



December 18, 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 13th, 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 area 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

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Phone: 604-602-7711 Fax: 604-688-7907 website: www.onni.com

ENTERED

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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
<u>Mas Mee A NAKHEU</u>	<u>310-4233 Bayview</u>	
<u>STEVE GRANTER</u>	<u>12286 ENGLISH AVE.</u>	
<u>Spot Fraser</u>	<u>301-12333 English Ave</u>	
<u>Ben Minuk</u>	<u>#110-4211 Bayview</u>	
<u>Mary Lee</u>	<u>SAME</u>	
<u>Mike Wallberg</u>	<u>#201-4600 Westwater Dr</u>	
<u>H & G. BACON</u>	<u>4111 BAYVIEW ST.</u>	
<u>LEOY GAILLE GENDREAU</u>	<u>#221 - Westwater DR</u>	
	<u>Richmond BC</u>	
<u>Stan & Shirley Clarke</u>	<u>11017 Pugwash Pl.</u>	
<u>Tony & Joyce WISKINAT</u>	<u>115-4600 W. WATER</u>	
<u>Carol & Alan Feketic</u>	<u>64-11771 Kingfisher</u>	
<u>Jim & CAROLYN LAPORTE</u>	<u>38-12333 ENGLISH AVE</u>	
<u>Jim & Norma SAWADA</u>	<u>#220-4500 Westwater Dr</u>	
<u>Alice Poon</u>	<u>#324-4280 Moncton St</u>	
<u>P. Charlebois</u>	<u>10911 Hogarth Dr</u>	
<u>P FURRER</u>	<u>202/4111 BAYVIEW ST.</u>	
<u>Doug Goodwin</u>	<u>405/4500 WESTWATER DR</u>	
<u>PAM DODD MAT</u>	<u>303/4211 BAYVIEW</u>	
<u>Maha BAKKUMAR</u>	<u>205/4500 Westwater Dr.</u>	
<u>B & G Ailey</u>	<u>12-4388 Bayview</u>	
<u>Lynlyn & Charwood</u>	<u>11271 Clyper Ct</u>	
<u>Mary Kiang</u>	<u>5180 BUNTING AVE</u>	
<u>Donald & Frances Mallan</u>	<u>404-4233 Bayview St.</u>	
<u>Rosa Angus</u>	<u>301-4280 Moncton</u>	
<u>Da and Jean AUCESI</u>	<u>12931 RAILWAY AVE</u>	
<u>Edith Turner</u>	<u>3911 Chatham St</u>	
<u>Barbara Duff</u>	<u>12171 Hayashi Cr</u>	

NAME

ADDRESS

EMAIL

~~Tom & Jenni Taylor~~~~4333 Bayview~~~~D. Stewart~~~~#105, 4280 Moncton~~

Diana Budd

209-4211 Bayview

Mary Myles

301-4333 "

Howard & Audrey Deep

401-4233 "

Geraldine May

10-4460 Garry St.

Dr + Mrs Lince

#410-4211 Bayview

Ed Chan

4671 Garry St.

Alan W. J. J. J.

127-4280 Moncton

Lorena Nank

218 4255 Moncton

S. MacDonald

405 4280 Moncton

Cheryl R. R. & Mark

#444 4281 Bayview S

Derek Williams

1177 Yeshiva Ct

ANNE IKEDA

5000 Burnby Ave

Moon Lee

203-4500 Westwater Dr

Nadja Wojna

11500 Railway Ave

SHARON GADARI

#39-12333-ENGLISH

JERRY HAY

#712333 LA GRANGE

Kow F. S. I. P.

9571 No 6 Road

Connie Richards

#302-4600 Westwater Dr

Tom Lud D.

