150. Window Mullion  
151. Window Transom  
152. Window Jamb  
153. Window Sash  
154. Window Pane  
155. Window Grid  
156. Window Mullion  
157. Window Transom  
158. Window Jamb  
159. Window Sash  
160. Window Pane  
161. Window Grid  
162. Window Mullion  
163. Window Transom  
164. Window Jamb  
165. Window Sash  
166. Window Pane  
167. Window Grid  
168. Window Mullion  
169. Window Transom  
170. Window Jamb  
171. Window Sash  
172. Window Pane  
173. Window Grid  
174. Window Mullion  
175. Window Transom  
176. Window Jamb  
177. Window Sash  
178. Window Pane  
179. Window Grid  
180. Window Mullion  
181. Window Transom  
182. Window Jamb  
183. Window Sash  
184. Window Pane  
185. Window Grid  
186. Window Mullion  
187. Window Transom  
188. Window Jamb  
189. Window Sash  
190. Window Pane  
191. Window Grid  
192. Window Mullion  
193. Window Transom  
194. Window Jamb  
195. Window Sash  
196. Window Pane  
197. Window Grid  
198. Window Mullion  
199. Window Transom  
200. Window Jamb

DATE	BY	APP'D

**cda** CHRIS DIKARAKOS ARCHITECTS, INC.

10000 W. 10th Avenue, Suite 100  
 Golden, CO 80401  
 (303) 440-1100  
 www.cdaarchitects.com

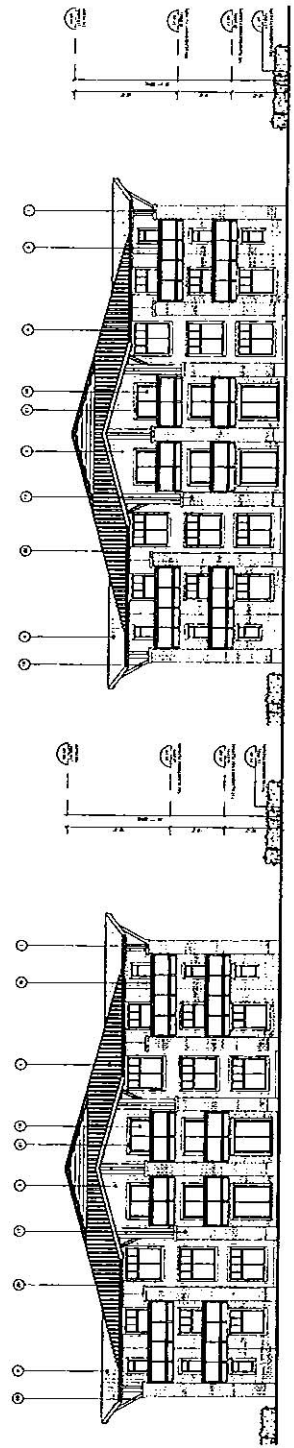
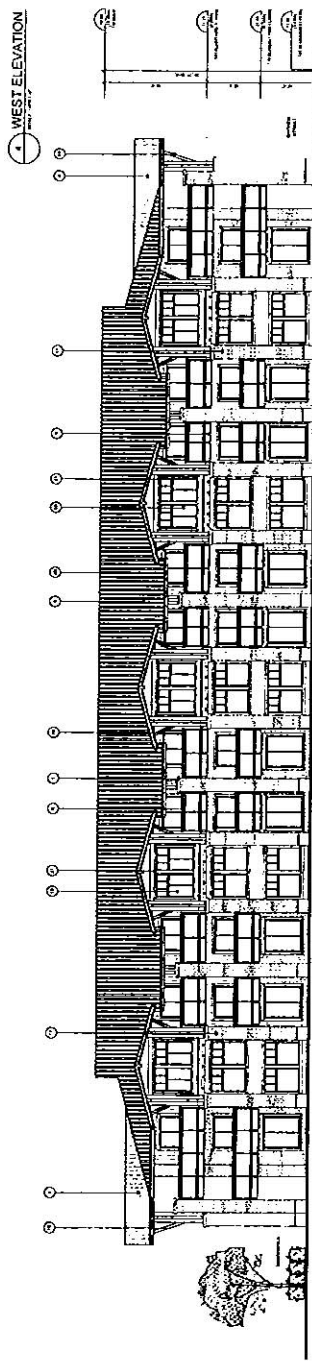
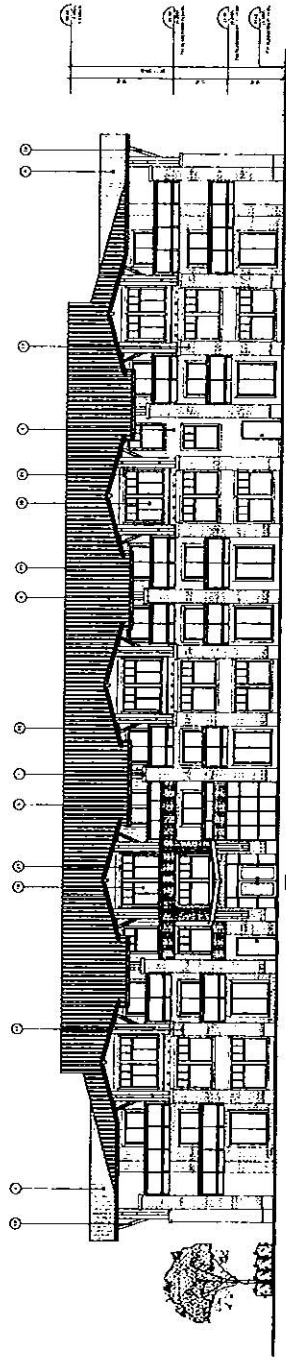
**THE VILLAGE AT IMPERIAL LANDING**

**BUILDINGS ELEVATIONS**

A304

**MATERIAL LEGEND**

○	Concrete
○	Brick
○	Stucco
○	Stone
○	Wood
○	Aluminum
○	Steel
○	Asph/Flt Shingles
○	Single Pane Glass
○	Double Pane Glass
○	Low E Glass
○	Insulated Glass Unit
○	Polycarbonate
○	Acrylic
○	Polystyrene
○	Extruded Polystyrene
○	Mineral Wool
○	Perlite
○	Vermiculite
○	Expanded Polystyrene
○	Expanded Polystyrene with Glass Beads
○	Expanded Polystyrene with Perlite
○	Expanded Polystyrene with Vermiculite
○	Expanded Polystyrene with Glass Beads and Perlite
○	Expanded Polystyrene with Glass Beads and Vermiculite
○	Expanded Polystyrene with Perlite and Vermiculite
○	Expanded Polystyrene with Glass Beads, Perlite and Vermiculite
○	Expanded Polystyrene with Glass Beads and Perlite and Vermiculite
○	Expanded Polystyrene with Glass Beads, Perlite and Vermiculite and Glass Beads
○	Expanded Polystyrene with Glass Beads, Perlite and Vermiculite and Vermiculite
○	Expanded Polystyrene with Glass Beads, Perlite and Vermiculite and Glass Beads and Vermiculite
○	Expanded Polystyrene with Glass Beads, Perlite and Vermiculite and Vermiculite and Glass Beads
○	Expanded Polystyrene with Glass Beads, Perlite and Vermiculite and Vermiculite and Glass Beads and Vermiculite



1 WEST ELEVATION

2 SOUTH ELEVATION

3 EAST ELEVATION

4 NORTH ELEVATION

DATE: 07/20/04	PROJECT: THE VILLAGE AT IMPERIAL LANDING
SCALE: 1/8" = 1'-0"	ARCHITECT: cda
DESIGNER: CDA ARCHITECTS, INC.	PROJECT NO: 20002200
PROJECT NO: 20002200	DATE: 07/20/04

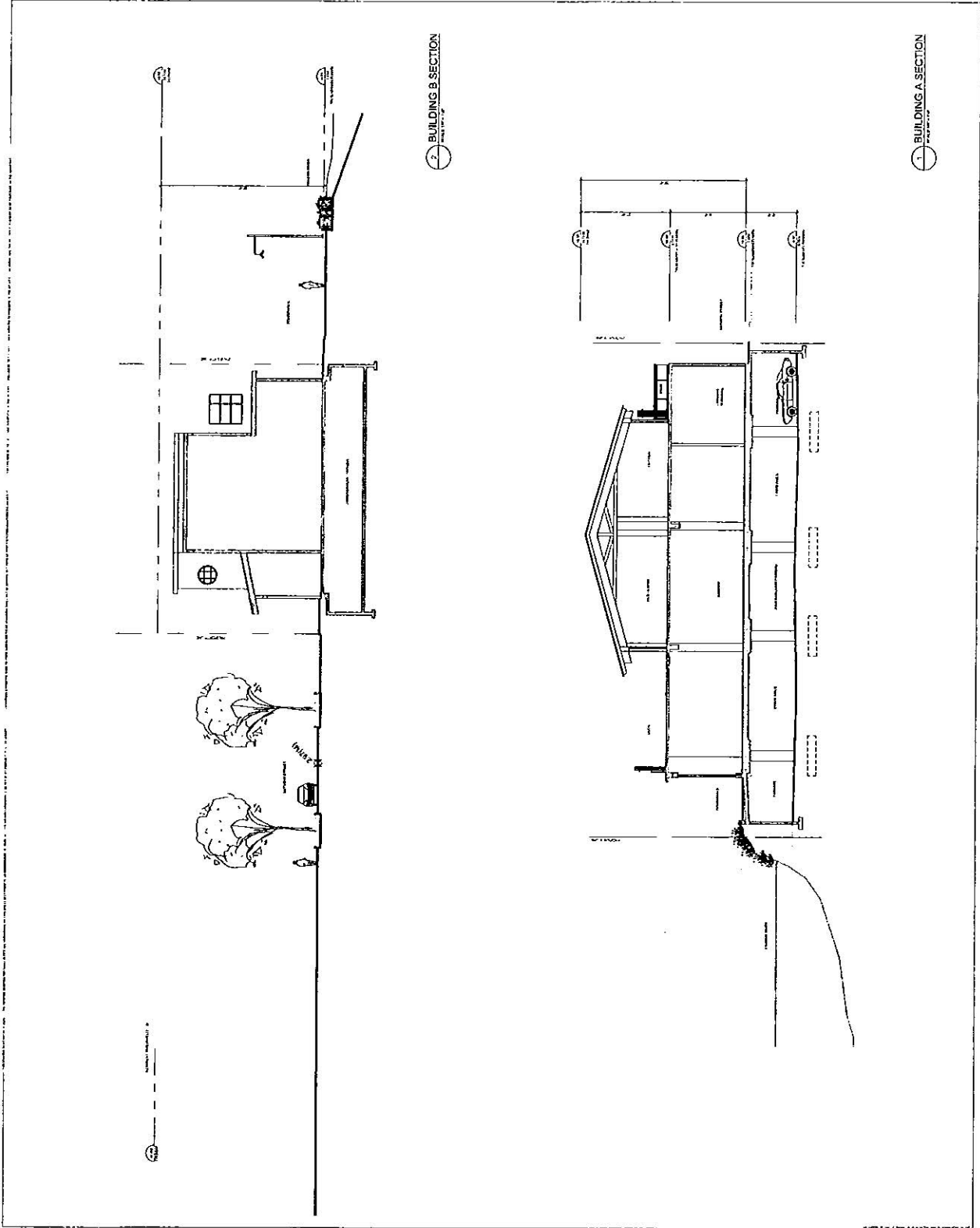
**cda**  
 CDA ARCHITECTS, INC.  
 10000 W. IMPERIAL AVENUE, SUITE 100  
 CARLSBAD, CALIFORNIA 92008  
 TEL: 760/439-1100 FAX: 760/439-1101  
 WWW.CDAARCHITECTS.COM

THE VILLAGE  
 AT IMPERIAL LANDING

NO. 1	DATE	DESCRIPTION
1	07/20/04	ISSUED FOR PERMITTING

BUILDING A & B SECTIONS	
DATE	07/20/04
SCALE	1/8" = 1'-0"
PROJECT	THE VILLAGE AT IMPERIAL LANDING
ARCHITECT	CDA ARCHITECTS, INC.
PROJECT NO.	20002200
DATE	07/20/04

A401



DATE: 02/14/07	PROJECT: THE VILLAGE AT IMPERIAL LANDING
NO. 020725A	SECTION: BUILDING D & E
SCALE: AS SHOWN	DATE: 02/14/07
BY: [Signature]	CHECKED: [Signature]

**cda** CHANG DESIGN ARCHITECTS, INC.  
 1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.8888 FAX: 303.733.8889  
 WWW.CHANGDESIGN.COM

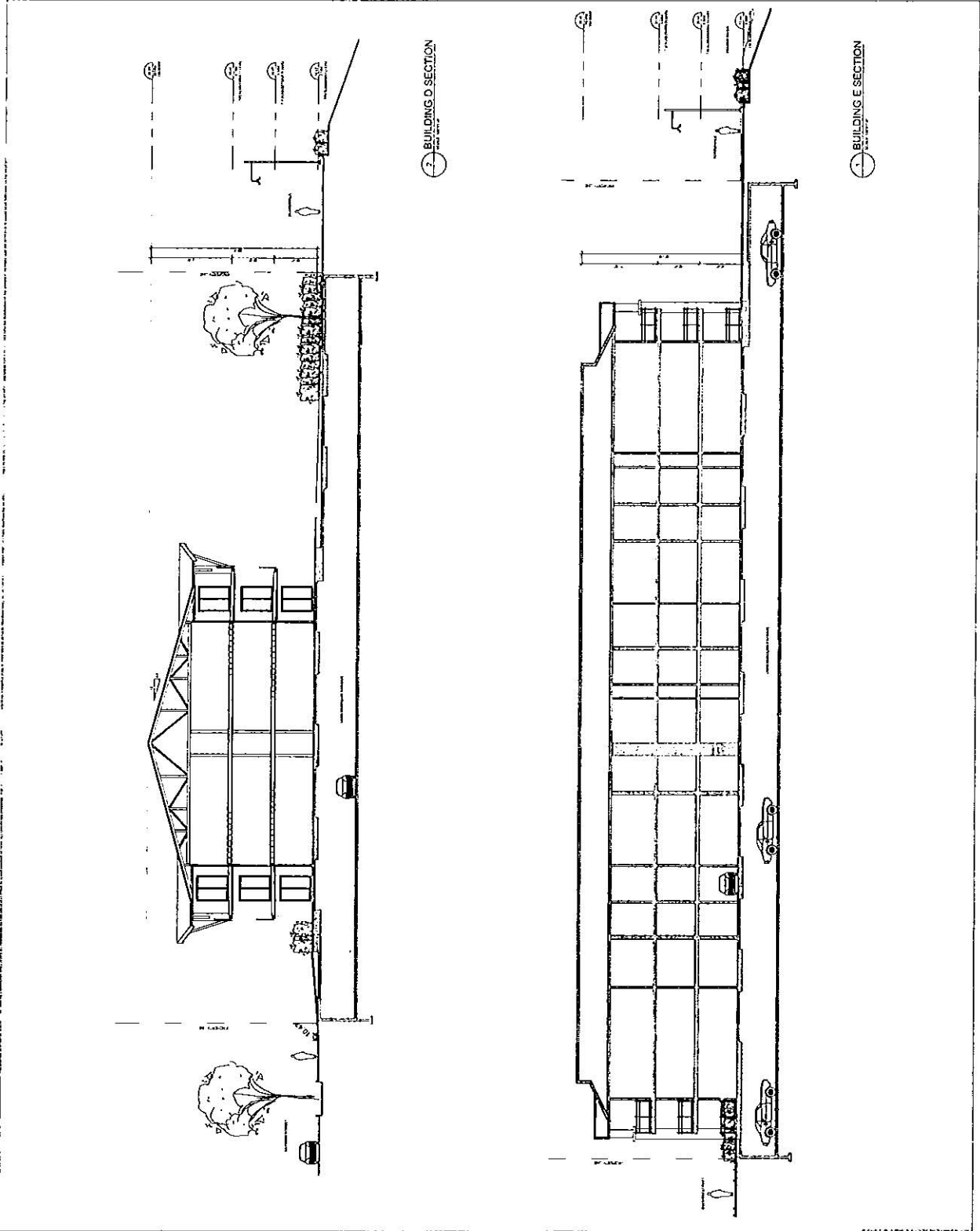
1000 WEST 10TH AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 TEL: 303.733.8888 FAX: 303.733.8889  
 WWW.CHANGDESIGN.COM

THE VILLAGE AT IMPERIAL LANDING

NO.	DATE	DESCRIPTION
01	02/14/07	ISSUED FOR PERMIT
02	02/14/07	ISSUED FOR PERMIT
03	02/14/07	ISSUED FOR PERMIT
04	02/14/07	ISSUED FOR PERMIT
05	02/14/07	ISSUED FOR PERMIT
06	02/14/07	ISSUED FOR PERMIT
07	02/14/07	ISSUED FOR PERMIT
08	02/14/07	ISSUED FOR PERMIT
09	02/14/07	ISSUED FOR PERMIT
10	02/14/07	ISSUED FOR PERMIT

