

Staff report to General Purposes Committee dated July 5, 2017

(Including attached staff reports dated: April 30, 2014; March 17, 2014; and November 4, 2013)

to report dated March 26, 2018



City of
Richmond

To Council - Jul. 24, 2017.
Report to Committee
Planning and Development Division
To GP - July 17, 2017

To: General Purposes Committee

Date: July 5, 2017

From: Wayne Craig
Director, Development

Xr File: RZ 13-633927

File: 12-8060-20-009062

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

Staff Recommendation

1. That Official Community Plan Amendment Bylaw 9062, to amend the land use definition of "Maritime Mixed Use" by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 9062, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.

3. That Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

CNCL-453

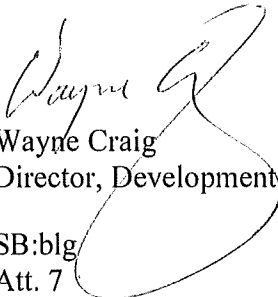
July 5, 2017

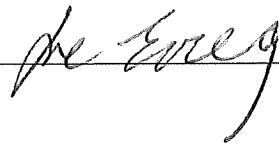
- 2 -

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to

- a) Amend the "Steveston Maritime Mixed Use (ZMU12)" zone by widening the range of permitted commercial uses at 4020, 4180, 4280 and 4300 Bayview Street; and
- b) Amend the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses at 4080 and 4100 Bayview Street;

be introduced and given first reading.


Wayne Craig
Director, Development
SB:blg
Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture and Heritage	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Recreation and Sport Services	<input checked="" type="checkbox"/>	

Staff Report

Origin

Onni Development (Imperial Landing) Corp. has applied to the City of Richmond to amend the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone to permit additional commercial uses in the non-residential spaces of each of the six existing buildings on the subject site at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (Attachments AA and BB).

The application also includes a proposed amendment to the Schedule 2.4 (Steveston Area Plan) of Official Community Plan Bylaw 7100 (OCP) to revise the land use definition of "Maritime Mixed Use" (MMU) to allow additional commercial uses.

On May 6, 2014, the following two referral motions were carried by Planning Committee:

Firstly, "That the staff report titled, "Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend the Steveston Maritime Mixed Use (ZMU12) zone and the Steveston Maritime (ZC21) zone," dated April 30, 2014, from the Director of Development be referred back to staff to review:

- (1) options to enhance the community amenity contribution;*
- (2) options to determine the preferred type of community amenity contribution; and*
- (3) potential sites for the expansion of the Steveston Library.*

and report back to a forthcoming General Purposes Committee."

And secondly, "That staff examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site and report back."

This Staff Report addresses the referrals by providing information for Council's consideration regarding:

- a revised land use proposal by the applicant that has reduced the overall amount of retail area proposed on the site and added a hotel use. The revised proposal includes:
 - 32 hotel units, including cooking facilities, in buildings 5 & 6
 - Office, Restaurant and General Retail uses in buildings 1 through 4
 - Minor Health Services in buildings 1, 2 & 4
 - Financial Services in buildings 1 & 4
 - Indoor Recreation in buildings 2 & 4
 - Grocery Store in building 2
 - Attachment BB shows the location of each of the proposed uses
- a revised community amenity contribution proposed by the applicant (Attachment CC);
- staff comments on the expansion of the library branch in Steveston; and

- a comparative analysis of the applicant's proposal and the land use options suggested by Steveston residents and merchants.

This Staff Report also includes two bylaws to amend the OCP/Steveston Area Plan and Zoning Bylaw, for introduction and first reading.

Findings of Fact

The subject site has a long history of various development applications. Staff Reports regarding the subject rezoning application were reviewed by Planning Committee at previous meetings on: November 19, 2013; April 8, 2014; and two meetings on May 6, 2014. The subject rezoning application has a history of different land use and community amenity contribution proposals and Planning Committee referrals (Attachment DD).

Please refer to the second referral Staff Report dated April 30, 2014 (Attachment EE) for the three staff reports considered by Planning Committee, including information regarding the existing development, previous proposals, consultant reports and significant public input.

Subsequent to the Planning Committee on May 6, 2014, and separate from the subject rezoning application, the OCP/Steveston Area Plan and the "Steveston Maritime (ZC21)" zone were amended to allow limited child care use on the subject site in response to a referral received from the General Purposes Committee on June 20, 2016.

Related Policies & Studies

Consultation

A rezoning sign has been installed on the subject property. Should the General Purposes Committee endorse this application and Council grant first reading to the OCP and zoning bylaws, the bylaws would be forwarded to a Public Hearing; where any area resident or interested party would have an opportunity to comment.

Public notification for the Public Hearing would be provided as per the *Local Government Act*.

Staff have reviewed the proposed Official Community Plan (OCP) and zoning amendments; with respect to the Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

The following table clarifies this recommendation as it relates to the proposed OCP.

OCP Consultation Summary

Stakeholder	Referral Comment (No Referral necessary)
BC Agricultural Land Reserve Commission	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Richmond School Board	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.

Stakeholder	Referral Comment (No Referral necessary)
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected, and the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
TransLink	No referral necessary, as no transportation road network changes are proposed, and the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Vancouver Coastal Health Authority	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
Community Groups and Neighbours	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.
All relevant Federal and Provincial Government Agencies	No referral necessary, as the proposed amendment refers to the addition of commercial permitted uses in the Mixed Maritime Area.

Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to not require further consultation.

School District

This application was not referred to School District No. 38 (Richmond) because it does not involve residential uses that have the potential to generate 50 or more school aged children. According to OCP Bylaw Preparation Consultation Policy 5043; which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units). This application does not involve the addition of any new housing units.

Public Input

After the previous staff report was completed on April 30, 2014 to the time of writing this report, 100 pieces of correspondence (Attachment FF) were submitted by members of the public to the City, including 4 items from addresses unknown or located outside of Richmond. The 96 pieces of correspondence received from 120 Richmond residents/business owners indicate 73 writers did not support the proposal, 46 writers supported the proposal, and one writer did not indicate whether they supported the proposal, but advised that a resolution to the situation was needed. Similar land use concerns were raised by the public and discussed in the previous Staff Reports. The new correspondence includes a new concern from three writers regarding the new proposed short term accommodation hotel use.

Public Open House Meetings Held by the Applicant

The applicant hosted a series of public open house meetings at the subject site on February 18, February 20, February 25, and February 27 of 2016, and submitted a summary report to the City (Attachment GG). The proposal presented at that time was different from the current proposal. The applicant has not hosted a public open house regarding the current proposal.

The summary report identifies that 372 stakeholders attended the meetings and includes 265 pieces of public correspondence submitted by members of the public to the applicant, consisting of 80 form letters, 137 feedback forms and 48 emails. The 48 emails are also included in the public correspondence submitted to the City discussed above as they were sent through the applicant's website to the City. The 265 pieces of correspondence include 204 in support of the proposal, 50 not in support, and 11 that did not indicate whether in support or not.

