

Wydanco Development Corp.

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

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

WDC

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


**Re: Application by Onni Development (Imperial Landing)
Corp. for a zoning text amendment at 4020, 4080, 4100,
4180, 4280 and 4300 Bayview Street (formerly 4300
Bayview Street) to amend the Steveston Maritime
Mixed Use (ZMU12) zone and the Steveston Maritime
(ZC21) zone**

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

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

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

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


Danny Leung