#299. ANDREAS RD

LUCY KENT

303-12911 RAILWAY

DAN. GORDON

303 12911 Railway

J. E. Surt

106-4211 Bayview

D. Howelace

101-4211 Bayview

Allen Rose

401-4111 Bayview

DANNIE THORNTON

12500 Burnside Place

ANN MCPHAIL - 7855 SUNNYDEN RD -

PETER OZORIO

5660 PLOVER COURT →

Scott Harriman

#33-12333 ENGLISH AVE

R. + P. Graham

112-4603 Westwater Dr

7-12200 GARRY ST

NAME	ADDRESS	EMAIL
F. ADAMA	107-4233 BAYVIEW	
THE WEBER	#420-4600 WESTWATER	
JEANETTE KEARL	110-4300 WESTWATER DRIVE	
LOREN SLYE	11911 THIRD AVE	
Pat Foster	#41-11291-7 th AVE	
Clarence Smith	106,4211 Bayview	
BJOEN ERIKSEN	11420 Leeward	
Bash Billes	402-4211 Bayview	
Roy + Hoke Akum	305-4500 Westwater D	
Donna ERIKSEN	11420 Leeward	
RAYMOND LIU	403-4211 BAYVIEW	
F. Liu	221 4500 Westwater	
Tian Ming Pang	#42-English Ave.	
Hardwick	405-4233 Bayview St	
F.B.E. WHIPPLE	406-4233 BAYVIEW	
AL WALL	12260 EWEN AVE	
Helen Pettipiece	5381 Sandpiper Cr	
C.W. HAWS	#305-4600 WESTWATER D	
JOAN HAWS		
Melanie Rydings	428 4280 Moncton St	
Juni Kajima	#29-7611 HOFFMAN	
BALAN M. LEAN	3235 REGENT ST.	
GAVIN CARROLL	126-4280 Moncton St.	
Sheri Walker	307-4233 Bayview St	
Glenn Walker	Lions Park	
HARPER	12222 EWEN AVE	
Antonio Colauti	303-4233	
Anita Colou	Bayview	
Diana Lindenthal	303-4233 Bayview	
ANTHONY MCCAY	84588 MONCTON ST	
JACQUI TURNER	12251 HAYASHI CRT	
TOMMY TURNER	" " "	
GRACE MORAN	3786 SHUSWAP AVE	

NAME

ADDRESS

EMAIL

Kelly Kocher468-11211 BAYVIEW STSHARON KASYMSKI4-12300 ENGLISH AV.Steve115 4280 MONCTONMaurice Sykes4760 Moncton St.Jane Anderson1-11391 7th AveJ. Smith#103 4500 WestwaterJANARA BLEET409-4280 MONCTON STQUINIC ANDRISNO202-4280 MONCTONRUTH DUMONT202-4280 MonctonDAVID NAIRN201-4211 BAYVIEWN.F. Morrison5-11771 Kingfisher DrM & B Westlands12331 BuchananJOHN JOYCE4848 Dunc. H. RdCathie Grindler12320 Hupshi CrtJean Roberts4600 WestwaterDamen & Leanne Bernhardt3760 Georgia StTammy Ross10266 English Ave.*JOHN KENNELLY202, 12420 No. I ROADTRACY WALROND12271 EVEN AVEGREG HALSEY-BRANDT106-8560 Inez CurrieWayne Howard411 HERNDASE DRIVEWayne Howard311-12911 Railway AveW.A.H. COLLINGS5615 WALLACE RD.BRUCE RUTH BRIGGS417-4600 WESTWATERBon Brancombe1106-6th AveKEVIN DENISE THORSTEINSON4300 WINDHAMMER DRJOEL AGATEP18-4111 BARRY ST.John/Gina TAYLOR1-4388 MONCTON STFRANCO MAMARELLA36-12880 RAILWAY AVESandy Swanson4655 BRITANNIA DRIVEElizabeth Sakiyama3271 Richmond St.Carol & Lucy Parisien#126 5700 ANDREWS RD.W.F. HILLS#301-4600 WESTWATERRichmondD. 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.