BUILDING D & E SECTIONS

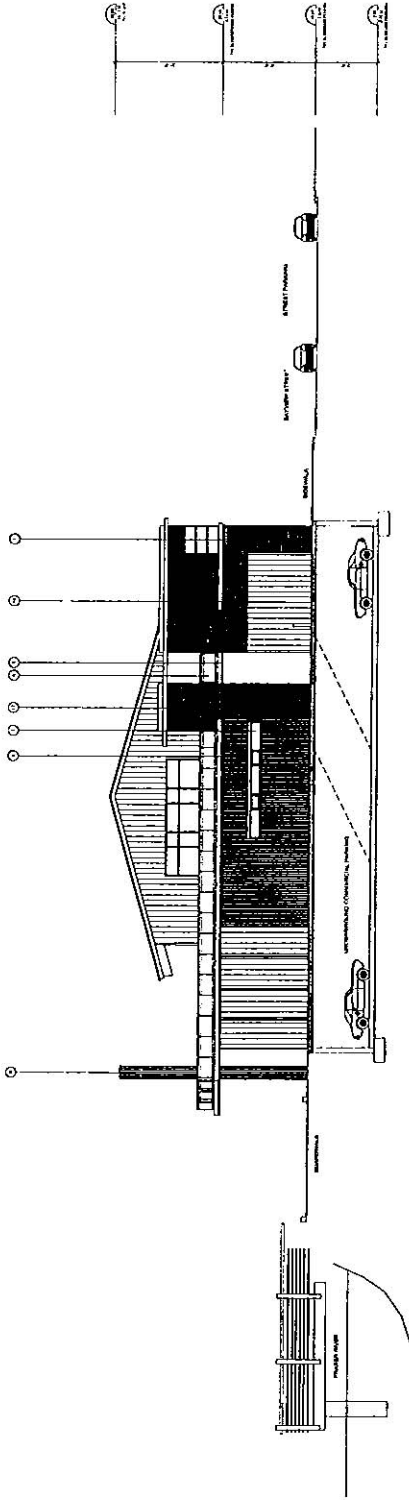
A402





**MATERIAL LEGEND**

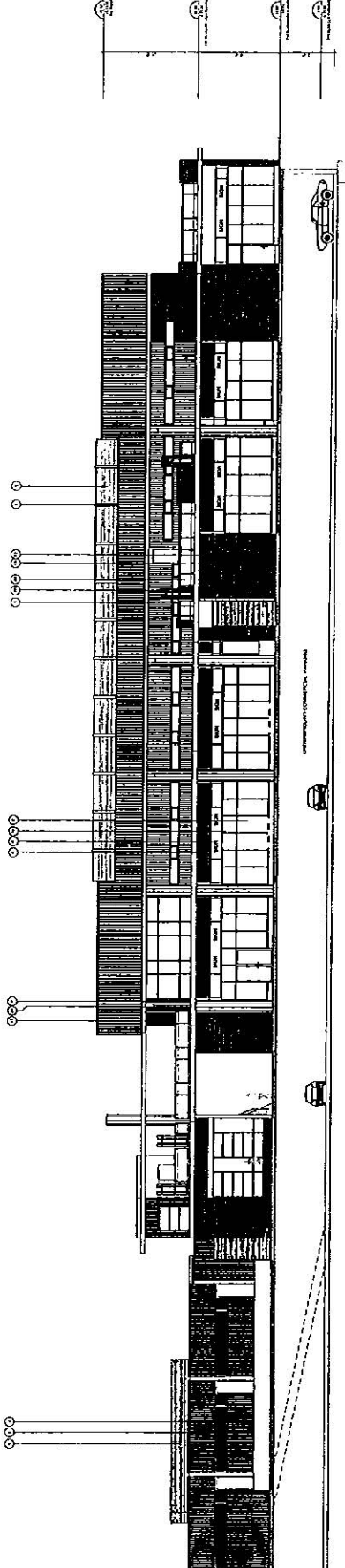
1	CONCRETE
2	STAINLESS STEEL
3	BRICK
4	WOOD
5	GLASS
6	ROOFING
7	INSULATION
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	PAINT
12	LANDSCAPE
13	EXTERIOR LIGHTING
14	EXTERIOR FURNITURE
15	EXTERIOR SCREENS
16	EXTERIOR WALLS
17	EXTERIOR ROOFING
18	EXTERIOR FLOORING
19	EXTERIOR CEILING
20	EXTERIOR FINISHES
21	EXTERIOR PAINTS
22	EXTERIOR STAIN
23	EXTERIOR GLAZING
24	EXTERIOR METALS
25	EXTERIOR FABRICS
26	EXTERIOR LIGHTS
27	EXTERIOR FIXTURES
28	EXTERIOR ACCESSORIES
29	EXTERIOR PLANTS
30	EXTERIOR TREES
31	EXTERIOR SHRUBS
32	EXTERIOR GRASS
33	EXTERIOR PATHS
34	EXTERIOR WALLS
35	EXTERIOR ROOFING
36	EXTERIOR FLOORING
37	EXTERIOR CEILING
38	EXTERIOR FINISHES
39	EXTERIOR PAINTS
40	EXTERIOR STAIN
41	EXTERIOR GLAZING
42	EXTERIOR METALS
43	EXTERIOR FABRICS
44	EXTERIOR LIGHTS
45	EXTERIOR FIXTURES
46	EXTERIOR ACCESSORIES
47	EXTERIOR PLANTS
48	EXTERIOR TREES
49	EXTERIOR SHRUBS
50	EXTERIOR GRASS
51	EXTERIOR PATHS
52	EXTERIOR WALLS
53	EXTERIOR ROOFING
54	EXTERIOR FLOORING
55	EXTERIOR CEILING
56	EXTERIOR FINISHES
57	EXTERIOR PAINTS
58	EXTERIOR STAIN
59	EXTERIOR GLAZING
60	EXTERIOR METALS
61	EXTERIOR FABRICS
62	EXTERIOR LIGHTS
63	EXTERIOR FIXTURES
64	EXTERIOR ACCESSORIES
65	EXTERIOR PLANTS
66	EXTERIOR TREES
67	EXTERIOR SHRUBS
68	EXTERIOR GRASS
69	EXTERIOR PATHS
70	EXTERIOR WALLS
71	EXTERIOR ROOFING
72	EXTERIOR FLOORING
73	EXTERIOR CEILING
74	EXTERIOR FINISHES
75	EXTERIOR PAINTS
76	EXTERIOR STAIN
77	EXTERIOR GLAZING
78	EXTERIOR METALS
79	EXTERIOR FABRICS
80	EXTERIOR LIGHTS
81	EXTERIOR FIXTURES
82	EXTERIOR ACCESSORIES
83	EXTERIOR PLANTS
84	EXTERIOR TREES
85	EXTERIOR SHRUBS
86	EXTERIOR GRASS
87	EXTERIOR PATHS
88	EXTERIOR WALLS
89	EXTERIOR ROOFING
90	EXTERIOR FLOORING
91	EXTERIOR CEILING
92	EXTERIOR FINISHES
93	EXTERIOR PAINTS
94	EXTERIOR STAIN
95	EXTERIOR GLAZING
96	EXTERIOR METALS
97	EXTERIOR FABRICS
98	EXTERIOR LIGHTS
99	EXTERIOR FIXTURES
100	EXTERIOR ACCESSORIES



**4 SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

**MATERIAL LEGEND**

1	CONCRETE
2	EXPOSED BRICK
3	WOOD SHAKES
4	WOOD SHAKES (HORIZONTAL)
5	WOOD SHAKES (VERTICAL)
6	WOOD SHAKES (DIAGONAL)
7	WOOD SHAKES (RANDOM)
8	WOOD SHAKES (RANDOM)
9	WOOD SHAKES (RANDOM)
10	WOOD SHAKES (RANDOM)
11	WOOD SHAKES (RANDOM)
12	WOOD SHAKES (RANDOM)
13	WOOD SHAKES (RANDOM)
14	WOOD SHAKES (RANDOM)
15	WOOD SHAKES (RANDOM)
16	WOOD SHAKES (RANDOM)
17	WOOD SHAKES (RANDOM)
18	WOOD SHAKES (RANDOM)
19	WOOD SHAKES (RANDOM)
20	WOOD SHAKES (RANDOM)
21	WOOD SHAKES (RANDOM)
22	WOOD SHAKES (RANDOM)
23	WOOD SHAKES (RANDOM)
24	WOOD SHAKES (RANDOM)
25	WOOD SHAKES (RANDOM)
26	WOOD SHAKES (RANDOM)
27	WOOD SHAKES (RANDOM)
28	WOOD SHAKES (RANDOM)
29	WOOD SHAKES (RANDOM)
30	WOOD SHAKES (RANDOM)
31	WOOD SHAKES (RANDOM)
32	WOOD SHAKES (RANDOM)
33	WOOD SHAKES (RANDOM)
34	WOOD SHAKES (RANDOM)
35	WOOD SHAKES (RANDOM)
36	WOOD SHAKES (RANDOM)
37	WOOD SHAKES (RANDOM)
38	WOOD SHAKES (RANDOM)
39	WOOD SHAKES (RANDOM)
40	WOOD SHAKES (RANDOM)
41	WOOD SHAKES (RANDOM)
42	WOOD SHAKES (RANDOM)
43	WOOD SHAKES (RANDOM)
44	WOOD SHAKES (RANDOM)
45	WOOD SHAKES (RANDOM)
46	WOOD SHAKES (RANDOM)
47	WOOD SHAKES (RANDOM)
48	WOOD SHAKES (RANDOM)
49	WOOD SHAKES (RANDOM)
50	WOOD SHAKES (RANDOM)
51	WOOD SHAKES (RANDOM)
52	WOOD SHAKES (RANDOM)
53	WOOD SHAKES (RANDOM)
54	WOOD SHAKES (RANDOM)
55	WOOD SHAKES (RANDOM)
56	WOOD SHAKES (RANDOM)
57	WOOD SHAKES (RANDOM)
58	WOOD SHAKES (RANDOM)
59	WOOD SHAKES (RANDOM)
60	WOOD SHAKES (RANDOM)
61	WOOD SHAKES (RANDOM)
62	WOOD SHAKES (RANDOM)
63	WOOD SHAKES (RANDOM)
64	WOOD SHAKES (RANDOM)
65	WOOD SHAKES (RANDOM)
66	WOOD SHAKES (RANDOM)
67	WOOD SHAKES (RANDOM)
68	WOOD SHAKES (RANDOM)
69	WOOD SHAKES (RANDOM)
70	WOOD SHAKES (RANDOM)
71	WOOD SHAKES (RANDOM)
72	WOOD SHAKES (RANDOM)
73	WOOD SHAKES (RANDOM)
74	WOOD SHAKES (RANDOM)
75	WOOD SHAKES (RANDOM)
76	WOOD SHAKES (RANDOM)
77	WOOD SHAKES (RANDOM)
78	WOOD SHAKES (RANDOM)
79	WOOD SHAKES (RANDOM)
80	WOOD SHAKES (RANDOM)
81	WOOD SHAKES (RANDOM)
82	WOOD SHAKES (RANDOM)
83	WOOD SHAKES (RANDOM)
84	WOOD SHAKES (RANDOM)
85	WOOD SHAKES (RANDOM)
86	WOOD SHAKES (RANDOM)
87	WOOD SHAKES (RANDOM)
88	WOOD SHAKES (RANDOM)
89	WOOD SHAKES (RANDOM)
90	WOOD SHAKES (RANDOM)
91	WOOD SHAKES (RANDOM)
92	WOOD SHAKES (RANDOM)
93	WOOD SHAKES (RANDOM)
94	WOOD SHAKES (RANDOM)
95	WOOD SHAKES (RANDOM)
96	WOOD SHAKES (RANDOM)
97	WOOD SHAKES (RANDOM)
98	WOOD SHAKES (RANDOM)
99	WOOD SHAKES (RANDOM)
100	WOOD SHAKES (RANDOM)

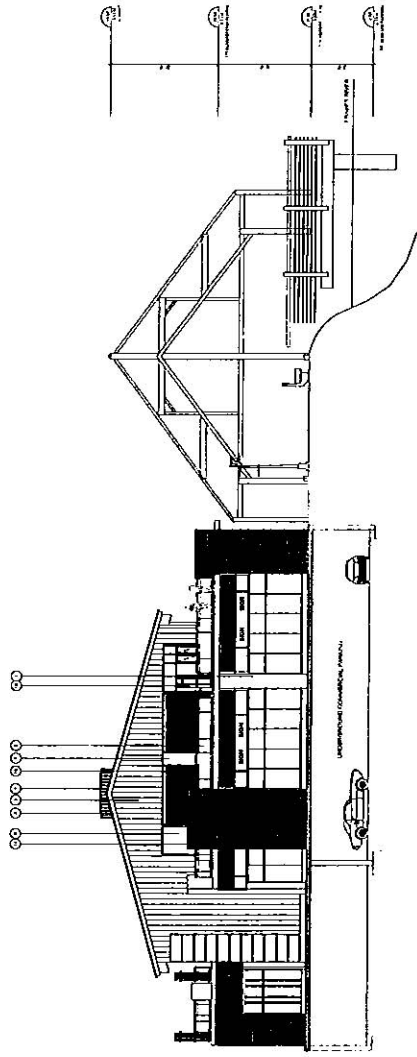


4 SOUTH ELEVATION  
 1/4" = 1'-0"



**MATERIAL LEGEND**

1	CONCRETE
2	WOOD
3	GLASS
4	BRICK
5	ROOFING
6	PAINT
7	INSULATION
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	MECHANICAL
12	ELECTRICAL
13	PLUMBING
14	MECHANICAL
15	ELECTRICAL
16	PLUMBING
17	MECHANICAL
18	ELECTRICAL
19	PLUMBING
20	MECHANICAL
21	ELECTRICAL
22	PLUMBING
23	MECHANICAL
24	ELECTRICAL
25	PLUMBING
26	MECHANICAL
27	ELECTRICAL
28	PLUMBING
29	MECHANICAL
30	ELECTRICAL
31	PLUMBING
32	MECHANICAL
33	ELECTRICAL
34	PLUMBING
35	MECHANICAL
36	ELECTRICAL
37	PLUMBING
38	MECHANICAL
39	ELECTRICAL
40	PLUMBING
41	MECHANICAL
42	ELECTRICAL
43	PLUMBING
44	MECHANICAL
45	ELECTRICAL
46	PLUMBING
47	MECHANICAL
48	ELECTRICAL
49	PLUMBING
50	MECHANICAL



4 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

STREET FURNITURE  
STREET LIGHTS  
STREET SIGNAGE





**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**

**RZ 04-287989**

**Attachment 3**

Address: 4020 and 4300 Bayview Street

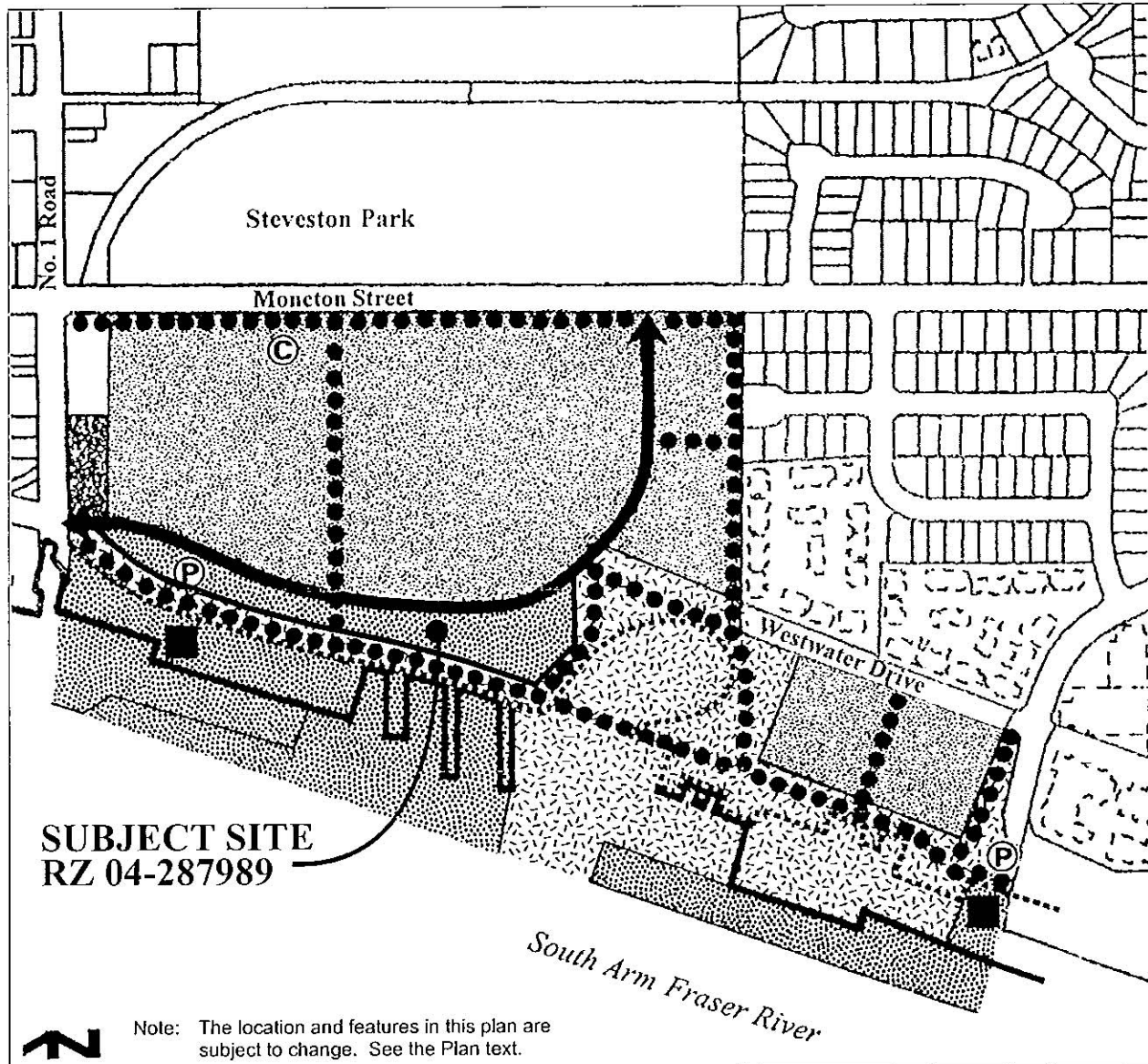
Applicant: Onni Development (Imperial Landing) Corp.



Planning Area(s):	Bayview Street & BC Packer's Riverfront Character Sub-Area (Steveston Village Character Area), Steveston Area Plan
-------------------	---

	Existing	Proposed
Owner:	Onni Development (Imperial Landing) Corp.	Unknown
Site Size (m <sup>2</sup> ):	14,057 m <sup>2</sup> as per applicant	No change
Land Uses:	Vacant	Commercial and Residential
Area Plan Designation:	Maritime Mixed-Use	Area A: Amended Maritime Mixed-Use Area B: Residential
Zoning:	CD/104 & CD/105	Amended CD/104
Number of Units:	None	Area A: 8 commercial units Area B: Approx. 69 dwelling units
Floodplain Designation:	2.6 m BER	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.8	0.8	None permitted
Lot Coverage – Building:	Max. 60%	40%	None
Lot Size:	Min. 14,000 m <sup>2</sup>	14,057 m <sup>2</sup>	None
Setback:	Min. 1 m	1 m Min.	None
Height (m):	Max. 12 m	12 m Max.	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	Commercial 136 Resident 104 Visitor 14 Accessible 4	Commercial 137 Resident 138 Visitor 14 Accessible 6 Public 61	None
Off-street Parking Spaces – Total:	254	350	None
Amenity Space – Indoor:	Min. 100 m <sup>2</sup>	127 m <sup>2</sup>	None
Amenity Space – Outdoor:	Min. 414 m <sup>2</sup>	Exceeds minimum	None

# BC Packers Land Use Map



 Residential	 Public Open Space	 Approximate Shoreline
 Maritime Mixed Use	Unrestricted  Continuous Public Access*	 Approximate Line of Buildings and/or Structures
 Commercial	 Public Road	 Heritage Potential
 Parking associated with Maritime Mixed Uses & Limited Public Parking	 Community Mixed Use	

\* Note: The trail should be located on the water side of any structures which extend over the water.