Analysis

OCP Amendment to Accommodate Commercial Uses

The site is designated "Maritime Mixed Use" in the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100). The definition of "Maritime Mixed Use" in the Steveston Area Plan was amended in early 2016 to allow for limited child care use. Currently, "Maritime Mixed Use" is defined as an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including limited retail uses in the area between Phoenix Pond and No. 1 Road, where the subject site is located. Limited residential and child care uses are also accommodated.

The applicant is requesting that the Steveston Area Plan definition of Maritime Mixed Use be revised to allow limited commercial uses in the Maritime Mixed Use Area to serve the needs of Steveston residents and visitors.

Revised OCP Bylaw 7100, Amendment Bylaw 9062 to amend the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100) to change the "Maritime Mixed Use" definition to allow limited commercial uses, is provided for Council consideration.

Zoning Text Amendments to Accommodate Commercial Uses

The attached revised land use proposal map (Attachment BB) identifies the permitted and proposed land uses for the six existing buildings on the subject site, which is subject to both the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone as follows:

- the "Steveston Maritime Mixed Use (ZMU12)" zone applies at the east and west ends of the site to Buildings 1, 4, 5 and 6 (4020, 4180, 4280 and 4300 Bayview Street); and
- the "Steveston Maritime (ZC21)" zone applies at the middle of the site to Buildings 2 and 3 (4080 and 4100 Bayview Street).

The previous proposal considered by Planning Committee on May 6, 2014 included revising the non-residential permitted land use in both zones across the entire subject site by: retaining

Maritime or commercial fishing related uses, adding 15 to 16 new commercial uses and removing the restriction limiting some land uses to Maritime related activities only.

To accommodate the applicant's current proposal of June 2, 2017 (Attachment BB), the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone are proposed to be amended to:

- Retain all of the Maritime or commercial fishing related uses permitted in the existing "Steveston Maritime Mixed Use (ZMU12)" zone.
- Retain all of the Maritime or commercial fishing related uses and limited child care use permitted in the existing "Steveston Maritime (ZC21)" zone.
- Include 5 to 6 conventional commercial uses in both zones that are intended to provide for the shopping, dining, business, office, recreational, and service uses for area residents and visitors as well as short term accommodation needs of visitors.
- Limit the proposed new uses to specific ground floor areas of the subject site only (e.g., retain existing second floor child care use Building 2 at 4080 Bayview Street and retain existing upper floor dwelling units in Buildings 1, 4, 5 and 6 at 4020, 4180, 4280 and 4300 Bayview Street).
- Limit grocery store use to the ground floor of Building 2 at 4080 Bayview Street only (up to a maximum of 15,921 ft²).
- Limit indoor recreation use to Buildings 2 and 4 at 4080 and 4180 Bayview Street only (up to a maximum of 21,873 ft²).
- Limit hotel use as the only additional use to Buildings 5 and 6 at 4280 and 4300 Bayview Street (23,122 ft²) to a maximum of 32 hotel rooms with cooking facilities and a maximum stay of 90 days.

Staff have advised the applicant that indoor recreation use was included in the original rezoning proposal and concerns regarding the proximity to the Steveston Community Centre were discussed at Planning Committee. In response to the referral motion from Planning Committee on November 19, 2013, indoor recreation use was removed. After consideration, the applicant is again requesting the addition of indoor recreation use to accommodate the type of recreation facility they may be able to secure; which they feel would provide services complementary to those currently provided in the neighbourhood.

The addition of grocery store use continues to be requested by the applicant, which would potentially accommodate a third grocery store in the Village area. There is an existing grocery store located on No. 1 Road and Council recently approved a development proposal for 12088 3rd Avenue (formerly 3471 Moncton Street, 12040 & 12060 3rd Avenue) that includes approximately 20,400 ft² of retail space for a grocery store (RZ 15-710852, DP 16-753377 and HA 17-763809). It should be noted that the existing Steveston Commercial (CS2 & CS3) zoning prevalent in the village would allow development of a future grocery store. The attached previous staff reports include a retail analysis prepared by Hume Consulting Corporation and an economic analysis prepared by Colliers International Consulting, both commissioned by the applicant. The analyses indicated there was sufficient floor area demand for supermarket convenience retail in the Steveston planning area to support the combined floor area of all three grocery stores.

In response to concerns raised at Planning Committee about the large area of proposed retail space and the desire for uses that support the tourism industry in the Village, the applicant has requested the addition of hotel use for 32 hotel rooms. The hotel use reduces the requested floor area of retail by 23,122 ft² of floor area and the maximum stay of 90 days accommodates both overnight and short term stays, bringing new customers for businesses and restaurants in the Village. The proposed hotel use also reduces parking activity and vehicle trips to the site as compared with retail.

Revised Zoning Bylaw 8500, Amendment Bylaw 9063 to amend the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone to allow a wider range of limited commercial uses, is provided for Council consideration.

Preferred Type of Community Amenity and Richmond Public Library

There was discussion at the Planning Committee on May 6, 2014 regarding an offer from the applicant for the City to lease space on the subject site and whether the preferred type of community amenity would be leased space or a voluntary cash contribution for Council to use at its discretion.

In their referral back to staff on May 6, 2014, Planning Committee directed staff to review the preferred type of community amenity contribution and potential sites for the expansion of the Steveston Library.

Subsequently, at the Council meeting held on December 12, 2016, Council approved a list of City priority facility projects for the ten year period of 2016 – 2026, along with planning and design funding. This included a combined Steveston Community Centre and branch library for which Advanced Planning and Design is now underway in consultation with the Steveston Community Society. Given the ongoing planning and design work related to the Steveston Community Centre, staff are recommending that a voluntary cash contribution be sought instead of pursuing any form of lease arrangement for space in the development.

The other civic facilities identified at the Council meeting held on December 12, 2016 as priority projects to 2026 did not include any which are suitable for the subject site.

Community Amenity Contribution

In their referral back to staff on May 6, 2014, Planning Committee asked for review of options to enhance the community amenity contribution.

The previous proposal considered at the Planning Committee on May 6, 2014 included a community amenity contribution amount of \$2,000,000 to a new Steveston Community Amenity provision account. These funds could be allocated by Council at their discretion.

In an effort to determine an appropriate community amenity contribution amount, two independent consultants were engaged to review the potential increase in value resulting from the revised rezoning proposal to allow for a wider range of commercial uses in the ground floor areas (53,724 ft²) of the six existing buildings. The City engaged Site Economics Ltd. and the

applicant engaged Coriolis Consulting Corp. to determine the increase in value generated by the proposed rezoning.