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**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
Onni for the*

2. Please provide any general comments regarding the development:

Special Chocolate

the base represented

Thank you for your input. *also the two gentlemen*

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.

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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
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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.

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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.

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IMPERIAL LANDING WATERFRONT DEVELOPMENT
COMMENT CARD

For the Open House held: Dec 13/06

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

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 meaner or no!)

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.

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IMPERIAL LANDING WATERFRONT DEVELOPMENT
COMMENT CARD

For the Open House held: 12/17/06

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.

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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.

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IMPERIAL LANDING WATERFRONT DEVELOPMENT
COMMENT CARD

For the Open House held: DISC-1306

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 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:

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:

_____ *Leot Camille Henderson*

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
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Fax: 604-688-7907

IMPERIAL LANDING WATERFRONT DEVELOPMENT
COMMENT CARD

For the Open House held: STEVENSON CC

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 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.

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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 unsaf^{an}
for many years! toxic spac

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.

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

IMPERIAL LANDING WATERFRONT DEVELOPMENT
COMMENT CARD

For the Open House held: STEVENSON Canal CAN.

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 PITCH. 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 BIRD WALK. I DON'T
THINK THEY'D APPRECIATE LOOKING INTO
SONDRON'S KITCHEN) WHILE BOWSOYING
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. Move green space to set the bldg back would improve it + ^{protect} 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 in Devon: 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. ~~being~~ 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 IT CHEATED 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 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.

S. Sharma

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.

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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:

Although Bayview is meant to be more than a residential street, I really wonder how the grocery stores deliveries are going to be accomodated 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 Steveston (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.

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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.

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**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 clusters 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
that were talking only of a yuppie lifestyle.

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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.

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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:

WHERE IS THE GREEN
SPACE PROMISED

2. Please provide any general comments regarding the development:

Thank you for your input.

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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?

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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)
60020

WHAT IS BEING OFFERED TO STEVENSON
COMMUNITY?

Thank you for your input.

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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.

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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.

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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 we promised a new library?

Thank you for your input.

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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

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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

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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 wicked. 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.

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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 - overcrowding

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 is a home deal why bring it
to us - Council probably has approved
it already.
Thank you for your input.

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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 over-development, 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.

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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
STATEING 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.

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IMPERIAL LANDING WATERFRONT DEVELOPMENT
COMMENT CARD

For the Open House held: _____

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

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

2. Please provide any general comments regarding the development:

TOO MUCH DENSITY!

Thank you for your input.

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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 as City Council
who do not defend the community

Thank you for your input.

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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
developers 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.

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IMPERIAL LANDING WATERFRONT DEVELOPMENT
COMMENT CARD

For the Open House held: Dec. 13th / 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 grocery & retail 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.

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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.

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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
Thank you for your input. OF POPULATION ACCEPTABLE.

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Dominic Amoroso
#202-42801100

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.

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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.

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ONNI COULD MAKE ITS MARK AS
A CONSCIENTIOUS, "GREEN" DEVELOPER
THINK OF 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 huge traffic
problems.

2. Please provide any general comments regarding the development:

I don't like it

Thank you for your input.

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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. STEVENSON NEEDS

AND NOT A HUGE GROCERY STORE. SUPER GROCER IS MORE

THAN WE CAN BEAR. (IF YOU WANT IT - REPLACE ^{SUPER} GROCER)

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

Thank you for your input.

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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:

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.

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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 STAFF -

2. Please provide any general comments regarding the development:

there is no park or room for
Public

Thank you for your input.

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IMPERIAL LANDING WATERFRONT DEVELOPMENT
COMMENT CARD

For the Open House held: DEC 13/04

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

Choking out the atmosphere of Stephens to see over development of both residential & commercial

2. Please provide any general comments regarding the development:

Thank you for your input.

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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.

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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 more here -

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

Thank you for your input.

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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.

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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
Spranville 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.

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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 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
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