Public Letters

2007 February 09 Mr. Dave Fairweather

2007 January 15 Mr. Dave Fairweather

2006 December 18 E & F Whipple

2006 February 23 E & F Whipple

**Mr. Jean Lamontagne  
Director of Development  
City of Richmond  
6911 No.3 Road  
Richmond, B.C.**

**#328 – 12931 Railway Ave.  
Richmond, B.C.  
V7E 6M5**

**February 9, 2007.**

**Dear Mr. Lamontagne:**

**Thank you for your response of February 5<sup>th</sup> to my letter of January 19<sup>th</sup> and attachment, to Mayor Brodie; copied to: Councillors and Gen. Mgrs. Urban Dev; Parks, Rec & C.S.**

**Residential Development**

**We can probably agree, that thoughts of maximum zoning limits are not particularly relevant in the context of the examination now underway, as we should not anticipate any pressure to seek a move close to such limits. While as you have noted, the present zoning permits up to 80 dwelling units (split 40 east & west), the B.C. Packers proposal was for only 30 – 40 units over the full site. This had approval of the community and Council. I can appreciate that in the logical, but complex move from the zoning which permits only “Maritime Mixed – Use”, any development plan must have a fair balance, which gives adequate recognition to the developer’s interests, but also those of the community and it’s people.**

**In the B.C. Packers approach to the planning process, the prime objective was to generate a land use plan that was acceptable to the community as a whole. To ensure that this plan was community driven, it was only after 20 months of intense public consultation with input from 600 households and 250 businesses that a Land Use Map for the Steveston Properties was adopted by Council. There is little evidence over the past three years, that Onni Development have given this type of open and thoughtful involvement with the community.**

**Amenity Contribution:**

**In making the compromise concessions to Onni, it would be of interest and of importance for the community, if not consulted, at least to be made aware of the reasons and justification for proceeding down this avenue. As Mr. Bob Ransford was quoted in the minutes of the General Purposes Committee Meeting of March 1, 2004 – “What was it the City was trying to achieve?”**

**Public Consultation:**

**In my view, the two Public Open Houses by Onni Development were very poorly presented, as they failed to provide an information piece detailing their proposal. It would have assisted greatly in creating an overview and understanding of what was involved.**

**The General Purposes Committee Meeting of March 1, 2004 is again a key reference:**

**- As recorded in the last two paragraphs of the first page of my January 19<sup>th</sup> letter, two important actions were to be taken by staff, but there is nothing in the public record that I can find, which responds to these requested actions.**

**While the opportunity for personal consultation with staff is certainly appreciated, the broader community tends to be left in the dark. The void of open communication from Council and staff to the present day, is not appropriate.**

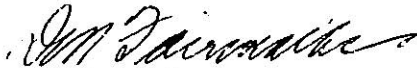


The primary objective for Imperial Landing, is to produce a site with commercial on the west end and residential on the east end, which must surely take into consideration, the results of all of the work and funds which were committed in presenting 'visions' for the site, in November 2003 and particularly, the "Summary of Open House Results", dated December 11, 2003, plus subsequent public input.

While Onni's completion of the waterfront walkway and the park east of Phoenix Pond has been very well received, there is little evidence in what has been developed to date, which reflects the site's history and character. Now is the time for Onni to step forward with something special, which will gain public acceptance and provide enjoyment.

Attached for your information, to give you further insight as to where I am coming from, is a copy of my letter of February 8<sup>th</sup>, delivered yesterday morning at City Hall, for those I have previously communicated with on the Imperial Landing project.

Sincerely,



Dave Fairweather

Cc: ~~Mayor Malcolm Brodie; City Councillors; Gen. Mgrs. Urban Dev; Parks, Rec & C. S.~~

City of Richmond – Planning Committee  
Councillor Harold Steves (Chair)  
Councillor Bill McNulty (Vice Chair)  
Councillors Linda Barnes; Sue Halsey-Brandt; Rob Howard

#328 – 12931 Railway Ave.  
Richmond, B.C.  
V7E 6M5

February 8, 2007.

Members of the Planning Committee: Re: Imperial Landing Zoning Application.

My letter of January 19, 2007 (with an attachment), to Mayor Brodie, with copies to yourselves, brought forward my concerns regarding the following:

1. In conceding the elements of an additional 30,000 sq.ft. for residential development, and 7,000 sq.ft toward the specialty grocery store, combined with gaining a significant amenity contribution, it seemed apparent that Council was prepared to sacrifice openness, green space and maximum residential height, on the Imperial Landing site. This was done without open public consultation. The public have expressed their concern and the importance of preserving these features.
2. There has been a lack of communication with the public, regarding the ongoing discussions with Onni Development, dating from March 1, 2004 to the present day.

In that you will soon be reviewing the January 9, 2007 - Re-zoning Application of Onni Development, for the Imperial Landing site, I feel that it is important to highlight the negative consequences of the 'Compromise Option 3' and the apparent thirst of Onni for as much residential density as they can squeeze on this site. They also demonstrate little regard for the 'Overall Major Themes' on record and the opportunity to create something (apart from their work on the boardwalk), to reflect the history and character of this special piece of Steveston.

	<u>B.C. Packers</u>	<u>Onni Development</u>
Residential – area (units)	46,835 sq.ft. (30-40)	91,788 sq.ft. (69)
Additional area offered		<u>30,000 sq.ft.</u>
New area allowed		76,835 sq.ft.

a) the Re-Zoning Application exceeds the B.C. Packers approved area by: 44,953 sq.ft.  
b) the Application exceeds the new area allowed by 14,953 sq.ft.  
c) the residential units proposed (69). are almost double the (30-40) approved under the B.C. Packers plan and on only three fifths of the whole site.

The attached, records my understanding of the Onni proposal for the residential component and presents some options as 'food for thought', which would assure the openness and green space desired and provide the opportunity to create something special. Some adjustments are called for, in the interests of public acceptance and enjoyment. Also, it would be timely for the City to make a commitment on the water lots, which would provide a link to the water. At the foot of No.1 Road, consider an open public pier with a building for a fish (& produce) market, as well as a marina off the end of Easthope 'Passage'. Both were included in the Vision Statement Option 2.

Sincerely,

  
Dave Fairweather

Cc: Mayor M. Brodie; Councillors Cynthia Chen; Derek Dang; Evelina Halsey-Brandt  
Richmond Review Reporter – Matthew Hoekstra

A summary of info obtained from the Jan.9/07 Onni Re-Zoning Application re: Imperial Landing, covering the residential component.

Area C. Townhomes: Positioned just east of Easthope Ave. to English Ave. A total of 11 units.

- 3 large one floor units at ground level (Nos. 1.3.5), with the ground floor of 2 two level units (Nos. 2,4), positioned between the 3 large units.
  - above each of the 3 large units are 2 two level units.
- This results in 6 units at the three storey height, with 2 in between with two levels.  
When I put this puzzle together, my reaction was that it was a ridiculous and excessive hodge-podge conglomeration of housing units!! This is just not an acceptable structure, let alone, on this relatively narrow section of land.

Area D. Condominium: Parallels Bayview Street, between English and Ewen Aves. A total of 29 units.

- 9 units at ground level, with lobby and amenity space. 4 on the north side; 5 on the south side.
  - 10 units on the second and third stories, split 5 and 5.
- There is some set-back from the boardwalk, with areas of grass, paths and plantings.  
There is a ramp down to underground parking off the end of Ewen Ave.  
The three stories plus roof, along with the footprint of the structure, will impact negatively on public access and the openness to the boardwalk and waterfront.

Area E. Condominium: Positioned on the eastern limit of the site, running north/south. A total of 29 units.

- the set-up is the same as the D building, with a small lobby and amenity space. Underground parking off Ewen Ave.
- The south end of the structure comes quite close to the tower structure now in place and the boardwalk.  
The tree stories and roof will result in a very unpleasant block of the outlook to the west, for those proceeding over the bridge at Phoenix Pond.

Total residential units – 69: All structures are three stories in height.

Some suggested Options to bring the proposal more into line with the 'Overall Major Themes' derived from the Open Houses and other feedback.

	<u>Option 1.</u>	<u>Option 2.</u>	<u>Option 3.</u>
<u>C. Townhomes</u>	No structure Create an open park-like area; possibly a water feature incl. a memorial to recognize the history of the site and all those who gave support to the fishing industry.	No structure as in Option 1.	As indicated for Options 1. & 2.
<u>D. Condominium</u>	Two stories only 19 units	Two stories only 19 units	Two stories only 19 units
<u>E. Condominium</u>	Two stories only Reduce the south end by one section of 4 units. 15 units	Two stories only 19 units	The west side of the structure would be two stories, with a terrace roof. The east side could be three stories in height. Reduce the south end by one section of 5 units. 19 units
<u>Total Units</u>	<u>34</u>	<u>38</u>	<u>38</u>

Mr. Gianni Laudisio  
Development Manager  
The ONNI Group  
Fax: 604 688-7907

RECEIVED  
JAN 15 2007

#328 - 12931 Railway Ave.  
Richmond, B.C.  
V7E 6M5

BY: .....  
KZ 04-287989

December 18, 2006.

Dear Mr. Laudisio:

I visited the 'Open House' on December 12<sup>th</sup> which presented the proposed Rezoning and Development of the Imperial Landing Waterfront and was surprised that ONNI did not provide an information piece, describing the various elements of sections: A,B,C,D & E. It would have been most helpful in getting a quick feel for the proposal and in viewing the numerous display boards.

Just about everyone recognizes that the Imperial Landing area is a very important and historic part of Steveston. The waterfront and boardwalk have become an enjoyable part of the landscape. A significant part of the pleasure experienced by those walking/cycling along, arises from the openness on both sides.

In my experience in talking with many residents of the Steveston Community, there is a generally negative reaction to the high density of townhomes and condominiums which the ONNI Group have been allowed to force into the B.C. Packers site.

I have no particular issue with what I understand of the planned commercial areas: A,B & C, however, the proposal for blocks C,D & E, incorporates an excessive commitment of residential units and virtually eliminates any openness north of the boardwalk This is just not acceptable.

A Report  
SECRET  
APPROVAL  
P. O. ...  
QUESTION ...  
- RECEIVED  
- STEVESTON

I was hoping that ONNI might recognize the opportunity at this time, to make a significant contribution in the best interests of the Steveston Community, by providing a sizeable, open and welcoming green park/plaza area, adjoining the boardwalk. A much improved project vision could be accomplished by reducing the residential commitment east of Easthope Street. *AVE.*

If the ONNI Group wish to be remembered in a positive light (you've got some ground to make up), I respectfully urge that changes be made to include more openness north of the boardwalk, to gain public acceptance and enjoyment.

*David M. Fairweather*  
David M. Fairweather

Cc: Mayor Malcolm Brodie; City Councillors; General Manager, Parks, Rec. & CS.  
See attachment, referring to Committee Minutes dating from Dec. 15/16, 2003.

## Imperial Landing Proposals and Issues

The following is provided to highlight in part, what the City seemed to want to accomplish in resolving proposals for the Imperial Landing site.

### General Purposes Committee -- December 15<sup>th</sup> & 16<sup>th</sup> 2003, (excerpts).

- . the commercial and residential space contained in the vision could be modified to allow more open space.
- . the green space and parkland contained in the existing 1998 area plan vision should be retained.
- . a question as to whether the vision complemented or detracted from the City's Greenways program and the existing Steveston Waterfront area plan vision.
- . The report 'Feedback – Imperial landing Open Houses' (dated December 11<sup>th</sup> 2003) from the Gen. Mgr., Parks, Rec & Cultural Svcs be referred to staff for further consideration of the following:
  - (4) review the maximum residential and/or commercial density wanted in the area.
  - (9) on the Onni proposal show how the .5 acre of City public parking is to be provided.
  - (10) clarify the status of the 25,000 sq.ft. of community space contained in the 1998 area plan vision for the site.
  - (13) keep green and open spaces.
  - (14) keep the openness to the water.
  - (15) identify the public amenities contained in the proposed vision.

### Quotes from my letter of Dec. 18, 2003 to Mayor Brodie – Nothing has changed

- . "It was obvious in their proposal that they have a total lack of appreciation or interest in the importance of the waterfront and 'boardwalk', to the enjoyment and character of this special part of Steveston".
- . "They are clearly putting aside the best interests of the Community in a further push on the 'density pedal' which they have pursued to the hilt. It is really appalling and cannot be allowed to proceed.

### General Purposes Committee Meeting – March 1, 2004, item 11.

- . Mr. Crowe accompanied by acting Manager Development Applications, Holger Burke reviewed with Committee the charts which were on display, to explain the modified development proposal for the Imperial Landing MMU area and the north-east corner of Bayview Street and No.1 Road (south-east??).

Discussion ensued:

- . the increase in the square footage of residential development and the impact this would have on the adjacent area;
- . the recommendation that staff work with ONNI Development on the development of a modified proposal and whether, by approving this recommendation, Committee would be prejudging the process;
- . possible uses for the MMU area.

Advice was given during discussion, that approval of the staff recommendation would allow staff to clarify a number of issues with ONNI, after which the new proposal would be submitted to Council through the usual process.

Discussion ensued:

- . on the lack of green space on the site, and on the public input received regarding the current proposal;
- . the three options available to Committee, the advantages and disadvantages of each, and the impact which these options would have on the surrounding neighbourhood;
- . whether area residents would support the increased residential component;
- . the feasibility of locating the higher density component closer to No.1 Road and Bayview Street;
- . the feasibility of using City assets, such as the City-owned property at 4320 Moncton Street, as part of the negotiations;

It was moved and seconded :

- (2) that staff report to Committee with visions for the Imperial Landing MMU area and the north-east corner of Bayview Street and No.1 Road, without pre-commitment, on alternatives for the site, including:
- (a) an examination of the additional space for the grocery store on No.1 Road;
  - (b) additional density increases to be located towards No.1 Road;
  - (c) provision of green space and open space in significant areas of the MMU area;
  - (d) public and private parking to be highlighted and addressed;
  - (e) the consideration of the City's .9 acre parcel at 4320 Moncton Street in the negotiations;

Planning Committee – December 20, 2005

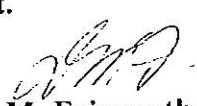
Managers Report:

- . Mr. Burke advised that staff were currently reviewing the revised plans, which had increased the size of the residential component and decreased the size of the commercial element. He added that the key components were still included in the design.
- . Joe Erceg, General Manager, Urban Development advised that full vehicular access had been negotiated through the ONNI property to the City-owned waterfront property, and as well, the developer had agreed to organize the property in such a way to increase the outdoor plaza area for use by the City.
- . Reference was made to the current zoning of the City-owned property (water lots) as it related to the ONNI proposal, and advice was given that staff would review that issue as part of their review of the ONNI project.

My questions arising from the above, relative to the Dec.12, 2006 ONNI proposal.

- . As a result of all the dialogue with ONNI, what happened to the worthy concerns of the need for openness and green space; about acceptable residential density; the amenity contributions by ONNI; the commitment gained by Joe Erceg to increase the outdoor plaza area; the staff review of integration of planning re the water lots?

I look forward to gaining a better understanding of what has led to the latest ONNI proposal, which as I see it, fails in part, as an acceptable vision for the area and for public enjoyment.

  
Submitted by: D.M. Fairweather - #328 – 12931 Railway Ave. December 18, 2006.





## Imperial Landing Chronology – 1998 to Present

- Sept. 17, 1998 – A Land Use Plan for the Steveston Properties Site was officially adopted by Council.
- Dec. 1998 - B.C. Packers submitted an Application for Rezoning, Development Permit & Subdivision.
- Oct. 1999 - B.C. Packers Rezoning Application reaches Third Reading (6-3).
- May 28, 2001 - Council approves B.C. Packers Application (5-3). (Report May 24/01, File No. 8060-21-7108/RZ 98753805) (Reqs No. 420882)  
For: Dang/Greenhill/Johnston/Kumagai/McNulty  
Against: Mayor Halsey-Brandt/Brodie/Steves  
Absent until 8:08 pm – Barnes
- Sep. 2001 - The City obtained title to the Waterfront Lands from B.C. Packers.
- Dec. 2001 - The Site and Development Plans were sold to the Onni Group.
- March - 2003 - The waterfront park and boardwalk opened to the public.
- Nov. 2003 - Various ‘visions’ were presented in Public Open Houses at City Hall.
- Dec.15/16, 2003 – General Purposes Committee Meetings: the Gen. Mgr. Parks, Recreation & Cultural Svces presented “Feedback – Imperial Landing Open Houses”. Differing views, opinions, and concerns were expressed by those present. This report was referred to staff for further consideration of 20 elements.
- Feb. 20, 2004 -General Purposes Committee Meeting: The Manager, Policy Planning, outlined in a Report by Planner David Brownlee, various elements which were to be reviewed, arising from the Dec.11, 2003 report ‘Feedback - Imperial Landing Open Houses’, from the General Manager Parks, Recreation & Cultural Services. Three options were outlined, with the third arising from the General Manager, Urban Development and Onni representatives exploring a possible ‘Compromise Option’. “Staff were directed to further explore with Onni Development (Imperial Landing) Corp. a modified development package for the Imperial Landing Maritime Mixed Use (MMU) area and the northeast corner of Bayview and No.1 Road with the objective of having Onni submit a rezoning application for Council’s consideration”. (All Council incl Kumagai).

### Exploring the compromise option, the following elements were included:

- \* an additional 30,000 sq.ft. of residential development would be permitted within the MMU;
- \* an additional 7,000 sq.ft. of retail commercial for north of Bayview St., near No.1 Road intended to accommodate a specialty grocery store;
- \* the existing zones for the MMU would be altered to permit retail commercial;

- \* Onni would design and build a fish market within the MMU area provided that there was a bonafide commitment to lease such space from interested parties;
- \* Onni would make a financial contribution toward future waterfront or other improvements. It is intended that this matter would be discussed in a future closed Council session.  
( On page 7, the Financial Impact of Compromise Option 3, is noted as –  
“ \$1.7 million or more potential contribution toward community amenities.”)