The existing development includes six non-residential air space parcels, each of which may be owned and/or sold independently of the others. The City's consultant (Site Economics Ltd.) determined the amount of the increase in value resulting from the proposed commercial uses for the six existing smaller independent air space parcels at approximately \$9,000,000 while the applicant's consultant (Coriolis Consulting Corp.) determined the value increase at approximately \$5,100,000. This is considerably higher than what the increase would be if the buildings are considered as a single real estate holding. Small separate spaces selling to small retail investors and end users typically have a higher price value per square foot than larger development complexes as there is increased demand for the smaller spaces which are more affordable to purchase and more flexible to use and lease out. The applicant, however, advises that it is not their business model or intention to sell any of the six non-residential air space parcels and is not prepared to proceed with valuation based on smaller independent spaces. Instead they have agreed to enter into a legal agreement to tie the non-residential area together as a single real estate holding. To ensure that the six non-residential air space parcels remain under a single ownership, the applicant has agreed to enter into a legal agreement on Title as a condition of the rezoning to ensure the six air space parcels remain under a single ownership, could not be sold independently from the others, and could not be further subdivided or strata-titled. As a result, this staff report focusses on the increase in value resulting from the proposed commercial uses based on all of the commercial area being under a single ownership.

The City again engaged Site Economics Ltd. and the applicant engaged Coriolis Consulting Corp. to determine the increase in value generated by the proposed rezoning with the above mentioned legal agreement in place to restrict the existing six air space parcels. Both consultants used a common valuation methodology and both consultants agreed that the proposed hotel use (23,122 ft²) would not increase the value of the development due to the high tenant improvement costs. Therefore the analyses focussed on the proposed general retail commercial areas (30,602 ft²). The consultants did not reach a consensus on a valuation. The applicant's consultant assessed the value increase at approximately \$4,100,000 and the City's consultant assessed the value increase at approximately \$5,500,000 (Attachment HH). The difference is largely due to different commercial rental rate assumptions. The consultants were unable to reconcile the difference in appraised values.

Upon review of the difference, the applicant indicated that they are prepared to use \$4,750,000 as a mid point value increase and provide no more than 50% of the anticipated value increase to the City as a voluntary community amenity contribution (\$2,375,000) for Council to use at its discretion.

There is no City policy to guide the evaluation of this type of situation where additional land uses are proposed in existing buildings, with no density increase. The most similar comparable is where there is an increase in density, the City looks to receive as close to 100% of the land lift value before development. The most recent example of this being the proposed mixed use development in the Capstan Village (YuanHeng RZ 12-603040) where the applicant was provided additional density and the City received an amenity package of equal value including

an approximate 33,500 ft² turn-key community centre, a waterfront park and a cash contribution for a waterfront pier.

The subject rezoning proposal does not include an increase in density, but does include new commercial uses and has been deemed to result in an increase in value. The applicant has stated that they are only prepared to provide a voluntary community amenity contribution in the amount of \$2,375,000 which represents 50% of the mid-point of values arrived at by the two independent economists. This was presented as their best offer and requested it be forwarded to Council for consideration.

In addition to the revised community amenity contribution, the applicant has also agreed to install additional signage to enhance visual cues to cyclists and vehicle drivers as part of the required Servicing Agreement to identify the two existing public parking facilities on site and that Bayview Street is shared by vehicles and bicycles.

All other aspects of the rezoning considerations (Attachment CC) remain the same as previously agreed to, including:

- Commercial truck activity legal agreement to: prohibit large WB-17 truck access and to limit hours to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday (for non-residential uses).
- Commercial parking legal agreement and right of way to secure short term free parking with merchant validation, parking fees in line with rates in the village, and limited assignment of parking spaces. This agreement also secures access to parking for customers and hotel guests.
- Additional eight Class 2 bike storage spaces (e.g. exterior bike racks) onsite.
- Voluntarily contribution in the amount of \$136,206 towards Road Works DCC projects.
- Voluntarily contribution in the amount of \$605 towards Storm Drainage DCC projects.
- Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required in the first 18 months of commercial use.
- Entering into a Servicing Agreement for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to: upgrading the No. 1 Road and Bayview Street intersection with raising, bollards and decorative crosswalk; upgrading all crosswalks along Bayview Street; 30 kph posted speed limit signage; and adding bicycle “sharrows” pavement marking. This agreement also includes adding signage along Bayview Street for “sharrows,” and public parking lot signage.

Steveston Residents and Merchants Land Use Suggestions

In their referral back to staff on May 6, 2014, Planning Committee directed staff to examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site.

The City has received a significant amount of public input with a mix of support and opposition regarding the proposed range of commercial uses as discussed in this and previous staff reports.

At the Planning Committee on May 6, 2014, residents identified the desire for additional amenities in Steveston including an enhanced branch library, and, in general, amenities that support children and seniors. As the program for a new Steveston Community Centre and library evolves, these ideas will be considered.

One resident specifically identified the desire for a maritime museum on the site. The question of a maritime museum was addressed by staff in the previous staff report dated March 17, 2014 (attachment EE) and was not recommended in this location.

A comparison of the Steveston Merchants Association proposal and the current rezoning proposal is provided in the table below. The Steveston Merchants Association proposal was discussed in the previous staff report and at the last Planning Committee and Onni has advised that they are unwilling to proceed under the proposal. The merchants advised that restricting 50% of the MMU area to office use would restrict the amount of retail area, lower parking activity, and add office employees who would be potential customers in the Village. The current rezoning proposal includes restricting 39% of the MMU area to hotel use, which similarly restricts the amount of retail uses, lowers parking activity and adds potential customers in the Village.

	Retail	MMU	Office	Hotel
Steveston Merchants Association proposal	25% (14,872 ft ²)	25% (14,872 ft ²)	50% (29,744 ft ²)	
Current proposal	61% (36,288 ft ²) <ul style="list-style-type: none"> • MMU uses are permitted in all Buildings and the second floor of Building 2 is limited to MMU and resident amenity space only (5,764 ft²) • Grocery Store is limited to the ground floor of Building 2 only (15,921 ft²) • Indoor Recreation is limited to Buildings 2 and 4 only (21,873 ft²) 			39% (23,122 ft ²)

Financial Impact or Economic Impact

None.

Conclusion

Onni Development (Imperial Landing) Corp. is requesting that the City allow a wider range of uses on their Maritime Mixed Use (MMU) site to provide commercial uses to serve resident's needs. While the proposal can be considered under the City's 2041 OCP, an amendment to the Steveston Area Plan is required to address the additional uses requested by the applicant.

In response to Planning Committee's referral, the applicant has submitted a revised land use proposal which would permit:

- 32 hotel units, including cooking facilities, in buildings 5 & 6
- Office, Restaurant and General Retail uses in buildings 1 through 4
- Minor Health Services in buildings 1, 2 & 4
- Financial Services in buildings 1 & 4
- Indoor Recreation in buildings 2 & 4
- Grocery Store in building 2

The proposed rezoning is anticipated to increase the valuation of the site by approximately \$4.1M to \$5.5M with the legal agreement proposed by the applicant to address the existing six air space parcels. The applicant has offered to provide a voluntary cash contribution of \$2,375,000 to a new Steveston Community Amenity provision account that would allow Council to allocate the funds to support Council priorities in the Steveston area.