**March 1, 2004 - General Purposes Committee Meeting: Mr. Crowe, Manager Policy Planning and Mr. Burke, Manager, Development Applications, reviewed with Committee the charts which were on display, to explain the modified development proposal for the Imperial Landing Maritime Mixed Use (MMU) area and the north-east corner of Bayview Street and No.1 Road.**

**Moved and seconded: that staff report to Committee with visions for the Imperial Landing Maritime Mixed Use (MMU) area and the north-east corner of Bayview Street and No.1 Road, without pre-commitment, on alternatives for the site. Elements (a) to (f) to be considered; also - that staff provide information on (i) the timing of a presentation to the public for discussion on the alternate visions, and (ii) how the public consultation process would be undertaken, Carried:**

**Dec. 20, 2005 - In the Planning Committee Minutes.- “Mr. Burke provided an oral update on the status of the Onni rezoning proposal. He advised that staff were currently reviewing the revised plans, which had increased the size of the residential component and decreased the size of the commercial element. Mr. Burke added that the key components were still included in the design, and that once staff had completed their review, the developer would be holding public information meetings in the area to present the proposal to area residents. General Manager, Urban Development, Joe Erceg advised that full vehicular access had been negotiated through the Onni property to the City-owned waterfront property; and as well, the developer had agreed to organize the property in such a way to increase the outdoor plaza area for use by the City”. Reference was made to the current zoning of the City-owned water lot property as it related to the Onni proposal, and advice was given that staff would review that issue as part of their review of the Onni project.**

**Dec. 20, 2005 to Dec. 2006 – No mention of progress with the proposal is noted in Council Minutes or those of the Planning or General Purposes Committees. The last significant review and discussion involving public participation took place March 1, 2004.**

April/May 2006 - Onni held several selective and one short Public Open House (May 24, 2006), to present what is being proposed for the site (No descriptive handout provided).

The eastern section from Easthope Ave. includes three condominium buildings, with a total of approximately 100 residential units.

Dec. 13, 2006 - Onni held a Public Open House re Imperial Landing. Community invited to learn about what was being proposed for this site. (No information piece provided)

The west end of the site from Easthope Ave is now commercial and includes the grocery store which moves from the northeast corner of No.1 Road and Bayview Street. The residential component remains east of Easthope Ave. and includes 12-15 townhome units of varying height to English Ave and then a condominium structure paralleling Bayview Street with approximately 30 units and another condominium building running north/south at the eastern limit with about 30 units. Very little public open/green space between the residential buildings and the walkway, has been included.

Imperial 54:

Tom P. Munnick

Imperial 10.20.07

18 Dec 2000


Director of Development  
City of Richmond  
6911 No. 3 Rd.

2/1/01

Dear Sir:

Enclosed is our response to ONMI  
regarding their plan for development  
of the Imperial landing waterfront.

Sincerely,  
F. & E. Whipple

 FRANCIS & EDITA WHIPPLE  
ARCHITECTS  
1000 10th St. N.  
Richmond, BC  
V6Y 1P7

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Wed 13 Dec/00

1. Please provide comments on the proposed drawings and layout of the development:

Plan for waterfront lot W of Easthope  
and S. of Bayview is not  
acceptable. (see attached)

2. Please provide any general comments regarding the development:

Plan for waterfront lot E. of  
Easthope acceptable as  
presented.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me. my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

## Comments regarding CNVI Development Proposal for Imperial Landing

In general, I found CNVI's proposal unacceptable in that it fails to deal effectively with some basic issues.

### 1. The waterfront lot West of Easthope St. and South of Bayview St.

This portion of the site should be a continuation of the type of Commercial development West of No. 1 Rd. and South of Bayview St. namely; pedestrian oriented, small single-story stores and restaurants, open space, and no additional parking, and no additional residential. The inclusion of a new Grocery store in this location is unwarranted. The existing Grocery store on No. 1 Rd. North of Moncton is quite adequate. The proposed new Grocery store on Bayview would increase truck and auto traffic and require additional parking all creating congestion in a pedestrian oriented area.

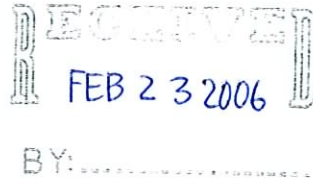
A more suitable location would be South of Moncton and further East closer to where there is more existing and proposed residential and no nearby Grocery store.

### 2. The waterfront lot East of Easthope and South of Bayview St.

This location is suitable for additional residential development as per the CNVI proposal

Dr. F. Whipple  
14 Dec 06

E. & F. Whipple  
406- 4233 Bayview Street  
Richmond, B.C. V7E 6T7



February 20, 2006

City of Richmond  
Urban Development Division  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

To Whom It May Concern:

**Re: Application for Rezoning by Onni Development Corporation at  
4020 Bayview Street, Richmond (Imperial Landing)  
File: RZ 04-287989**

As property owners in the Onni Imperial Landing Development, we strongly object to what is our understanding to be the latest proposal by Onni Corporation to develop the property south of Bayview Street between No. 1 Road and Easthope Avenue. A copy of Onni's proposed development is attached.

Our reasons for objecting are:

1. Onni's latest proposal is of a scale and mass totally inappropriate for the Steveston waterfront. It would be a mistake for the City of Richmond to allow additional residential development in the last remaining waterfront property. This area is more suitable for commercial expansion. Onni's original proposal to City Hall showed a single-storey grocery store. Onni submitted a second plan proposing a two-storey commercial building.
2. The latest proposal from Onni would restrict the view of the river and beyond for home owners in the Brunswick and Imperial Landing buildings. The height of the combined commercial/residential building in Onni's latest proposal totals 50 feet, which is taller than the Brunswick and the Imperial Landing buildings. The restricted sunlight, the blocked views, the additional parking congestion, noise, garbage, and exhaust would affect the current quality of life.
3. Property values in the Brunswick and Imperial Landing buildings would be adversely affected.

(2)

We ask that the City of Richmond reject Onni's current proposal for re-zoning and development of the subject property.

We recommend that the zoning and development of the area east of No. 1 Road and south of Bayview Street be restricted in two ways:

1. To single-story commercial, with no additional residential.
2. To limit the number of commercial buildings, so that there is lots of open space for views, and access to the waterfront.

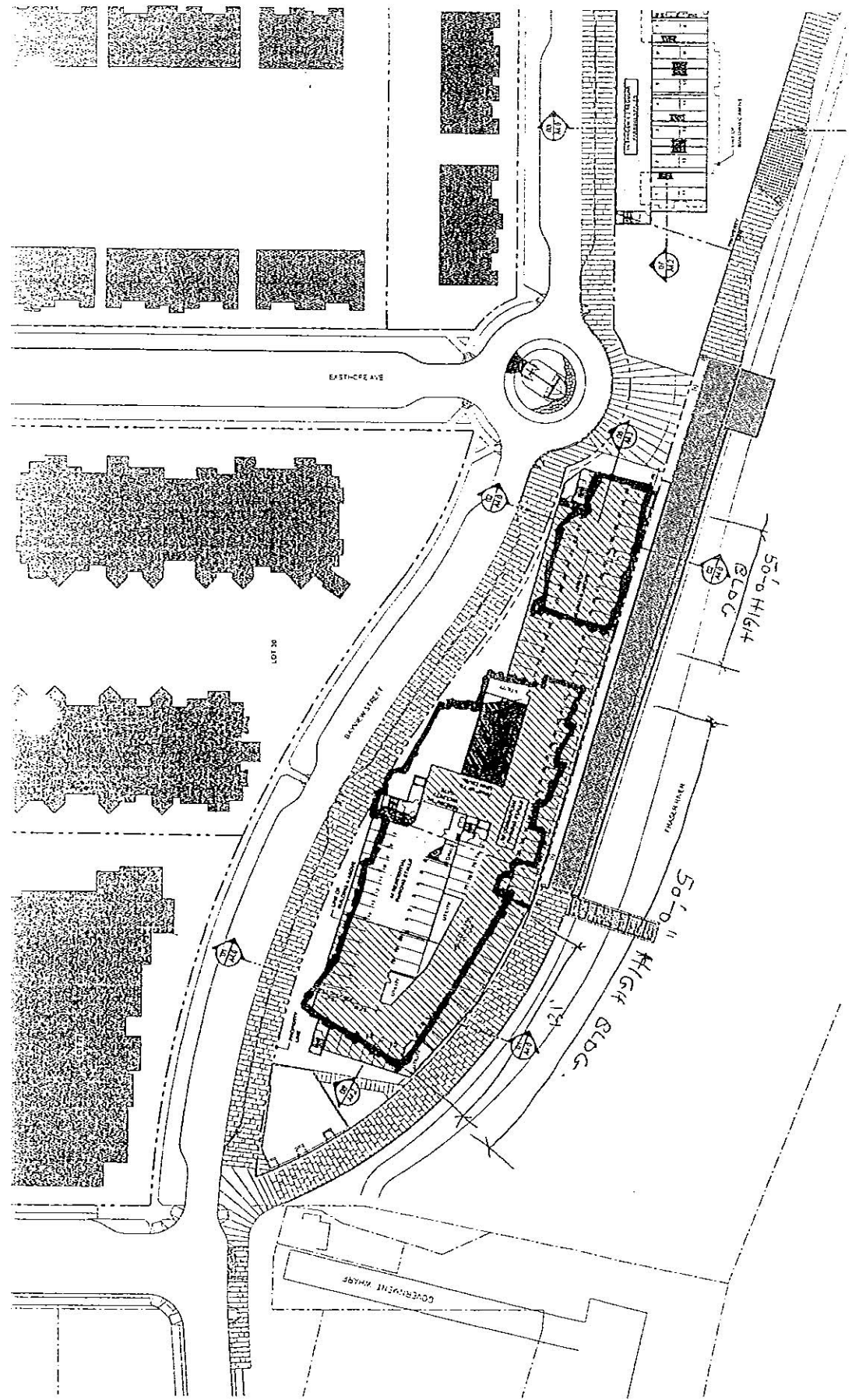
Such zoning would provide for needed commercial expansion of Steveston Village eastward, without infringing on the enjoyment of the people living in the Brunswick and Imperial Landing buildings.

Yours Sincerely,

 / 

Dr. & Mrs. F. Whipple  
Attach.





BUILDINGS A/B - PARKING PLAN  
SCALE: 1/8"=1'-0"

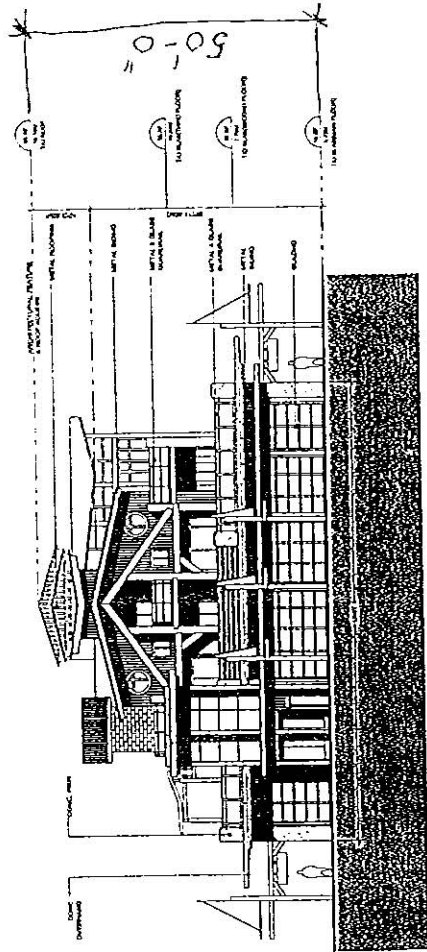
**ONNI VILLAGE ARCHITECTS, INC.**  
 2000 1111 11th Street, Savannah, GA 31404  
 Phone: 912.421.1111 Fax: 912.421.1112  
 www.onnivillage.com

**onni Village**

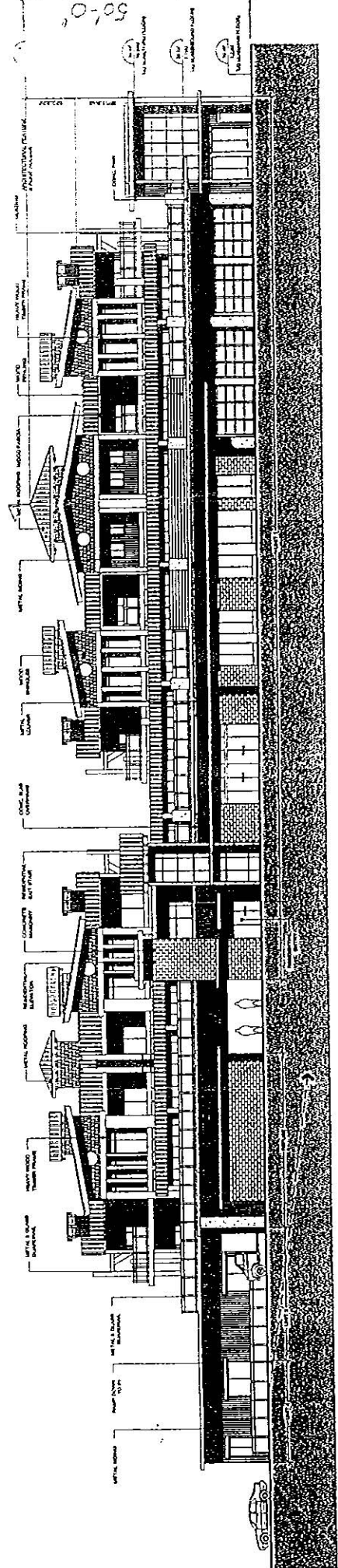
IMPERIAL LANDING LOTS 22-26  
 ISSUED FOR REZONING - NOVEMBER 22, 2005



A2.0



**BLDGA - WEST ELEVATION**  
SCALE 3/32" = 1'-0"




**BLDGA - NORTH ELEVATION**  
SCALE 3/32" = 1'-0"

## Attendance Sign In Sheet

For the Imperial Landing resident's open house conducted by Onni Group of Companies  
Project located at the Imperial Landing Waterfront. May 10 2006

Name	Address	Email
Barb Lloyd	409-4211 Bayview	
Karen + Magdi	29-12333 English Avenue	
Ann Goodhart; Jim Delgado	45-12333 English Avenue	
Herb & Cindy Mossey	41-12333 English Avenue	
Scott Harriman	33-12333 English Avenue	
Pand Steer	118-4280 Moncton Street	
Brenda Dewonck	203-4211 Bayview	
Raymond Ho	405-4211 Bayview	
Don Pickfrell	305-4321 Bayview	
Ben Minuk	110-4211 Bayview	
Christine Hayes	134-4280 Moncton	
Simon renwick	305-4111 Bayview	
Tom & Pam Elder	428-4280 Moncton	
Harrold & Gae Bacon	401-4111 Bayview	
Mary Dairydisk	419-4500 Westwater	
Jeff & Kathy Jones	7-12333 English Avenue	
Beverley Unsworth	410-4233 Bayview	
Diane Buff	209-4211 Bayview	
LyndaGspoop	103-4111 Bayview	
Natasha Purba	105-4111 Bayview	
Giulio DiSerio	305-4211 Bayview	
Janet LeBrun	102-4233 Bayview	
Correne Brun	103-4233 Bayview	
Alice Pash	324-4280 Moncton	
Gavin Carroll	126-4280 Moncton	
Tami Bleet	409-4280 Moncton	
Richard Dhillon	12-12333 English	
Dave Gibson	139-4280 Moncton	
Doug Goodwin	405-4500 Westwater	
Brian Ailey	12-4388 Bayview	
Dhonna Bhigatt	219-4500 Westwater	
Kirten Skov	6-4311 Bayview	
Marg Magee	301-4230 Bayview	
Anita Kaycee	12286 Ewen Avenue	
Charles Haws	305-4600 Westwater	
Joan Haws	305-4600 Westwater	
N. Anda	905-4111 Bayview	
A. Monam	104-4211 Bayview	
R & C Hayman	12268 Ewen Avenue	
Vytas Abromaitis	4468 Moncton	
Anita Wong	111-4500 Weestwater	
Tom Sands	9-12333 English Avenue	
Luella Cook	205-4280 Moncton	
Anton Cobalt	303-4233 Bayview	
Diane Lindenthaleg	303-4233 Bayview	
Phyllis Auble	333-4280 Moncton	



M & N Horita	1-4311 Bayview
Brian Thomsen	39-12333 English Avenue
Brad Turner	308-4211 Bayview
Jim & Carolyn LaPorte	38-12333 English Avenue
Kay Ma	334-4280 Moncton
Xiangsheng Chen	314-4500 Westwater
Jeanette Krehel	110-4500 Westwater
Jay Scott	106-4211 Bayview
Roy Akune	305-4500 Westwater
Daniel Liu	19-4388 Bayview
Abbas & Naazmin Chataw	4331 Bayview
N. Floyd	16-4388 Bayview
Angel Zhang	306-4233 Bayview
Jeniffer Huang	306-4233 Bayview
Cicely Yang	4379 Bayview
Cynthia Rautio	12282 English Avenue
Cheryl Poquette	414-4211 bayview
Richard Leong	306-4211 Bayview
Anne MacIntosh	405-4111 bayview
Brenda Leclerc	411-4211 Bayview
Klaus Gade	406-4211 Bayview

## Attendance Sign In Sheet

For the Imperial Landing resident's open house conducted by Onni Group of Companies  
Project located at the Imperial Landing Waterfront, May 24 2008

Name	Address	Email
M. Magee	4233 Bayview Street	
David/Shirley Wong	4233 Bayview Street	
W. Shelley	4500 Westwater	
M Balakman	4500 Westwater	
E. Ng	4500 Westwater	
Kirsten Skiv	4311 Bayview Street	
John Doyle	4848 Duncliffe	
Wayne Riley	4211 Bayview Street	
Donald Maclean	404 - 4233 Bayview Street	
Antonio	303 - 4233 Bayview Street	
Anita Colault	303 - 4233 Bayview Street	
Feline Angel	301 - 4233 Bayview Street	
Helen Pettipiece	5811 Sandpiper Cr	
Don Fisher	432 - 4280 Moncton	
B. Elish	4388 Bayview	
E & F Whyple	406 - 4233 Bayview Street	
D/G/D Fairweather	328 - 12931 Railway	
Diana Underthaler	303 ??	
Pam Elder	429 - 4280 Moncton	
Herman Lee	221 - 4280 Moncton	
Terry Crowe	City of Richmond	
Franz Aeberli	4391 Bayview Street	



December 13, 2006

VIA COURIER

CITY OF RICHMOND  
Planning Department  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Attention: Sara Badyal

Re: Public Open House for Waterfront Development at Imperial Landing

Sara,

On the evening of Wednesday, December 13<sup>th</sup>, 2007, we held a Public Open House presenting the latest design for the proposed development at the Imperial Landing Waterfront. The event was held in the Seiner room at the Steveston Community Center. The event ran from 5:00 pm to almost 9:00 pm when the last visitors exited. The event was advertised in both the Richmond News and Richmond Review for two weeks prior to the event, a mail-out invitation was sent to all residents of the Steveston are Postal Code, V7E -, and the event was advertised on the Steveston Village website.