It should be noted that the site design is not affected by the proposed land use change within the buildings. The proposed roadway improvements to enhance pedestrian and cyclist safety would assist in making Steveston a walking, cycling and rolling community. The proposed parking agreement would secure short term free parking with merchant validation, parking fees in line with rates in the village, and limited assignment of parking spaces to address parking concerns. The proposed restrictions on commercial loading hours of operation would limit potential disruption and clarify the enforcement process.

It is recommended that Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, be introduced and given first reading.



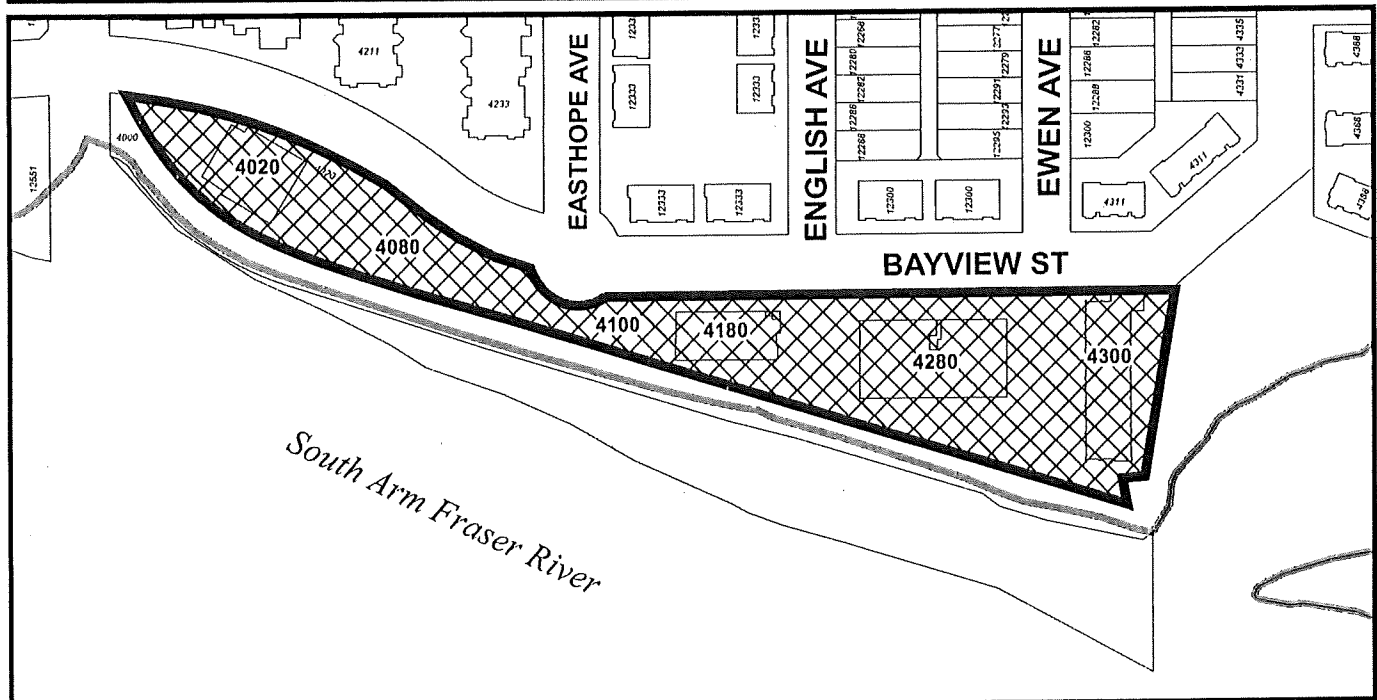
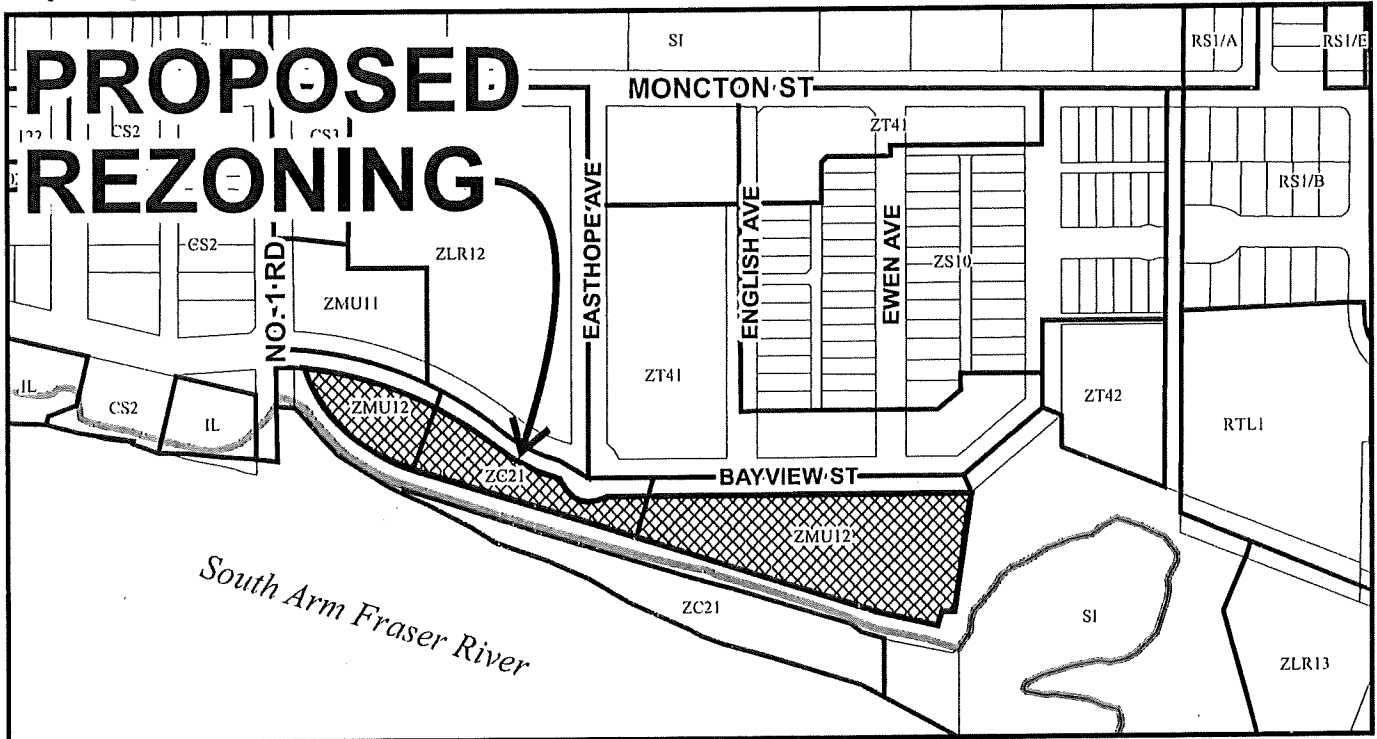
Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

SB:blg

Attachment AA:	Location Map and Aerial Photo
Attachment BB:	Revised Land Use Proposal
Attachment CC:	Rezoning Considerations
Attachment DD:	RZ 13-633927 Application History
Attachment EE:	Staff Report to Planning Committee dated April 30, 2014 (including attached staff reports dated March 17, 2014 and April 30, 2014)
Attachment FF:	Public Correspondence (received May 1, 2014 to June 26, 2017)
Attachment GG:	February 2016 public open house meetings summary (including sign-in sheets and public correspondence from February 7, 2016 to March 11, 2016)
Attachment HH:	Economic Analyses Executive Summaries prepared by Site Economics Ltd, dated June 23, 2017 and Coriolis Consulting Corp., dated June 28, 2017.



City of
Richmond



RZ 13-633927

Original Date: 03/18/14

Revision Date: 06/14/17

Note: Dimensions are in METRES



City of
Richmond

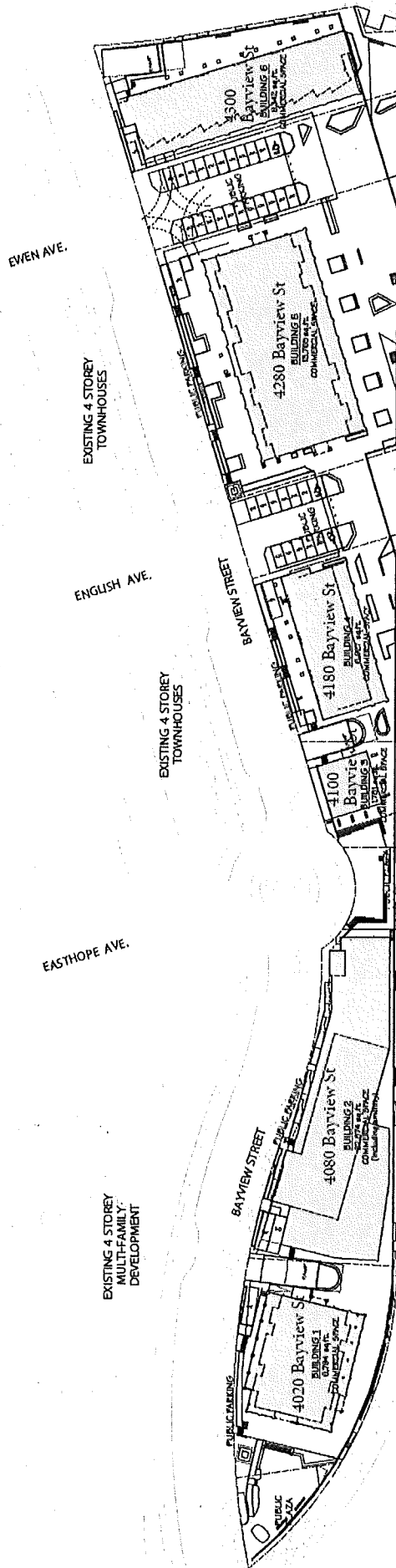


RZ 13-633927

Original Date: 03/18/14

Revision Date: 06/14/17

Note: Dimensions are in METRES



Building	4020 Bayview St (1)	4080 Bayview St (2)	4100 Bayview St (3)	4180 Bayview St (4)	4280 Bayview St (5)	4300 Bayview St (6)
59,488 sf GLA 52 dwellings	6,867 sf 12 apartments	21,685 sf (15,921 + 5,764)	1,862 sf	5,952 sf 7 two-level units	13,780 sf 22 apartments	9,342 sf 11 two-level units
Permitted Uses (existing)	(ZMU12) • Education** • Manufacturing, custom indoor** • Maritime* • Office** • Parking, non-accessory** • Service, Personal (Dry Cleaning & Laundry only)* • (also Housing, apartment limited & upper floors only)	(ZC21) • Child Care (limited & upper floor only) • Education* • Industrial, General** • Manufacturing, custom indoor** • Marina* • Maritime mixed use* • Office** • Parking, non-accessory** (also legally required 2nd floor Resident Amenity Space in Building 2)	(ZC21)	(ZMU12)	(ZMU12)	(ZMU12)
Proposed Uses (June 2, 2017)	• (all existing ZMU12 uses) • Office • Restaurant • Retail, General • Health Services, Minor • Service, Financial	• (all existing ZC21 uses) On the ground floor only: • Office • Restaurant • Retail, General • Grocery Store • Health Services, Minor • Recreation, indoor	• (all existing ZC21 uses) • Office • Restaurant • Retail, General	• (all existing ZMU12 uses) • Office • Restaurant • Retail, General • Health Services, Minor • Recreation, Indoor • Service, Financial	• (all existing ZMU12 uses) • Hotel (19 rooms, maximum 90 day accommodation)	• (all existing ZMU12 uses) • Hotel (13 rooms, maximum 90 day accommodation)

*These uses are restricted to Mixed Maritime Uses as defined in OCP Steveston Area Plan

**These uses are restricted to maritime or commercial fishing related uses in the ZMU12 and ZC21 zones and to Mixed Maritime Uses as defined in OCP Steveston Area Plan



Address: 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street

File No.: RZ 13-633927

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9062.
2. Single site, no subdivision and no stratification requirements – Registration of legal agreement(s) on Title ensuring that:
 - a) The six non-residential air space parcels (Air Space Parcels 1 through 6 of plan EPP26790) are all owned by the same legal entity (both beneficial and legal interest in the six parcels) and prohibiting transfer of less than all six parcels.
 - b) No subdivision of any one or more of the six parcels (including no subdivision by way of strata plan) (consolidation of the six parcels is acceptable).
3. Truck activity – Registration of a legal agreement on Title to: prohibit large delivery trucks of size WB-17 or larger from accessing or entering the site at any given time; and to restrict truck delivery hours of operation for non-residential uses by trucks of maximum SU-9 in size to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday. Remedies will include, but without limitation, performance wording to establish a fine amount of \$200 adjusted by CPI annually from the year of rezoning approval per of the restrictions in the agreement payable by the owner.
4. Commercial parking – Registration of a legal agreement on Title including:
 - a) The following covenants:
 - i. Parking garage entry gates are to remain open during business hours of any commercial use on the lands other than hotel. Hotel guests are to be provided with a means to open a closed parking garage entry gate and access commercial parking outside of regular business hours.
 - ii. A maximum of 16 of the total 189 commercial spaces may be assigned to specific businesses. Further the assignment can be on weekdays only, between the hours of 8:30 am and 6:00 pm. The balance of the parking spaces must be unassigned and available by the use of any commercial client or visitor to a residential unit on the site.
 - iii. Free parking for the first two hours of a vehicle parked on site must be provided, which may be provided through a merchant validation for the businesses operating on the site.
 - iv. Pay parking rates are not to exceed the market rate for pay parking in Steveston Village. The pay parking rate may be reviewed and adjusted on an annual basis by the City taking into consideration similar pay parking rates in Steveston Village.
 - b) A statutory right-of-way from the curb on Bayview Street, extending into the parking structure, over an area coincident with the full extent of the underground parking area. The statutory right-of-way will permit the City, City officials and contractors to be on and have access to and egress from the parkade for the purposes of assuring/monitoring compliance with the parking covenant described in 3(a) above. Further, the statutory right-of-way will permit the City the right to remove or disable any gate that does not comply with the terms of the parking covenant described in 3(a) above.
5. Install an additional eight Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
6. City acceptance of the developer's offer to voluntarily contribute \$2,375,000 towards the Steveston Community Amenity provision account.
7. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects.