The event was well attended, though the Attendance Sign-in sheet only contains 143 registrants, I would approximate the actual number of visitors to be closer to 350 people. A copy of the Attendance Sign-in Sheet has been attached for your records. Also, provided at the event were Comment Cards, allowing the attendees to submit any further comments regarding the Development either at the event, or faxed to my attention anytime after the event. A total of 55 Comment Cards have been returned to date. I have enclosed a copy of each comment card that was submitted to me, for your records.

On display we presented a multitude of boards comprised of Architectural Elevations, view analysis displays, landscaping proposals, and artistic renderings taken from a variety of locations throughout the site. The display boards presented both the technical design aspects, as well as the potential finished design for every building featured in the development. Visitors were encouraged to circulate through the boards and both myself and Chris Evans were available for any questions or explanations.

For the entire 4 hour duration the room was filled with interest coming from concerned neighbours, and potential purchasers alike. There was a broad range of comments stemming from the information provided. These included excitement surrounding the potential for a boutique grocery store, underground parking for both the commercial and

Suite 550 – 858 Beatty Street Vancouver BC Canada V6B 1C1  
Phone: 604-602-7711 Fax: 604-688-7907 website: www.onni.com

ENTERED

205573

residential components, the proximity of the development to the boardwalk, the architectural design of the buildings, and the preservation of view corridors. There was also a general sense that the public was pleased with notion that the waterfront was being completed. In attendance there was also the group who has opposed the development of the waterfront parcels since its inception, 5 years ago. This group seems to have been opposed to any design or redesign of the property that has been proposed over the years, and would only be satisfied if the property were completely turned over to the community in the form of parkland.

If you have any comments or concerns regarding the above information please don't hesitate to contact me to discuss.

Yours truly,

ONNI GROUP OF COMPANIES

Gianni Laudisio

# Attendance Sign in Sheet

For the Imperial Landing resident's open house conducted by Onni Group of Companies  
Project located at the Imperial Landing Waterfront, December 13, 2006

NAME	ADDRESS	EMAIL
<del>Mrs &amp; Mr. A. NAKHREN</del>	<del>310-4233 Bayview</del>	
STEVE GRANTSON	12286 ENGLISH AVE.	
Scott Fraser	301-12333 English Ave	
Ben Minuk	#110-4211 Bayview	
Mary Lee	SAME	
Mike Wallberg	#201-4600 Westwater Dr	
H.G. BACON	4111 BAYVIEW ST.	
LEOY GUILLE GENDREAU	#221- Westwater Dr Richmond BC	
Stan & Shirley Clarke	11017 Pugswash Pl.	
Terry & Suzanne MCKINLAY	115-4408 11. WATER	
Frank & Ann Gendreau	64-11771 Knightshen	
Jim & CAROLYN LABATE	38-12333 ENGLISH AVE	
Jim & Norma SAWADA	#220-4500 Westwater Dr.	
Alice Poon	#324-4280 Moncton St.	
P. Charlebois	1094 Hogarth Dr	
P. Furrer	202/4111 Bayview St.	
Deus Goodwin	405/4500 WESTWATER DR	
PAM & DON WATT	303/4211 BAYVIEW	
Maha Bhatkumar	205/4500 Westwater Dr.	
B & G Riley	12-4388 Bayview	
Lorlyn Blarwood	11271 Clyper Ct	
Mary Kiang	5180 BUNTING AVE	
Donald & Frances Maclean	404-4233 Bayview St.	
Rosa Angas	301-4280 Moncton	
Don and Jean AUGUSTI	12931 RAILWAY AVE	
Edith Turner	3411 Chatham St	
Barbara Duff	10171 Hayashi Cr+	



NAME	ADDRESS	EMAIL
<del>Tom &amp; Jenni Taylor</del>	<del>4333 Bayview</del>	
<del>D. Stewart</del>	<del>#105, 4280 Moncton</del>	
<del>Diana Budd</del>	<del>209-4211 Bayview</del>	
<del>Mary Myles</del>	<del>301-4333 "</del>	
<del>Howard &amp; Judy Dyer</del>	<del>401-4233 "</del>	
<del>Gerassie Wang</del>	<del>10-4460 Sunnydell</del>	
<del>Dr + Mrs Lince</del>	<del>#410-4211 Bayview</del>	
<del>Ed Chan</del>	<del>4671 Garry St.</del>	
<del>Allen W. Jones</del>	<del>127-4280 Moncton</del>	
<del>Quinn Nank</del>	<del>218 4250 Moncton</del>	
<del>S. McDonald</del>	<del>405 4280 Moncton</del>	
<del>Cheryl Kowalek &amp; Mark</del>	<del>4414 4081 Bayview &amp;</del>	
<del>Derek Williams</del>	<del>11777 Yorkville Cirt</del>	
<del>ANNE IKEDA</del>	<del>5000 Burnby Ave</del>	
<del>Moon Lee</del>	<del>203-4500 Westwater Dr</del>	
<del>Nadja Wojna</del>	<del>11500 Railway Ave</del>	
<del>SHARON GEDART</del>	<del>#39-12333-ENGLISH</del>	
<del>JEFF &amp; MARY JONES</del>	<del>#712333 KILGORE AVE</del>	
<del>Row FUSID</del>	<del>9571 No 6 Road</del>	
<del>Connie Richards</del>	<del>#302-4600 Westwater 1,</del>	
<del>Tom Ludid</del>	<del>#299. ANDREWS RD</del>	
<del>LUCY KENT</del>	<del>303-12911 RAILWAY</del>	
<del>DAN. GORON</del>	<del>303 12911 Railway</del>	
<del>J E Surt</del>	<del>106-4211 Bayview</del>	
<del>Phoebe Lee</del>	<del>101-4211 Bayview</del>	
<del>Allen Rose</del>	<del>401-4111 Bayview</del>	
<del>Donnie THORNEN</del>	<del>12500 Burnside Place</del>	
<del>ANN MCPHAIL</del>	<del>-7855 SUNNYDEN RD-</del>	
<del>PETER OZORIO</del>	<del>5660 PLOVER COURT →</del>	
<del>Scott Harriman</del>	<del>#33-12333 ENGLISH AVE</del>	
<del>R. + P. Graham</del>	<del>112-4600 Westwater Dr</del>	
<del>Tom &amp; Jenni Taylor</del>	<del>4333 Bayview</del>	

NAME	ADDRESS	EMAIL
<del>ADAMA</del>	<del>101-4233 BAYVIEW</del>	
<del>THE WEBER</del>	<del>#420-4600 WESTWATER</del>	
<del>JENNIFER KEENE</del>	<del>110-4300 WESTWATER DRIVE</del>	
<del>LOREN SLICE</del>	<del>11911 THIRD AVE</del>	
<del>Ray Foster</del>	<del>#41-11291-7th AVE</del>	
<del>Chaima</del>	<del>106,4211 Bayview</del>	
<del>Bjorn ERIKSEN</del>	<del>11420 Leeward</del>	
<del>Dan Biles</del>	<del>402-4211 Bayview</del>	
<del>Ray + Haka Akuna</del>	<del>305-4500 Westwater D</del>	
<del>Douglas ERIKSEN</del>	<del>11420 Leeward</del>	
<del>Raymond Liu</del>	<del>403-4211 Bayview</del>	
<del>F. Liu</del>	<del>221 4500 Westwater</del>	
<del>Tian Ming Pang</del>	<del>#42-English Ave.</del>	
<del>Heather</del>	<del>405-4233 Bayview St</del>	
<del>F.B.E. WHIPPLE</del>	<del>406-4233 BAYVIEW</del>	
<del>AL WALL</del>	<del>12260 EWEN AVE</del>	
<del>Helen Pettipiece</del>	<del>5501 Sandpaper CR</del>	
<del>C.W. HAWS</del>	<del>#305-4600 WESTWATER D</del>	
<del>TOAD HAWS</del>	<del>/</del>	
<del>Melanie Rydings</del>	<del>428 4280 Moncton St</del>	
<del>Jimi Kujala</del>	<del>#29-7611 HOFFMAN RD</del>	
<del>BRIAN Mc LEAN</del>	<del>3225 REGENT ST.</del>	
<del>GAVIN CARROLL</del>	<del>126-4280 Moncton St.</del>	
<del>Sheri Walker</del>	<del>307-4233 Bayview St</del>	
<del>Gracie Wallace</del>	<del>Louis Park</del>	
<del>HARPER</del>	<del>12222 EURN AVE</del>	
<del>Antonio Colauti</del>	<del>303-4233</del>	
<del>Hrita Colou.</del>	<del>Bayview</del>	
<del>Diana Lindenthal</del>	<del>303-4233 Bayview</del>	
<del>CLAUDINE MCCAY</del>	<del>8-4388 NEWTON ST</del>	
<del>JACQUI TURNER</del>	<del>12251 HAYASHI CRT</del>	
<del>TOMMY TURNER</del>	<del>" " "</del>	
<del>GRACE MORAN</del>	<del>3786 SHUSWAP AVE</del>	
<del>Kalini</del>	<del>3120 PAI</del>	

NAME	ADDRESS	EMAIL
Kelly [unclear]	488-1121 BAYVIEW ST	
SHARON KADYMSKI	4-12300 ENGLISH HY.	
Ginae	115 4250 MONCTON	
Mauraen Sykes	4760 Moncton St.	
Jane [unclear]	1-11391 7 <sup>th</sup> Ave	
[unclear]	#103 4500 Westwater	
IANARA BLEET	409-4280 MONCTON ST	
QUINIC ANDRIANO	202-4280 MONCTON.	
RUTH DUMONT	202-4250 Moncton	
DAVID NAIRN	201-4211 BAYVIEW	
N.F. MORRISON	5-11771 KINGFISHER DR	
M & B Westlands	12331 Buchanan	
JOHN DOYLE	4848 DUNDIE RD	
Cathie Grindler	12320 Haysli CRT	
Jean Roberts	4600 Westwater	
Darren & Leanne Bernhardt	3760 Georgia St	
Tammy Ross	10266 ENGLISH AVE.	
JOHN KENNELLY	202, 12420 No. 1 ROAD	
TRACY WALROND	12271 EWEEN AVE	
GREG HANSEY-BRANDT	106-8560 General Currie	
William Yammua	411 HERITAGE DRIVE	
Wayne Hewitt	311-12911 Railway Ave	
W.A.H. COLLINGS	5615 WALLACE RD.	
BELLE SROTH BRIGGS	417-4600 WESTWATER	
Don Brancome	1106-6 <sup>th</sup> Ave	
KEN & DENISE THORSTELSON	4300 WINDHAMMER DR	
JOEL AGATEP	18-4111 GARRY ST.	
JOHN/GINA TAYLOR	1-4388 MONCTON ST	
FRANCO MAMMARELLA	36-12880 RAILWAY AVE	
Sandy Swenson	4655 BRITANNIA DRIVE	
Elizabeth Sakiyama	3271 Richmond St.	
Carol & Lucy Parisien	#126 5700 ANDREWS RD. Richmond	
W.F. HILLS	# 301 - 4600 WESTWATER D 11 0 -	

*The Open House was very understaffed. Unable to ask questions as a result of the number of people attending.*

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13

1. Please provide comments on the proposed drawings and layout of the development:

---

---

---

---

---

2. Please provide any general comments regarding the development:

---

---

---

---

---

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

Some of the views from the back side of  
the buildings appear to be very sterile  
- not blending into the existing residential  
buildings. The drawings from the front side  
on the other hand do look attractive

2. Please provide any general comments regarding the development:

Regardless of what is built in the open  
area the height must not change from the  
existing zoning (3 stories above ground)  
and the more view corridors the better.

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

Thank you  
Omni for the

2. Please provide any general comments regarding the development:

Special Chocolate

the more appreciated

Thank you for your input. also the two gentlemen

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

who explained  
only they  
They were very efficient  
J.P.

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

Would like to see some  
open market type concept  
included in the proposal  
alongside the regular retail  
stores.

2. Please provide any general comments regarding the development:

Also the facade on the  
buildings are very uniform  
& could use more heritage type  
architectural features.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

---

---

---

---

---

2. Please provide any general comments regarding the development:

GET ON WITH IT!

---

---

---

---

---

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907



IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

\* Good that site lines/views have been retained somewhat for those in existing Condos or townhomes

\* The Condo block closest to Phoenix Pond seems very large & too close to the waterway - I suggest more room there & less for the road/laneway.

2. Please provide any general comments regarding the development:

generally I would like to see less density and more green space (Hopefully it will remain green!!)

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

(we live in a house on English - built by ONASI)

1. Please provide comments on the proposed drawings and layout of the development:

\* nice to see service truck / garbage truck  
entrance hidden → these vehicles make a  
great amount of noise → just stand in front  
of the Brunswick around 6-6:30 on a Monday Am to  
hear the racket (i mean it's real)

2. Please provide any general comments regarding the development:

\* the more parking (underground) the better  
because I already have to struggle to get  
a parking spot in front of my own house.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: 12/13/06

1. Please provide comments on the proposed drawings and layout of the development:

Looks attractive - similar to  
existing Onni developments

2. Please provide any general comments regarding the development:

N/C

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: December 13, 2008

1. Please provide comments on the proposed drawings and layout of the development:

nice  
informative

2. Please provide any general comments regarding the development:

good layout  
organized

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: DEC 13 06

1. Please provide comments on the proposed drawings and layout of the development:

IT'S DIFFICULT TO TELL WHAT CHANGES HAVE BEEN  
MADE SINCE THE LAST PRESENTATION AT THE VILLAGE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Please provide any general comments regarding the development:

I LIKE WHAT I SEE SO FAR. I JUST WISH THE DEVELOPMENT  
WOULD START ASAP. IT'S A BIT OF AN EYESORE RIGHT  
NOW -  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

*At first glance, we cannot fault  
the overall design. Looks good to us.  
We do like the presence of the grocery store  
& the wider walkway. I'd say thumbs up  
(altho the decks might complain!)*

2. Please provide any general comments regarding the development:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ *Leif Camille Anderson*

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: STEVINGTON CE

1. Please provide comments on the proposed drawings and layout of the development:

EXHAUST GET MOVING AND BUILD!

2. Please provide any general comments regarding the development:

GREAT DEVELOPMENT HOPE YOU WILL START  
SOON!

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907.

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec. 13, 2006

1. Please provide comments on the proposed drawings and layout of the development:

Views have been retained for upper floors  
of existing buildings eg. "E"  
Water features great. Retail also good.  
Condos on east side appear very dense.

2. Please provide any general comments regarding the development:

generally well done.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907



IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: 13 DEC 06

1. Please provide comments on the proposed drawings and layout of the development:

VIEW CORRIDORS, BUILDING HEIGHTS  
AND BUILDING VARIETY ARE  
IMPROVEMENTS

2. Please provide any general comments regarding the development:

BUILDING C APPEARS VERY  
CLOSE TO EXISTING POND WALKWAY,  
WHAT HAPPENED TO EXISTING  
SCULPTURE / VIEW TOWER?

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 15/06

1. Please provide comments on the proposed drawings and layout of the development:

the idea of a specialty  
grocer is great. Please  
make it sensible ie. loading docks/  
parking/etc

2. Please provide any general comments regarding the development:

Please leave some  
Green Space

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 2006

1. Please provide comments on the proposed drawings and layout of the development:

Parking is my only concern. Otherwise we, as owners  
in the Village, can't wait for you to start building!  
You have done a great job with what was an eyesore (and <sup>an</sup> unsafe  
for many years! toxic space

2. Please provide any general comments regarding the development:

I like the theme of the exterior bldgs. Thank you  
for building only ~ 3 stories!! We expect the same  
Omni quality so that our investment continues to  
grow.

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: STEVESTON Canal CON.

1. Please provide comments on the proposed drawings and layout of the development:

SO FAR SO GOOD. WORRIED ABOUT CROWDING  
THE NORTH -> SOUTH SIDE WALK BY PIER, PERS  
AT THE BIRD WATCH TOWER. WOULD RATHER  
SEE ANOTHER PLAZA AREA WITH BENCHES

2. Please provide any general comments regarding the development:

KEEP AS MUCH OPEN AS YOU CAN. MANY  
PEOPLE ENJOY THE BOAT WALK. I DON'T  
THINK THEY'D APPRECIATE LOOKING INTO  
SIMPSON'S KITCHEN WHILE ENJOYING  
THE RIVER

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: 13 December 2006

1. Please provide comments on the proposed drawings and layout of the development:

I am concerned w/ the proximity of the townhouses to the Boardwalk. ~~So~~ They appear to tower over the walkway + will detract from the pleasant experience of a seaside causeway. More greenspace to set the bldg back would improve it + <sup>protect</sup> the integrity of what's been created thus far.

2. Please provide any general comments regarding the development:

Choose your commercial tenants carefully. The city doesn't need another seasonally-bankrupt ice cream store. Also, learn from the mistakes of the existing dockside development ~ Steveston: shoddy production + crap tourist retailers + zero ambiance = a try hard Quesnel where a Chemainus or Newport Village should be. Your demographic Thank you for your input. ~~tourists~~ will frequent a Hell's Kitchen but not another Joe's fish n' chips.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: 12/13/06

1. Please provide comments on the proposed drawings and layout of the development:

OUTSIDE MATERIALS - Brick AS  
INDICATED IS VERY IMPORTANT.  
THE COLOURED ARTIST RENDERING  
LOOKS LIKE A CHEAPER SIDING  
- NOT ACCEPTABLE

2. Please provide any general comments regarding the development:

ARTIST RENDERING AND ARCHITECTURAL  
DRAWINGS ARE NOT CONSISTANT.  
=> THE OUTSIDE COSMETICS BRICK AND  
SIDING BRINGS AN UPPER SCALE  
LOOK IN KEEPING WITH WHAT  
SHOULD BE FOCUSED ON

Thank you for your input.