Initial: _____

8. City acceptance of the developer's offer to voluntarily contribute \$605 to go towards development of Storm Drainage DCC projects.
9. City acceptance of a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The Letter of Credit will be held by the City for a period of 18 months after the commercial area is occupied.
10. Enter into a Servicing Agreement* for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:
 - a) Upgrade the No. 1 Road and Bayview Street intersection by raising this intersection and adding bollards similar to No. 1 Road and Moncton Street. As well, install decorative crosswalk surface treatment on all three legs of the intersection, using Duratherm material or equivalent.
 - b) Upgrade crosswalks along Bayview Street:
 - i. At the two midblock crosswalks between No. 1 Road and Moncton Street, provide raised crosswalks.
 - ii. At the three crosswalks at the Easthope Avenue traffic circle, remove a 1.5 m section of the cobble pavers from each end of the crosswalk (near curbs) and replace with an extension of the existing square concrete panels. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists. Add a narrow band of the same decorative pavement surface treatment as a border along both sides of each crosswalk to provide consistency between the crossings on Bayview Street.
 - iii. At the six crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
 - c) Fabricate and install 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue, and Ewen Avenue.
 - d) Add pavement marking "sharrows", and signage for bikes on Bayview Street from No. 1 Road to Moncton Street in both directions.
 - e) Fabricate and install public parking signage on Bayview Street in both directions at the two public parking facilities.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date

RZ 13-633927 Application History

Date	Proposal for Rezoning	Amenity Proposal	Committee Resolution
	ZMU12 Zone	ZC21 Zone	
Nov 4/13	<ul style="list-style-type: none"> • (existing ZMU12 uses) Unrestricted MMU Uses: <ul style="list-style-type: none"> • Education • Manufacturing, custom indoor • Office • Parking, non-accessory • Service, personal New Uses: <ul style="list-style-type: none"> • Animal Grooming • Child Care • Education, commercial • Health Service, minor • Library and exhibit • Recreation, Indoor • Restaurant • Retail, convenience • Retail, general • Retail, secondhand • Service, financial • Service, business support • Service, household repair • Service, massage • Veterinary service 	<ul style="list-style-type: none"> • (existing ZC21 uses) Unrestricted MMU Uses: <ul style="list-style-type: none"> • Industrial, general • Manufacturing, custom indoor • Office • Parking, non-accessory New Uses: <ul style="list-style-type: none"> • Animal Grooming • Child Care • Education, commercial • Health Service, minor • Library and exhibit • Recreation, Indoor • Restaurant • Retail, convenience • Retail, general • Retail, secondhand • Service, financial • Service, business support • Service, household repair • Service, massage • Veterinary service 	<p>At November 19, 2013 Planning Committee, referred back for staff to:</p> <ol style="list-style-type: none"> 1) attend the scheduled meeting between the applicant and the Steveston Merchants Association as an observer and provide an update to the Committee; 2) conduct a study and analysis regarding (i) the types and number of mixed maritime and commercial uses that are needed in the area through consultation with the residents, business owners, and business and community organizations in Steveston, (ii) potential implications of specific uses on City facilities and existing businesses in the area, (iii) the suitable proportion and location of mixed maritime and commercial uses on the subject site including the suggestion to confine the commercial use area only in spaces between Easthope Avenue and No. 1 Road, (iv) transportation related items including potential parking fees and truck parking restrictions; (v) the future developments and expected increase in commercial use spaces in the area, and (vi) how the \$1,500,000 voluntary community amenity contribution by the applicant would be allocated to different uses in Steveston; 3) study the possibility of the applicant providing a rental space for a City library on the space allotted for commercial use, having the same size and lease rate as the City library at Ironwood, as a requirement for the subject rezoning application; 4) study the possible location of a maritime museum on the subject site on the space allotted for mixed maritime use; and 5) provide updates to Committee on the marina development.
March 17/14	Same as previous proposal, except indoor recreation removed	Same as previous proposal, except indoor recreation removed	<p>At April 8, 2014 Planning Committee, referred back for staff to examine:</p> <ol style="list-style-type: none"> 1) the enhancement of the community amenity contribution, including the possibility of library expansion and marina development, and 2) the legal aspects related to change of use lease provisions suggested by the applicant.
April 30/14	Same as previous proposal	Same as previous proposal	<p>At May 6, 2014 Planning Committees, referred back for staff to review:</p> <ol style="list-style-type: none"> 1) options to enhance the community amenity contribution; 2) options to determine the preferred type of community amenity contribution; and 3) potential sites for the expansion of the Steveston Library. <p>and report back to a forthcoming General Purposes Committee.</p> <p>and to examine options suggested by Steveston residents and merchants for alternative uses of the Imperial Landing site and report back.</p>

[Referred back to staff]



City of
Richmond

Report to Committee
Planning and Development Department

to Planning - May 6, 2014

To: Planning Committee

Date: April 30, 2014

From: Wayne Craig
Director of Development

File: RZ 13-633927

File: 12-8060-20-009063/9062

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**

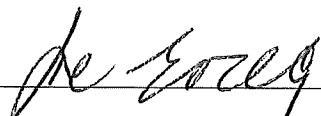
Staff Recommendation

1. That the additional information identified in the staff report dated April 30, 2014, titled "Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend the Steveston Maritime Mixed Use (ZMU12) zone and the Steveston Maritime (ZC21) zone" from the Director of Development be received for information.
2. That should Council wish to locate a library on the subject site, Council select a preferred lease option and authorize staff to enter into lease negotiations with the property owner.

Wayne Craig
Wayne Craig
Director of Development

WC:sb
Att.

REPORT CONCURRENCE

ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Services Real Estate Services	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

Onni Development (Imperial Landing) has applied to the City of Richmond to amend the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone to permit additional commercial uses in the non-residential spaces of each of the six (6) existing buildings on the subject site at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (Attachments 1 and 2).

Staff reports were reviewed by Planning Committee at the meetings of November 19, 2013 and April 8, 2014. At the Planning Committee meeting of April 8, 2014, the application was referred back to staff. In response to the referral, the applicant has provided a revised community amenity contribution proposal (Attachment 3); staff has reviewed the possibility of providing a replacement Steveston branch of the Richmond Public Library on the subject site; staff has reviewed the referral to examine the possibility of marina development; and staff has reviewed the legal aspects related to change of use lease provisions suggested by the applicant. In addition, staff has reviewed the land use percentage allocation recommendation from the Steveston Merchant's Association.

Background

The following referral motion was carried at the April 8, 2014 Planning Committee meeting:

"That the staff report titled, Application By Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 And 4300 Bayview Street (Formerly 4300 Bayview Street) to amend the Steveston Maritime Mixed Use (ZMU12) Zone and the Steveston Maritime (ZC21) Zone, from the Director, Development, dated March 17, 2014, be referred back to staff to examine:

(1) the enhancement of the community amenity contribution, including the possibility of library expansion and marina development; and

(2) the legal aspects related to change of use lease provisions suggested by the applicant.

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

The timing of the referral in was subsequently revised by Council. The following motion was carried at the April 14, 2014 Council meeting:

"That the date for staff to report back to Committee on the referral made at the Tuesday, April 8, 2014 Planning Committee meeting regarding the Application By Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street be deferred to the Tuesday, May 6, 2014 Planning Committee meeting."

This staff report addresses the Planning Committee referral by: providing a summary of proposed revisions regarding community amenity contribution; and providing staff updates

regarding the possibility of providing a replacement Steveston branch of the Richmond Public Library on the subject site, marina development in Steveston and the change of use lease provisions suggested by the applicant. In addition, this report provides a staff update regarding the land use percentage allocation recommendation from the Steveston Merchant's Association.

Findings of Fact

Please refer to the referral staff report dated March 17, 2014 (Attachment 4) for information pertaining to public correspondence received between November 5, 2013 and March 17, 2014 and response to a new public concern, as well as staff comments and consultant reports responding to the referral received from the November 19, 2013 Planning Committee meeting, and referral rezoning considerations.

Please also refer to the original staff report dated November 4, 2013 (also included in Attachment 4) for information pertaining to the site and surrounding development, significant public input received February 15, 2012 to November 4, 2013 and responses to public concerns, as well as staff comments on the proposal, OCP amendment, zoning amendment, extending commercial uses east of No. 1 Road, transportation, heritage and the original rezoning considerations.

Public Input

After the referral staff report was completed on March 17, 2014 to the time of writing this report, eleven (11) pieces of correspondence were received from seven (7) members of the public and a 46-signature petition of Steveston residents in support of the proposal was submitted by the applicant (Attachment 5). Five (5) correspondence writers did not support the proposal, one (1) correspondence writer supported the proposal and one (1) correspondence writer did not indicate whether they supported the proposal, but did support Planning Committee's referral motion for increased community amenities. Similar concerns were raised by the public and discussed in the previous staff reports. The new correspondence includes new concerns regarding timing of the land use change proposal and a request for a maritime museum.

Prior to March 17, 2014, a significant amount of public input was received regarding the proposal and discussed in the original rezoning staff report dated November 4, 2013 and an additional twelve (12) pieces of correspondence were received from the public and discussed in the referral staff report dated March 17, 2014.

Analysis

This analysis section will discuss each of the referral items made by Planning Committee at their April 8, 2014 meeting.

Community Amenity Contribution

In their referral back to staff, Planning Committee asked staff to examine the enhancement of the community amenity contribution, including the possibility of library expansion and marina development.

In response to the referral and following negotiations, the applicant has submitted an offer to the City (Attachment 3), staff examined the possibility of providing a replacement Steveston branch of the Richmond Public Library on the subject site, and staff reviewed the referral to examine the possibility of marina development in Steveston.

The revised enhanced community amenity contribution offer to the City includes the following:

- The rezoning considerations presented in the referral staff report dated March 17, 2014, which include the following community amenity contributions:
 - \$1,500,000 to the City's new Steveston Community Amenity provision account,
 - \$136,206 to the City's Road Works DCC projects account,
 - \$605 to the City's Storm Drainage DCC projects account, and
 - Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The Letter of Credit to be held by the City for a period of 18 months after the commercial area is occupied.
- An additional \$500,000 to the City's new Steveston Community Amenity provision account.
- Three (3) lease options for the City to choose from, including:
 - Option 1 – for the City to lease 4,000 ft² on the subject site at a rental rate of \$25/ft² for the first five (5) years and an option to renew for an additional five (5) years at the same rental rate. Under option 1, the applicant is also offering to include a change of use lease provision in future leases to allow for future Maritime Mixed Uses in Building 6.
 - Option 2 – for the City to lease the entire 9,197 ft² ground floor unit in Building 6 (4300 Bayview Street) at a tiered rental rate. The rate of \$0/ft² would apply to the first 4,000 ft² and \$25/ft² would apply to the 5,197 ft² balance of the area for the first five (5) years. The rate of \$25/ft² would apply to the entire 9,197 ft² area for an additional five (5) years.
 - Option 3 – for the City to lease the entire 12,929 ft² ground floor unit in Building 5 (4280 Bayview Street) at a tiered rental rate. The rate of \$0/ft² would apply to the first 4,000 ft² and \$25/ft² would apply to the 8,929 ft² balance of the area for the first five (5) years. The rate of \$25/ft² would apply to the entire 12,929 ft² area for an additional five (5) years. Rates are also identified at \$28/ft² for years 11-15 and \$30/ft² for years 16-20.

There are still many questions related to the lease that would need to be carefully reviewed. Staff has asked for further information about such things as operating costs, access to parking, servicing, provision for an allowance for tenant improvements, additional charges, lease terms and lease rates and considerations for a large tenant space. This information was not available from the applicant at the time of writing this report.

The City's Real Estate Services Division has advised that the offered lease rate of \$25/ft² represents a reasonable market rate for Building 5, however, if the lease terms include provisions for tenant improvements, parking, etc. the lease rate would become more favourable. Staff considers the higher market rates, identified by the applicant, of \$32/ft² to \$40/ft² to be more applicable to smaller tenant spaces less than 2,000 ft² in size.

The Ironwood branch location is approximately 12,500 ft² distributed over two (2) floors. The current lease rate at Ironwood is \$20/ft² and is only applied to 4,500 ft² of common space with the remaining 8,000 ft² provided rent-free. Staff negotiated with the applicant to develop more favourable lease terms in keeping with the Ironwood branch provisions but the applicant advised the offer provided is the best they are willing to provide.

In the event that Council wishes to pursue any lease with Onni, staff require authorization from Council to work with the applicant to establish appropriate business terms for a lease and would need to advise Planning Committee and Council through future staff reports regarding revised rezoning considerations and lease details.

Richmond Public Library

In response to Planning Committee's referral for staff to examine the possibility of library expansion, Community Service staff have reviewed the three (3) lease options and advise that the minimum size library space that would be acceptable for the Steveston branch of the Richmond Public Library to relocate from the Steveston Community Centre to the Imperial Landing site is 13,000 ft². The 12,929 ft² space option in Building 5 (option 3) aligns with advice from Community Services staff. There is a sufficient increase in space to allow for a comfortable library with comprehensive branch services including a hybrid of services to meet traditional needs and address some of the growing trends of future library services. Building 5 would provide a 20 year solution for library services in Steveston that would meet community needs and relieve pressure on the Brighthouse (main) branch.