Don't go cheap on us

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

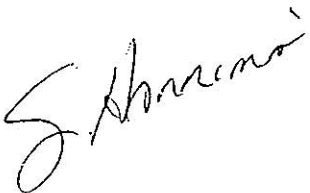
- Not quite enough detail regarding  
existing views.

2. Please provide any general comments regarding the development:

- PROJECT NEEDS CLOSURE. PLEASE FINISH,  
END THE MINDLESS ILL-INFORMED DEBATE  
AND MAKE IT A SHOWCASE. DON'T GO  
CHEAP!

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.



Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

Not enough public parking  
No green space  
\_\_\_\_\_  
\_\_\_\_\_

2. Please provide any general comments regarding the development:

It will be good to see Capers, Whole  
Foods or Choices.  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907



IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: DEL 13/06

1. Please provide comments on the proposed drawings and layout of the development:

Although Bayview is meant to be more than a residential street, I really wonder how the grocery stores deliveries are going to be accommodated with all the parked cars. The U/G parking is a great alternative to above ground, however the floods in the existing U/G parking should be an indication that this doesn't

2. Please provide any general comments regarding the development: work in Richmond

After adding 2000+ people to Stoveston (if even more on the way) our infrastructure has not been improved. Traffic is worse than ever and the community centre is beyond maxed out. That being said, kudos on the boardwalk.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

NO GREEN SPACE

2. Please provide any general comments regarding the development:

NO GREEN SPACE

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13 2006

1. Please provide comments on the proposed drawings and layout of the development:

Thanks for this opportunity. Presentation was chaotic -  
a summary sheet explaining the charts might have helped.  
For the number of people attending, the drawings  
were hard to read and decode.

2. Please provide any general comments regarding the development:

I am concerned about crowding. Already we  
have clashes between walkers and wheeled people (bicycles,  
skates, electric carts). No one reads the "no" bicycle/skate  
signs and it is dangerous. What about dog owners?  
where can they take their pooch? What about children  
where can they play nearby? Are you planning this

Thank you for your input. only for the retired? The young men  
have been talking only of a yuppie lifestyle.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

This seems to be a  
narrowly focused  
group.  
influence

Love replies to this. my email is  
john-hansen@shaw.ca / tel. 604 275 0370

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec. 13-06

1. Please provide comments on the proposed drawings and layout of the development:

Because of the number of people attending, it was difficult to see/understand the drawings. A handout briefly explaining the drawings would have helped. The development appears to be very dense and provides no green space between units and the river walkway.

2. Please provide any general comments regarding the development:

The river walk is already overcrowded with people, cyclists (who don't obey signs) wheelchairs, rollerbladers etc. Steveston's density is spoiling our village atmosphere. I wonder about security of your ground floor units and with the lack of green space, where do children play. I'm afraid  
Thank you for your input. This looks like a "yuppy" community.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

Thank you for this opportunity to provide my input.

Jane Hansen

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: DECEMBER

1. Please provide comments on the proposed drawings and layout of the development:

WERE IS THE GREEN  
SPACE PROMISED

2. Please provide any general comments regarding the development:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: 13 Dec 06 at Steveston

1. Please provide comments on the proposed drawings and layout of the development:

Development looks too crowded.  
With every bldg completed, it  
will make the area too dense &  
probably too noisy. Not enough  
room for parking as it is.

2. Please provide any general comments regarding the development:

The bldg in front of Bldg D is  
what I'm most interested in.  
If it's too high, it will block the  
view of the bldg behind. Also, it  
can be an eye sore as it's too close  
to the back bldgs (C & D) so money  
Thank you for your input. making all Onni cares about?

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

How  
about  
some flair  
to make the  
area really  
pretty and  
natural looking?

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

No Green Space.

2. Please provide any general comments regarding the development:

No Green Space

CONCERN ABOUT UNDERGROUND PARKING.

HEIGHT OF PROPOSED BUILDING (2 STOREY)  
GOOD

WHAT IS BEING OFFERED TO STEVENSON  
COMMUNITY?

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13

1. Please provide comments on the proposed drawings and layout of the development:

---

---

---

---

---

2. Please provide any general comments regarding the development:

*Would it really bankrupt your company if you took one section of the development, either one of the townhomes or condominiums, and developed a sizeable park space for the residents of your total development?*

*Please try to please the people of the area, rather than leave people with a negative view of your company.*

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907



IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: DEC 13, 2006  
@ Sturveston

1. Please provide comments on the proposed drawings and layout of the development:

The development does not provide enough view corridors for the residents who have already bought in the understanding of the water view along Bayview Street.

2. Please provide any general comments regarding the development:

Any upcoming development in this area should make room for considering providing more visitor parking for residences in the complex.

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13

1. Please provide comments on the proposed drawings and layout of the development:

Too dense.  
Greenspace around buildings @ west  
end looks good - will it really be green?  
Townhouses too close to boardwalk.

2. Please provide any general comments regarding the development:

What's the community space.  
Were't we promised a new library?

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: 13 Dec

1. Please provide comments on the proposed drawings and layout of the development:

NEED MORE GREEN SPACE  
NOT JUST VIEW CORRIDORS,

2. Please provide any general comments regarding the development:

THE "STAND ALONE" BANK BUILDING  
IS HORRIBLE,  
A BANK DOES NOT NEED TO BE  
ON THE RIVER FRONT.  
THIS WOULD BE A GREAT MOVE  
ON ONNI PART TO REMOVE THIS BLDG  
Thank you for your input. ENTIRELY

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13

1. Please provide comments on the proposed drawings and layout of the development:

where are the green spaces ??  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Please provide any general comments regarding the development:

- density too high  
- one of vacant lots should be left for  
park / green space  
- Imperial landing already highest density  
in Steveston, proposed projects do not alleviate  
- traffic at end of #1 road will be congested  
Thank you for your input. if have grocer there

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

The drawings are beautiful but the idea is wasted. It should all be developed as a park. Your walk way is so delightful. Why spoil it? The density is disgusting. You cover this land with buildings - The people never get the waterfront back.

2. Please provide any general comments regarding the development:

The Council needs its head examined if it approves. In my feeble way I thought that vacant property belonged to the municipality to develop.

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

There are too many houses in a  
small space - - over crowding

2. Please provide any general comments regarding the development:

There is no facility for a new library!!  
This was in the original plans?  
Thank you for speaking Steveston  
This to a town deal why bring it  
to us - Council probably has approved  
it already.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

I am so disappointed with your continued overdevelopment, your development has given nothing back to Steveston / Richmond but overcrowding, traffic and lack of park space. Steveston has totally lost its character.

2. Please provide any general comments regarding the development:

---

---

---

---

---

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

YOU SOLD BUILDINGS  
STATING WATER FRONT VIEW  
NOT A VIEW FOR A YEAR  
  
SHAME ON YOU ALL

2. Please provide any general comments regarding the development:

---

---

---

---

---

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907



IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

*Final drawings not that helpful.  
Not that clear!*

2. Please provide any general comments regarding the development:

*TOO MUCH DENSITY!*

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13

1. Please provide comments on the proposed drawings and layout of the development:

Too much development - not enough green space.  
People's front windows on the water side walkway.  
Too much density.

2. Please provide any general comments regarding the development:

I am opposed to this planned development. After adding  
2000 (?) more people to the neighborhood this area needs  
to be preserved as green space. I am dissatisfied with  
the developer's greed at this point and our City Council  
who do not defend the community.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec. 13

1. Please provide comments on the proposed drawings and layout of the development:

There needs to be more green space!  
Moving away with the retail allows more  
density of people. If the retail is not an  
option - then leave it as green space. The  
developors have already made lots of money - now  
leave the area for the enjoyment of the residents of  
Steveston.

2. Please provide any general comments regarding the development:

I am opposed to any more development in the  
Steveston Waterfront area.

We want green space. If more population is  
allowed what about - Library, Community Center,  
parking walking areas ???

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13<sup>th</sup> / 2006

1. Please provide comments on the proposed drawings and layout of the development:

Development is too close to the  
boardwalk and will destroy the  
peaceful setting that is currently there.  
In addition the grocer + seafood restaurant  
space is not currently needed in the  
community and will create unsustainable levels

2. Please provide any general comments regarding the development: of traffic down  
the current streets.

There is no rapid access or egress from  
this area in case of emergency.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec. 13/06

1. Please provide comments on the proposed drawings and layout of the development:

*drawing print too small + uses not  
clearly identified except for apts.*

2. Please provide any general comments regarding the development:

*Townhomes + apts too close to boardwalk  
Reduce density.  
No large retail @ Not enough parking fruit.*

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

"LOOKS NICE" BUT IT WILL BLOCK  
VIEW TO EXISTING, SHOULD BE  
DIFFERENT LAYOUT.

2. Please provide any general comments regarding the development:

OVER DEVELOPPING - DOESN'T  
MAKE SENSE AND IS ENVIRONMENTALLY  
BAD FOR THE AREA - ANYWAY IF  
IT HAS THE "QUALITY" OF EXISTING  
BLDGs. SHOULDN'T GET GO AHEAD.  
CITY SHOULD SUPERVISE AND ADDRESS DENSITY  
OF POPULATION ACCEPTABLE -  
Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

Dominic Andriano  
#32-4280 W. Newton -

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

---

---

---

---

---

2. Please provide any general comments regarding the development:

*Housing density is high -  
should be reduced  
general design of the development  
is good*

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: DEC. 13, 2006

1. Please provide comments on the proposed drawings and layout of the development:

DO NOT DEVELOP WITH MORE RETAIL OR CONDOS  
OR TOWNHOMES. THIS SHOULD "ABSOLUTELY"  
BE LEFT AS GREEN SPACE ... GRASS, TREES,  
PARK BENCHES, PICNIC TABLES. THERE IS  
NOT ENOUGH GREEN GRASS ANYWHERE  
ANYMORE !!

2. Please provide any general comments regarding the development:

(NO) DEVELOPMENT PLEASE  
THERE IS NO "NEED" FOR A WALL  
OF CONDOS, RETAIL, TOWNHOMES. THIS  
WOULD BE / IS A ~~TRAGEDY~~ TRAGEDY IF DEVELOPED.  
THERE IS A NEED FOR OPEN AIR, BREEZES  
SUNSHINE, THESE BLDGS BLOCK SUN,  
Thank you for your input. WIND FLOW.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

ONNI COULD MAKE ITS MARK AS  
A CONSCIENTIOUS, "GREEN" DEVELOPER  
- AT THE ENVIRONMENT & STEVESTON



IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

Too crowded. + development plan leaves little  
green space -> will create large traffic  
problems.

2. Please provide any general comments regarding the development:

I don't like it

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: 13 Dec 2006

1. Please provide comments on the proposed drawings and layout of the development:

THIS IS THE LAST PARCEL OF A LARGE DEV. PROGRAMME.

I AM VERY CONCERNED THAT IT IS TOO CROWDED.

THE GROCERY STORE AT THE JUNCTION OF NO. 1, THE WALKWAY

ETC LOOKS LIKE AN EYE SORE! ALSO TOO CLOSE TO

WATER! SET IT BACK OR MOVE IT AWAY FROM THE PROPOSED  
LOCATION - IN FACT THE GROCERY STORE DOES NOT BELONG  
IN THERE ^

2. Please provide any general comments regarding the development:

MY IMPRESSION IS THAT THE DEV DOES NOT PROVIDE

ENOUGH GREEN/PUBLIC SPACE. STEVESTON NEEDS

AND NOT A HUGE GROCERY STORE. SUPER GROCER IS MORE

THAN WE CAN BEAR. (IF YOU WANT IT - REPLACE <sup>SUPER</sup> GROCER)

SMALL STORES/RETAILS IS IN CHARACTER - PARKING! VERY  
LITTLE PROVIDED. - OVERALL: C-

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13 - 2005

1. Please provide comments on the proposed drawings and layout of the development:

View corridors should be improved.  
Building heights should be decreased  
Adequate public parking for other than  
the retail patrons eg. tourists.

2. Please provide any general comments regarding the development:

Allow a little more commercial/retail  
floor area and therefore less residential.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

A bill of goods sold on  
Bush Street -

2. Please provide any general comments regarding the development:

there is no park or room for  
Public

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: DEC 13/06

1. Please provide comments on the proposed drawings and layout of the development:

Checking out the  
atmosphere of  
Stephens to see  
see correct values  
of both residential & commercial

2. Please provide any general comments regarding the development:

---

---

---

---

---

---

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13/06

1. Please provide comments on the proposed drawings and layout of the development:

The commercial buildings are very ugly - especially from the back. Commercial bldgs are too close to the boardwalk. If a restaurant puts out tables there will be no space to walk!! Parking for the grocery store will be a nightmare.

2. Please provide any general comments regarding the development:

What ever happened to all the various proposals that were at the city hall approx. 3 years ago. NONE of the good features are incorporated here. eg. library / theatre / Why not high rise with smaller footprint, more park land and more views for tenants.??

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

I think "Stoneston Village"  
is one of Richmond "Jewels" -  
and it doesn't have many jewels!!!  
Keep the green space between the  
present housing and the "boardwalk"  
it's needed for Parks - open space

2. Please provide any general comments regarding the development:

There isn't any more left for the people  
who are here - & will move here -

Question - how many people in the housing  
from Railway to No Road - how many will  
be added? Once it's gone - we need  
have no place left -

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

except to play  
on the River!!!  
or on "Shady Island"

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: \_\_\_\_\_

1. Please provide comments on the proposed drawings and layout of the development:

Not very informative - Young guys  
who don't live here. Can't possibly  
understand this place!!

2. Please provide any general comments regarding the development:

Why can't we just have a park - We have  
enough retail around here - Please  
stop tampering with our village atmosphere!!  
Your making STEVESTON another Granville Is.  
Traffic is horrendous out of here - This will really  
fix us good!!

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907



IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec 13, 06

1. Please provide comments on the proposed drawings and layout of the development:

a bit sparse in layout. Not many answers  
from the gentlemen

2. Please provide any general comments regarding the development:

Are we trying to make another  
Spruille Island, where it takes over an  
hour to get in & out! Looking forward to  
challenging this proposal at City Hall.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT  
COMMENT CARD

For the Open House held: Dec. 13, 06

1. Please provide comments on the proposed drawings and layout of the development:

presented in not bad, hopefully you will  
have major opposition to this project.

2. Please provide any general comments regarding the development:

Too much development, not enough green space  
looks like you are just packing them in, more  
townhouse & condo development, more money for  
the developers. Always a mistake to allow  
developers to have a free hand.

Thank you for your input.

Your completed comment card may be sent by fax to the Omni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio  
Development Manager  
Phone: 604-602-7711  
Fax: 604-688-7907

**PARTIAL MINUTES FROM THE DESIGN PANEL MEETING**

Wednesday, May 3, 2006 – 4:00 p.m.

Rm. 1.003

**RICHMOND CITY HALL**

Attendance:

Members:                   Mr. Dana Westermarck, Chair  
                                   Mr. Louis Conway  
                                   Mr. Simon Ho, departed 5:10 p.m.  
                                   Mr. Damon Oriente  
                                   Mr. Arlen Johnson  
                                   Mr. David Kirsop  
                                   Ms. Willa Walsh  
                                   Mr. Greg Andrews  
                                   Mr. Joe Fry

Staff:                        Ms. Cecilia Achiam  
                                   Ms. Grace Lui  
                                   Ms. Diana Nikolic

**4.     Commercial/Residential**

RZ 04-287989

*Onni Group*  
 4020/4030 Bayview Street  
 (Preliminary)

Ms. Cecilia Achiam, Planner, referenced an overhead GPS map and introduced the context of the historical BC Packers site noting that it was zoned for maritime mixed use. The project asks for consideration of a larger portion of residential to commercial floor space and meets the requirements that the roads end at the riverside with public access. The buildings are designed to remain in the height restriction of 12 metres. Staff requested consideration of roof slopes, the consolidation of vehicular access to the parking garage and how security measures of locked gates could be better addressed.

The Design Team was represented by:

Mr. Chris Evans, Vice President, Onni Group  
 Mr. Johh Clarke and Mr. Eric Law of Chris Dikeakos Architects, Inc. (cda); and,  
 Mr. David Rose, Principal, pd group, Landscape Architecture Ltd.

Mr. John Clarke, Architect, discussed the design process evolution over three years and noted that the design reflected a concerted effort with the Planning Department, mediation with all neighbours, and, development of buildings appropriate to the site. Using a model and presentation drawings he commented on built form issues and the connectivity on the site with vehicular and pedestrian access. Pictures of the cannery

Notes of Design Panel Meeting  
Wednesday, May 3, 2006  
Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
------	--------	---------	------

and residential buildings of the era were used as historic references for the design details.

Mr. David Rose, Principal, pd group, discussed landscape and hard surface materials used to reflect the master planning on streetscape and work that exists on waterfront.

General questions from the Panel included the following:

- What was the use of the blank triangle on the far western side of the site? **It currently houses interpretive panels of the cannery site.**
- The City is generally in favour of the direction to more residential than commercial on the property.
- Is the band shell a heritage structure? It is not finalized and the design team is working with an artist who could potentially provide a heritage piece of public art.
- Will the parking elevation end up out of the ground? It could define the transition from public to private areas. **The parking garage is designed to be completely underground.**
- Is the height defined from the crown of the road to the peak of the roof? **Yes.**

The comments of the Panel were as follows:

- The model demonstrated an eclectic and interesting mix of architecture – residential blocks seem to fit to the east but the townhouses seemed out of place or inappropriate. The latter could be raised to create transition from the commercial component.
- The treatment to parking areas should be pavers or at the very least stamped concrete.
- The band-shell structure diminishes the importance of the site and the radial pattern to the cul-de-sac is not typical – a wood block finish would be more appropriate to the plaza.
- There was concern in regard to sufficient soil depth for trees on top of parking slab without providing planters.
- An important waterfront property requires a richness of materials.
- Because of Stevenson's' historic nature would like to see more integration of art throughout the site.
- The freestanding structure would be interactive with people.

Notes of Design Panel Meeting  
Wednesday, May 3, 2006  
Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
		<ul style="list-style-type: none"><li>- The existing rooflines are all right.</li><li>- Some of the residential units could be readily made universally accessible.</li><li>- The transition of commercial to residential areas of the site needs to be developed. It was suggested to relocate the band shell closer to the commercial building and to raise the scale of the townhouse (height and massing).</li><li>- Building C needs design development. Buildings D &amp; E have good vertical building lines. The centre residential building could be less plain and perhaps more colourful with added commercial character.</li><li>- The design is awkward towards the village [west] and there is an opportunity to express more of the traditional fishing industry character by allowing the small townhouses to hug the water edge</li><li>- The little commercial building works as a beacon and marks the open plaza space. Explore ways of skewing it differently on the site.</li><li>- There is a lot of parking access from No. 1 Road. Could this be moved to road ends?</li><li>- Either design public access through Building A without the gates or have the public flow around the commercial building.</li><li>- The additional 72 public parking stalls will be a benefit to the area.</li><li>- The 7-unit building wants to be beefier and needs to be more of a transition to the commercial area.</li><li>- The pavilion is a fun way to end residential. A totally modern design is appropriate.</li><li>- Recommend the use of simple materials, no fussy roof lines, plain simple buildings and smaller structures that move around the water front (very basic box with a roof) to transition into existing part of Richmond – simple materials, wood siding or metal siding because historically expensive finishes could not be shipped in economically.</li><li>- Would like to see a separation of parking and open space and pavilion sitting on its own is iconic.</li></ul>	
		Chair Westermarck summarized the comments of the Advisory Design Panel as follows: <ul style="list-style-type: none"><li>- Provide grade change at the 7-unit cluster to provide definition.</li><li>- Increase the height of the 7-unit cluster and consider using more of the simple cannery lines and materials.</li></ul>	

Notes of Design Panel Meeting  
Wednesday, May 3, 2006  
Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
------	--------	---------	------

- Road ends would be better finished by unit pavers, stamped concrete or even wood timbers.
- Consider a framed element instead of band-shell.
- Hire artists early in the design development process for the design of integrated features, (grates, etc.).
- Relocate the band-shell away from the centre of the road end.
- Position the pavilion building on a skew.
- Simplify building A and respect the design of the existing community.
- While there was some support for the rooflines, the applicant could try for a height variance to achieve more roof slopes on buildings on the east of the site.

In response, the Designers concurred with most of the comments and noted that concerns of neighbours had dictated much of the design of the transitional building.

It was moved and seconded

*That the Commercial/Residential RZ 04-287989 be considered for rezoning.*

**CARRIED**


## Considerations for Rezoning 4020 and 4300 Bayview Street ("the lands") RZ 04-287989

Prior to final adoption of Zoning Amendment Bylaw No. 8192, the developer is required to complete the following requirements:

1. Consolidation of the lots into one (1) development parcel.
2. The granting of public rights-of-passage (PROP) right-of-way (ROW) over all publicly accessible areas not occupied by buildings or private patio along the south property line adjacent to the public walkway and the exterior pedestrian connection between Bayview Street and the public walkway through Commercial building 'A'.
3. The granting of public-rights-of-passage (PROP) right-of-way (ROW) over the expanded Easthope plaza area, which is to be expanded approximately 15 m eastward from the existing right-of-way (ROW) (Plan LMP 49901).
4. Registration of a floodplain covenant on title to the lands to meet current City requirements (Minimum 2.6 m geodetic).
5. Modification or replacement of the right-of-way (ROW) agreement(s) attached to Plan LMP 49901 to include public utilities and to provide that a parking structure will be permitted below the right-of-way.
6. Legal agreement registered on title to the lands to secure public parking spaces in the East parkade.
7. Legal agreement registered on title to the lands providing that no Building Permit will be issued until a Servicing Agreement for the design and construction of Bayview Street frontage improvements, road end right-of-way (ROW) areas and works to interface with the existing boardwalk are entered into.
8. The City acceptance of the developer's offer of a legal notice registered on title to the lands, the purpose of which is to alert prospective purchasers that the subject development site is NOT a waterfront site and there is a waterfront site to the south with development potential.
9. The City acceptance of the developer's offer of a legal agreement to ensure that all disclosure statements clearly indicate that the subject development site is NOT a waterfront site and there is a waterfront site to the south with development potential.
10. Legal agreement to the satisfaction of the City Solicitor to secure a portion of the developer's voluntary amenity contribution to the City in the form of 1 residential unit, worth \$300,000 in current market value, to be given to the City.  
  
(Note: Title to this unit cannot be created until the strata plan is completed which occurs after building completion. There will be associated with a legal management agreement for the unit as an affordable rental unit for a period of 10 years.)
11. The City acceptance of the developer's offer of an amenity contribution to the City in the amount of \$1,500,000, to be allocated at the discretion of Council.
12. The applicant to submit capacity analysis of the storm, sanitary and water system to the satisfaction of the Director of Engineering. Any identified upgrades will be included in the Servicing Agreement, which is required to be executed prior to Building Permit issuance. The applicant has provided a security deposit of \$269,122.12 in the form of a Letter of Credit to ensure any upgrades required will be done at the developer's sole cost as part of the Servicing Agreement
13. The submission and processing of a separate Development Permit completed to a level deemed acceptable by the Director of Development.

Prior to issuance of a Building Permit, the developer is required to complete the following requirements:

- I. The developer to enter into a standard City Servicing Agreement for the design and construction for works including but not limited to:
- the design and construction of frontage improvements along Bayview Street;
  - road and Rights-of-Way and interface with existing boardwalk; and
  - any capacity upgrade of the storm, sanitary and water system identified in the capacity analysis, to the satisfaction of the Director of Engineering, submitted prior to final adoption of the Zoning Amendment Bylaw. The applicant has provided a security deposit of \$269,122.12 in the form of a Letter of Credit to ensure any upgrades required will be done at the developer's sole cost as part of the Servicing Agreement.

  
\_\_\_\_\_  
Rossano De Coliis, President  
Onni Development (Imperial Landing) Corp.

March 6, 07  
Date



Onni Development (Imperial Landing) Corp.  
#550 – 858 Beatty Street  
Vancouver, BC  
V6B 1C1

March 6, 2007

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

Attention: Celeste Curran, City Solicitor

**Re: Voluntary Contributions Associated with Rezoning Application by 4280 Onni Development (Imperial Landing) Corp. Regarding 4020 and 4300 Bayview Street (“the lands”)**

As a part of our rezoning proposal and in full knowledge that the following are not requirements, we voluntarily offer the following to the City of Richmond:

1. Legal notice registered on title to the lands, the purpose of which is to alert prospective purchasers that the subject development site is NOT a waterfront site and there is a waterfront site to the south with development potential.
2. Legal agreement to ensure that all disclosure statements clearly indicate that the subject development site is NOT a waterfront site and there is a waterfront site to the south with development potential.
3. Contribution of one (1) residential unit, worth \$300,000 at current market value, deeded to the City of Richmond. This will be associated with a legal management agreement for the unit as an affordable rental unit for a period of 10 years.
4. Amenity contribution to the City in the amount of \$1,500,000, to be allocated at the discretion of Council.”

Signature



Rossano De Cotiis, President  
Onni Development (Imperial Landing) Corp.

cc: Peter Pagnan, McCathy Tetrault  
(604)-622-5752 (fax.)



---

**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 8191 (RZ 04-287989)  
4020 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 is amended by repealing the existing definition for “Maritime Mixed Use” in Appendix 1 (Definitions) to Schedule 2.4 and replacing it with the following:

“Maritime Mixed Use means an area primarily intended to support the maritime economy, with an emphasis on uses which primarily support the commercial fishing fleet, including:

- i. Custom Workshops;  
Enclosed Storage Facilities;  
Fish Auction and Off-loading;  
Laundry and Drycleaning;  
Light Industrial;  
Maritime Educational Facilities;  
Moorage;  
Offices;  
Other services related to Maritime Uses;  
Parking; and  
Service and Repair of Boats and Marine Equipment.
- ii. Uses intended to accommodate the shopping, personal service, business, entertainment, recreational, community facility and service needs of area residents.”

2. Richmond Official Community Plan Bylaw No. 7100 is amended by repealing the existing land use designation in Attachment 1 (Generalized Land Use Map) thereof the following area and by designating it “Neighbourhood Residential”:

That area shown cross-hatched on “Schedule A” attached to and forming part of Bylaw No. 8191

- 3. Richmond Official Community Plan Bylaw No. 7100 is amended by repealing the existing land use designation in Schedule 2.4 (BC Packers Land Use Map) thereof the following area and by designating it as "Residential":

That area shown cross-hatched on "Schedule B" attached to and forming part of Bylaw No. 8191

- 4. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8191".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

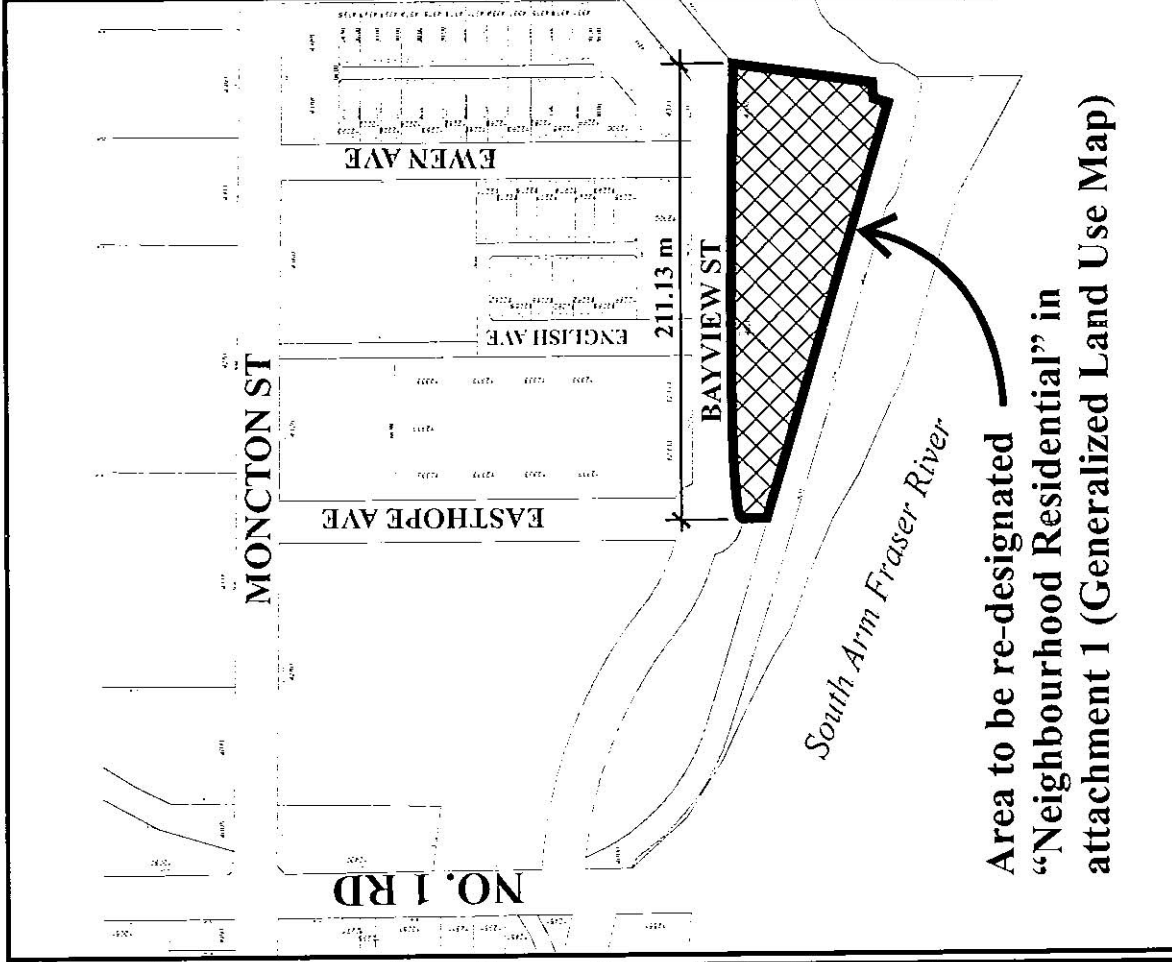
\_\_\_\_\_

\_\_\_\_\_



\_\_\_\_\_  
MAYOR

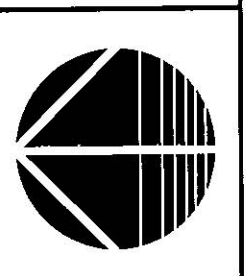
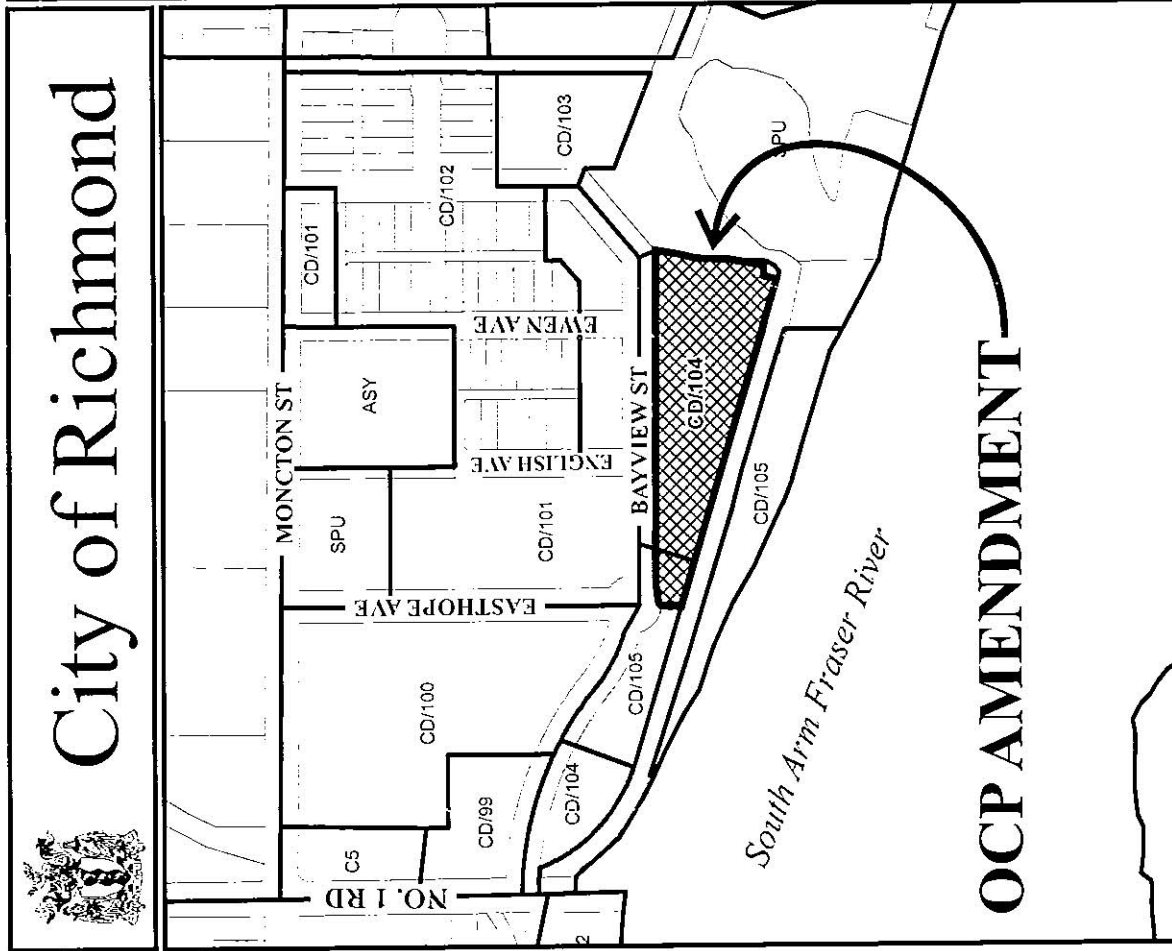
\_\_\_\_\_  
CORPORATE OFFICER



Original Date: 01/18/05

Revision Date: 02/02/07

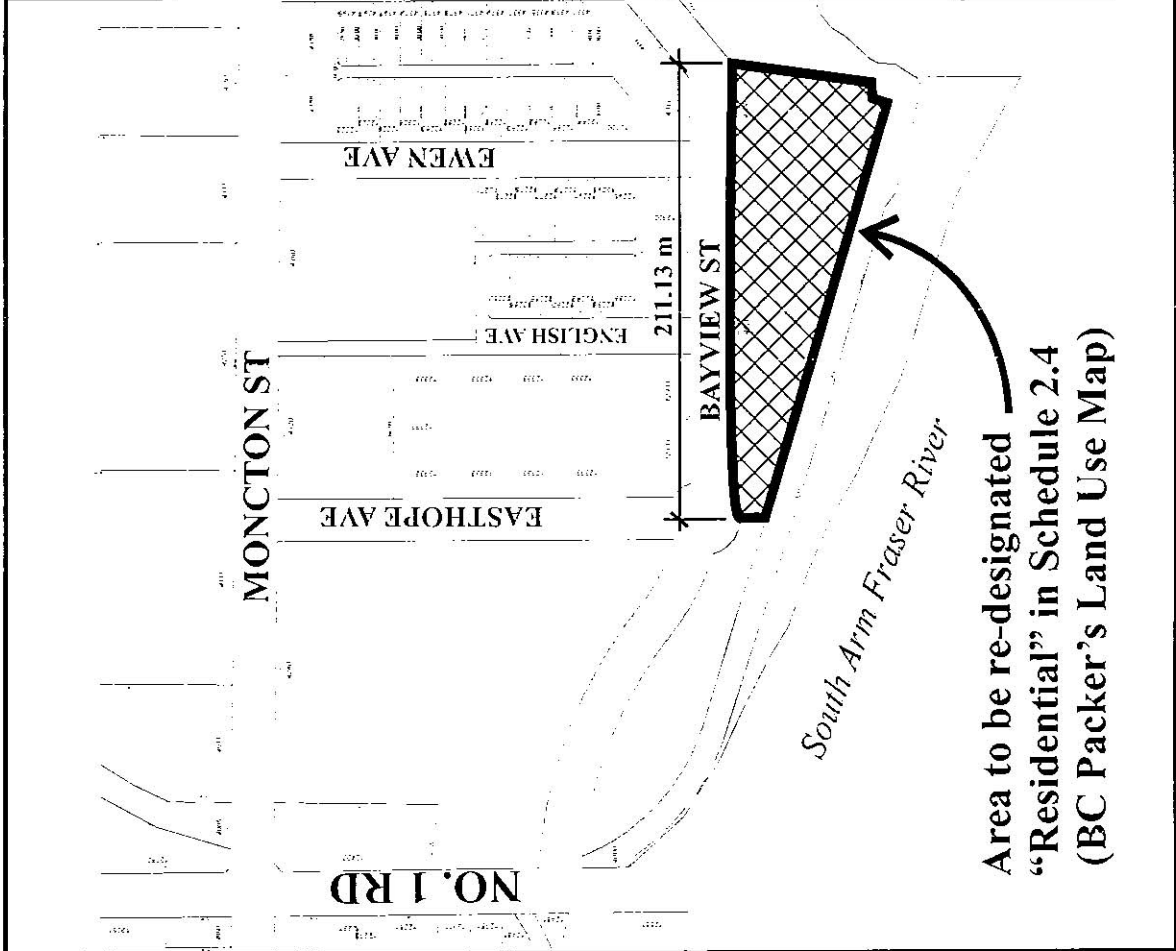
Note: Dimensions are in METRES



# OCP Amendment

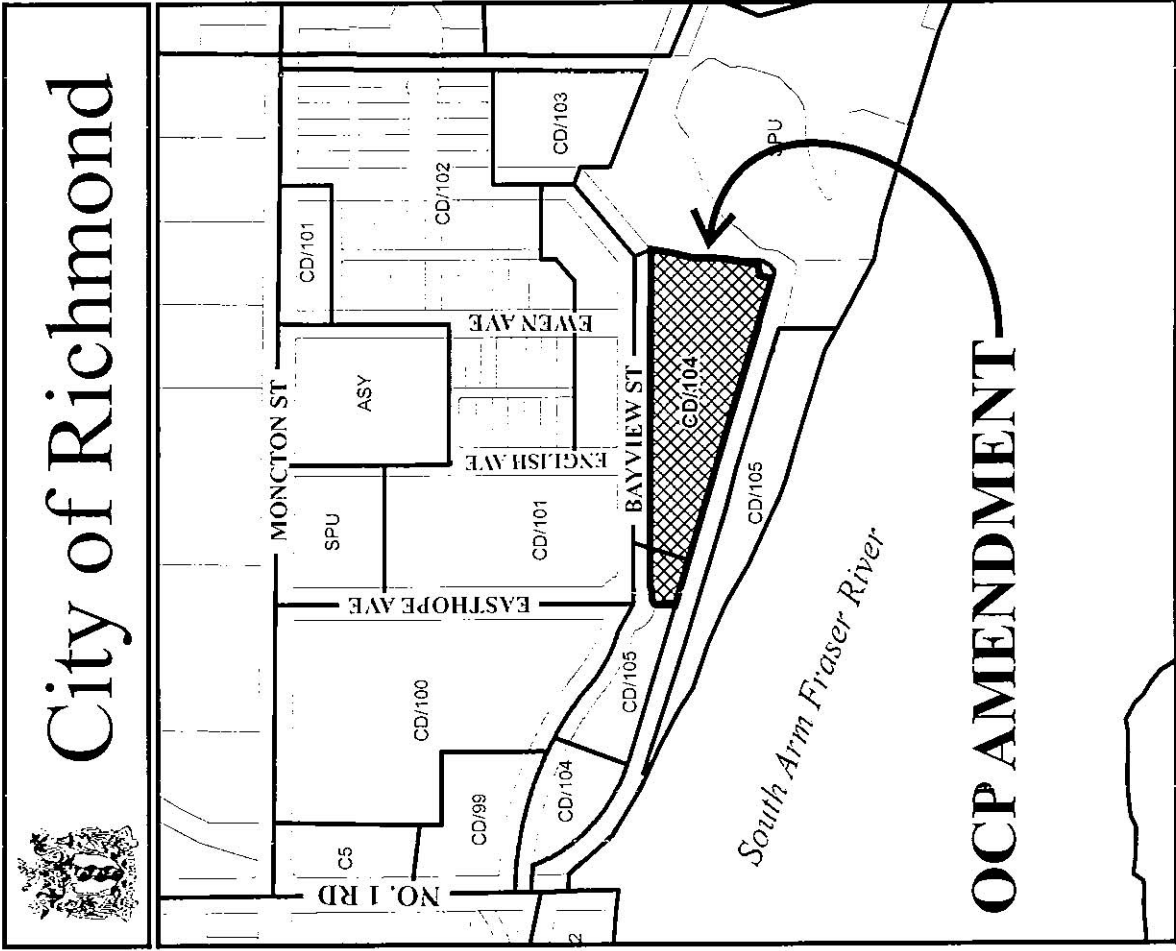
## Bylaw 8191

 City of Richmond

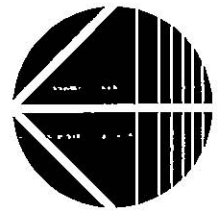


Area to be re-designated  
 "Residential" in Schedule 2.4  
 (BC Packer's Land Use Map)

Original Date: 01/18/05  
 Revision Date: 02/08/07  
 Note: Dimensions are in METRES



OCP Amendment  
 Bylaw 8191



City of Richmond





**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8192 (RZ 04-287989)  
4020 AND 4300 BAYVIEW STREET**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing Section 291.104 "Comprehensive Development District (CD/104)" and replacing it with the following:

**"291.104 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/104)**

The intent of this zoning district is to accommodate a mix of commercial, maritime and residential uses.

**291.104.1 PERMITTED USES**

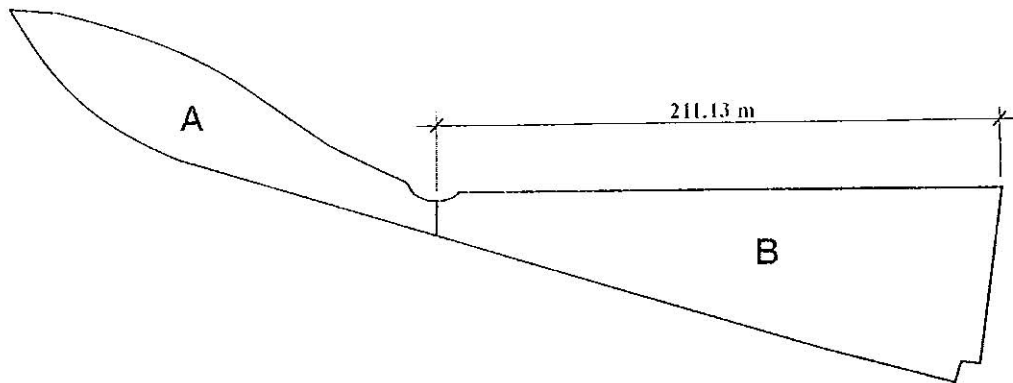
- .01 The following uses are permitted within the area identified as "A" in Diagram 1, Section 291.104.1.03:

**COMMERCIAL ENTERTAINMENT;**  
**COMMUNITY USE;**  
**CUSTOM WORKSHOPS, TRADES, & SERVICES**, limited to maritime or commercial fishing-related uses;  
**EDUCATIONAL INSTITUTION**, limited to maritime or commercial fishing-related uses;  
**FISH OFF-LOADING;**  
**FISH AUCTION;**  
**FOOD CATERING ESTABLISHMENT;**  
**LAUNDRY & DRY CLEANING;**  
**LIGHT INDUSTRY**, limited to maritime or commercial fishing-related uses;  
**MARINA;**  
**OFFICE;**  
**RECREATION FACILITY;**  
**RETAIL TRADE & SERVICES**, but excluding **gas station**, and the sales and servicing of automobiles, trailers or motorcycles;  
**STUDIO** for artist, display, dance, radio, television, or recording;  
**ACCESSORY USES, BUILDINGS, & STRUCTURES.**

- .02 The following uses are permitted within the area identified as "B" in Diagram 1, Section 291.104.1.03:

**RESIDENTIAL**, limited to **Multiple-Family Dwellings** and **Congregate Housing**;  
**BOARDING & LODGING**, limited to two persons per **dwelling unit**;  
**COMMUNITY USE**;  
**HOME OCCUPATION**;  
**ACCESSORY USES**, but excluding **secondary suites**.

- .03 Diagram 1



#### 291.104.2 PERMITTED DENSITY

- .01 Subject to Subsection .03 herein, the maximum **Floor Area Ratio** is 0.80; plus
- An additional 0.1 **floor area ratio** is permitted provided that it is entirely **used** to accommodate **amenity space**;
  - An additional 80 m<sup>2</sup> (861 ft<sup>2</sup>) is permitted provided that it is entirely **used** to accommodate one affordable **dwelling unit**;  
and
  - An additional 10% of the **floor area ratio** total calculated above is permitted provided that it is exclusively **used** for covered areas of the principal **building** which are open on one or more sides.
- .02 The maximum floor area **used** for **residential** uses shall not exceed 8,458.8 m<sup>2</sup> (91,050 ft<sup>2</sup>).
- .03 **Floor Area Ratio** excludes the following:
- buildings** or portions of a **building** that are **used** for off-street parking, loading, and bicycle storage;
  - common stairwells and elevator shafts above the ground floor level; and
  - unenclosed balconies.

#### 291.104.3 MAXIMUM LOT COVERAGE: 60%

**291.104.4 MINIMUM SETBACKS**

- .01 **Public Road Setback:** 1.0 m (3.3 ft.);
- (a) Parking **structures** may project into the **public road setback** provided that such encroachments do not project above the crown of the adjacent **public road** and are landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the City.
- .02 **Side & Rear Property Lines:** 1.0 m (3.3 ft.);
- (a) Parking **structures** may project into the required setback provided that such encroachments do not project above the crown of the adjacent **public road** and are landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified in a Development Permit approved by the City.

**291.104.5 MAXIMUM HEIGHTS**

- .01 **Buildings:** Subject to Subsection .03 herein, the maximum **building height** is 12 m (39.4 ft.) but containing not more than **three-storeys**.
- .02 **Structures:** 20 m (65.6 ft.).
- .03 **Building height** means the vertical distance between the highest point on the **building** and the crown of the **public road** abutting the property line of the **lot** in question.

**291.104.6 MINIMUM LOT SIZE**

- .01 A **building** shall not be constructed on a **lot** of less than 14,000 m<sup>2</sup> (150,700 ft<sup>2</sup>).

**291.104.7 OFF-STREET PARKING**

- .01 Off-street parking shall be provided and maintained in accordance with Division 400 of this bylaw EXCEPT THAT
- (a) the minimum required number of parking spaces for **Office and Retail, Trade & Services** shall be 3 spaces per 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) of **gross leasable floor area** on the first 2 floors; plus 1.5 spaces per 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) of **gross leasable floor area** for all floors above the first 2 floors."



- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it COMPREHENSIVE DEVELOPMENT DISTRICT (CD/104)

P.I.D. 025-077-881

Lot D, Except: Part on Plan LMP52333 Section 11 Block 3 North Range 7 West New Westminster District Plan LMP49897

- 3. This Bylaw may be cited as “Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8192”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by <i>ml</i>
_____	APPROVED by Director or Solicitor
_____	<i>ml</i>
_____	
_____	

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



Now to the drawings I copied from city hall. I am concerned about the building A100. It is a building built to the maximum height and it is very close to the street allowance therefore right in the faces of the people living in the building behind. As far as it appears it is containing stairs/elevators and washrooms so it is a service building and it is not attractive in design and oversized and right in our faces as we look out our windows. So my objections to that building are **location**- too close to the street and thus too close to the buildings opposite and its **design**- height of the building and outside appearance.

Steveston is a wonderful village and it has become a “destination” place for visitors and greater Vancouver residence. We want to see the development of this front and last piece of property as an extension of the charm of Steveston not only as a final phase of Onni’s plans for their personal project. The taxpayers in the buildings A,B,C & D are trusting in you, the city planners to protect the interests we have in what we have already invested our life savings, Steveston Village. We are here to live and be part of this community so noise, traffic, ability for all to view the water and the public walkways, parking issues, landscaping and building setbacks are our concern as well as yours. We appreciate you are between Onni a money driven developer and the taxpayers with our own agendas for enjoying the investments we have made and how our lifestyle will be.

We know you are taking notice and we appreciate how kindly we are treated when we visit city hall and we appreciate that you will have our concerns on your mind as you decide and finalize the project with Onni the developer.

Yours truly,

A handwritten signature in cursive script, appearing to read 'C. Paquette'.

Cheryl Paquette  
#414 4211 Bayview Street  
Cell# 604-329-9934

Refers to Item # 3  
Planning Committee Agenda  
March 20, 2007

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

March 16, 2007

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

		INT
	DW	
	FGJ	gk
	KY	
	DB	
	WB	

Attention: Sara Badyal, Planning Dept.  
City of Richmond

Re: Proposed new phase, Onni Developments, 4200 Bayview Street, Richmond, BC

12-8060-20-8191/8192

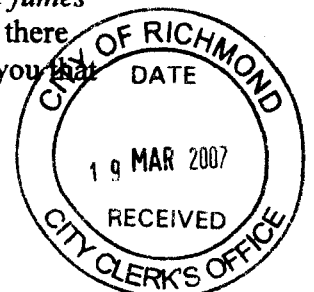
Dear Ms. Badyal,

This letter is to express concerns/questions regarding the proposal being brought forward by Onni Corp. for the next phase of "The Village at Imperial Landing". My wife and I occupy a unit directly on Bayview Street. In conversation with fellow residents we perceive what may be glaring shortcomings in the Onni drawings presently on file with the City of Richmond.

**Traffic flows and Zoning.** Media items have made us aware that the footprint of the project completed to date has elicited surprise from some Council members who voted for it. Also, the urgings of City Council saw the inclusion of retail space, with a maritime/fishing venue. Currently zoning "Mixed Maritime" the steady decline of the local fishing industry suggests that a Residential zoning would be more appropriate. Also, it would appear that the impact of the retail on the residential ambience and traffic flows were not fully considered. Retail ventures west of No. 1 Road would be preferable giving further support to business community viability with a unique flavouring as hoped for by the Heritage committee aspirations.

**Traffic control** - Currently, Bayview Street has, as traffic flow regulators, four pinched curb sections from No. 1 Road on the west to Easthope on the east plus a traffic circle to moderate traffic direction changes. This has had the desired effect of slowing traffic flow more in line with residential areas. The addition of U/G retail parking in **The Brunswick**, 4111 Bayview, and over 350 parking stalls proposed under the new phase means potentially 400+ vehicles emptying onto Bayview to navigate the pinches and the circle.

Architects renderings on Form A1.0 shows that there will be two additional ramps to take in and empty traffic into the centre of the 4200 block of Bayview. I see no reason why *one major ramp closer to Easthope* could not handle all the traffic flow, *mainly underground, thereby mitigating traffic noise and some pollution via filters for the fumes generated.* As the project is designed to include a food store and restaurant above there will be a steady flow of service/supplier vehicles coming and going. I can assure you that



the rumbling of the semi's diesels will elicit complaints of local residents if steps are not taken, at planning phase, to soften the blow. Underground containment of this traffic and noise will do so. If it is not possible to combine the ramps the ramp for deliveries and garbage collection should be reversed in direction below grade, so that trucks can leave from Bayview turning right on to No. 1 Road.

**Public washrooms?** On Drawing A-100 there is a structure designated as "Building A-2" which appears to have an unsightly boxy exterior not fitting with the current buildings facing Bayview. A closer view on Drawing A-2.2 shows this building to contain public washrooms and stairs/elevators to the top level. As the main pedestrian traffic will be on the river bank side of the development this building should be over there to lessen the noise pollution on Bayview from the groupings which inevitably cluster around these areas in the evening hours and surely the exterior can be made more eye appealing.

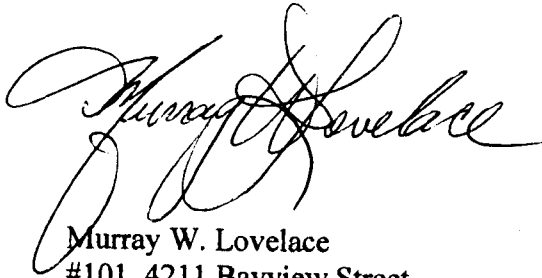
**Cooking scents.** Another item of concern, with the addition of an 8000 s.f restaurant across the street, is the impact of the various cooking odours which will emanate from this business – perfume to some, noxious smells to others. In light of a relatively recent court fight in West Vancouver between a restaurateur and the residents of adjacent strata units I would suggest that with approval of this usage in that area the lessor be compelled to incorporate a top efficiency filtration system to remove scents originating from this business.

**Exterior landscaping.** I am sure residents of this complex expect assurance that the new phase will incorporate adequate setback for grass boulevard with trees and a full sidewalk. Our north side of the road has a 12 ft 6 inch curb-to-sidewalk boulevard and a five foot wide sidewalk. This should be the minimum requirement on the south side of Bayview..

**Garbage and Recycling.** At present the garbage pick up for The Brunswick and the service of the company moving the bins back and forth is less than desirable. On Monday and Thursday mornings in the period from 6:45 AM to 7:30 AM there is a tremendous clatter and banging. In many cases the emptied bins remain at roadside for hours before being returned under the building. This usually impedes access to the parking ramp To add two more ramps is inviting more noise pollution and traffic impedance and will have repercussions.

**Parking stalls.** There are over 500 stalls under our current buildings. I have measured many and find that **most** are situated between building supports **196 inches apart** (the smallest is 176 inches, the largest 216 inches). They are marked for two vehicles. This size usually used for small cars. Some are marked "Small Car" but the vast majority are unmarked giving the idea they are for standard vehicles. As I have a standard sized vehicle it is not possible to use these stalls. My vehicle is curbside. I suggest that if the parking stalls in the retail area are the same size there will be many drivers looking for curbside spaces.

I thank you for your attention to these comments and hope for remedial decisions which will increase the "quality of life" quotient for this development.

A handwritten signature in black ink, appearing to read "Murray W. Lovelace". The signature is fluid and cursive, with the first name "Murray" and last name "Lovelace" clearly distinguishable.

Murray W. Lovelace  
#101, 4211 Bayview Street  
Richmond, BC, V7E 6T6

Tel: 604.448.0859