The 9,197 ft² space option in Building 6 (Attachment 2) would not be acceptable for a library space on the basis that it would only provide a modest expansion and not meet the changing needs for library services such as the inclusion of a computer room, reading room and study space. It is considered by staff to be of poor value for the financial investment that would be needed and at best would be an interim solution that would need to be revisited in the future.

Community Service staff have advised that the 12,929 ft² space option in Building 5 for a replacement library is the only option of the three (3) lease options that is considered viable for community service space due to the size of the units and cost to operate stand alone facilities.

Increases in the Capital Budget, Operating Budget and graduated annual operating budget would need to be approved by Council to accept this proposal. These include a one-time capital cost of \$3,655,460 that would be included as an adjustment to the 2014 Capital Budget and ongoing operational costs estimated at \$426,315 which would form part of the 2015 Operating Budget. The increase in operating costs of \$426,315 result in a 0.23% tax impact, and would form part of the graduated 2014-2015 annual operating budget based on an 18-month project development process. Finance staff have advised that the capital costs of \$3,655,460 could be funded from the Rate Stabilization Provision and the Five Year Financial Plan 2014-2018 could be amended

accordingly. The exact dollar amounts and timing may change. Substantial rent increases could impact the operating budget in future years and must be considered.

Community Services staff provided the following estimates for lease, operating and capital costs associated with locating a library in Building 5 or Building 6:

Size	Current Location 4000 ft ² Steveston CC	9,197 ft ² Building 6	12,929 ft ² Building 5
Meeting long term needs	No	Interim	Yes
Programmable library space	3,750 ft ²	8,597 ft ²	12, 329 ft ²
Non public space	250 ft ²	600 ft ²	600 ft ²
Net gain common space		4,847 ft ²	8,579 ft ²
A. Operational Costs (utilities, staffing, janitorial, collections)	\$646,200	\$700,000	\$720,000
B. Common Area Fees (\$10/ ft ²)	Nil	\$91,970	\$129,290
C. Rent	Nil		
Year 1-5		\$129,925	\$ 223,225
Year 6-10		\$229,925	\$ 323,225
Year 11-15			\$362,012
Year 16-20			\$387,870
Subtotal (A+B+C)			
Year 1-5	\$646,200 (\$161.50/ ft ²)	\$921,895 (\$118.86/ ft ²)	\$1,072,515 (\$95.10/ ft ²)
Year 6-10		\$1,021,895	\$1,172,515
Year 11-15			\$1,211,302
Year 16-20			\$1,237,160
Current Steveston Operating Costs		\$646,200	\$646,200
Increase to Operating Budget	N/A		
Year 1-5		\$275,695	\$426,315
Year 6-10		\$375,695	\$526,315
Year 11-15			\$565,102
Year 16-20			\$590,960
Capital Costs (tenant improvements, shelving, moving, collections, FFE's)	N/A	\$2,759,280 (\$300.01/ ft ²)	\$3,655,460 (\$282.73/ ft ²)

Marina Development

In response to Planning Committee's referral for staff to examine the possibility of marina development, the questions of possible dredging in front of the subject site and marina development in Steveston have been referred to Parks staff.

The City has hired a marine engineering consultant and commenced with the investigation into the potential dredging. Parks staff will provide information to Committee and Council through future staff reports and will be available at the Planning Committee meeting for any further discussion.

Change of Use Lease Provision

In their referral back to staff, Planning Committee asked staff to examine the legal aspects related to change of use lease provisions suggested by the applicant.

In response to the referral, the Law Department received a legal opinion that it is legal for Onni to include provisions in their commercial leases negotiated with future tenants, including the change of use lease provisions suggested by the applicant. The City would not be able to enforce lease provisions unless it was a party to the lease or had entered into a separate unregistered legal agreement directly with Onni to require a change of use lease provision be included in commercial leases with future tenants.

While a lease provision could be used to secure future MMU uses in Building 6 on the subject site, staff do not recommend the City being a party to the administration or securing of such a lease provision for a variety of reasons including business operations, potential liability and enforcement concerns. Executing such a lease provision and evicting a tenant could have a significant economic impact on their business operations. In addition, it would be very difficult for the City to manage and enforce, particularly if Onni sells any of the air parcels or units to a third party.

Steveston Merchants Association Proposal

In addition to the referral, there was discussion at the April 8, 2014 Planning Committee meeting regarding the Steveston Merchants Association proposal to restrict the approximate 60,000 square feet of MMU area on the subject site to 25% retail (roughly equivalent to the size of the proposed grocery store), 25% Maritime Mixed Use (to support the potential of a City marina in front of the site) and 50% office.

Real Estate Services staff has reviewed *Imperial Landing Retail Analysis*, prepared by Hume Consulting Corporation and dated December 2013 and the *Steveston Village Economic Analysis*, *Imperial Landing Rezoning – Commercial Impacts*, prepared by Colliers International Consulting and dated February 24, 2014 and find the findings to be reasonable.

Staff discussed the Steveston Merchants Association proposed limitations with the applicant. The applicant advised that:

- The proposed community amenity contribution package would need to be reduced if limitations were imposed.
- If the City leases Building 5, the potential commercial area is effectively reduced by 23.1% (including all non-residential ground floor area).
- They have received interest in leasing 12,950 ft² of space from bank, daycare and dental office type uses, which would effectively reduce the potential commercial area by a further 21.7%.
- A multi-building commercial development typically has a mix of business uses and the individual uses and proportionate mix may change over time.

Financial Impact or Economic Impact

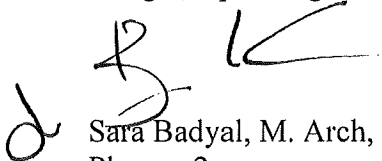
The proposal would provide \$2,000,000 to the City's new Steveston Community Amenity provision account, \$136,206 to the City's Road Works DCC projects account, and \$605 to the City's Storm Drainage DCC projects account.

The proposal also has the potential for capital and operational costs as discussed within the report should Council wish to authorize staff to negotiate a lease for space for a library within the development on the subject site.

Conclusion

In response to Planning Committee's referral, the applicant has submitted an enhanced community amenity contribution proposal; staff reviewed the possibility of providing a replacement Steveston branch of the Richmond Public Library on the site; staff reviewed the legal aspects related to including a change land use provision in commercial leases; and staff reviewed the percentage allocation of land uses suggested by the Steveston Merchants Association.

If Council wants to pursue the enhanced community amenity contribution proposal and the option of a replacement Steveston branch of the Richmond Public Library on the subject site, staff would need authorization from Council to work with the applicant to establish appropriate business terms for a lease and staff would need to advise Committee and Council through future staff reports regarding revised rezoning considerations, lease details, and increases in the Capital Budget, Operating Budget and graduated annual operating budget.



Sara Badyal, M. Arch, MCIP, RPP
Planner 2

SB:rg

Attachment 1: Location Map and Aerial Photo

Attachment 2: Site Context Map

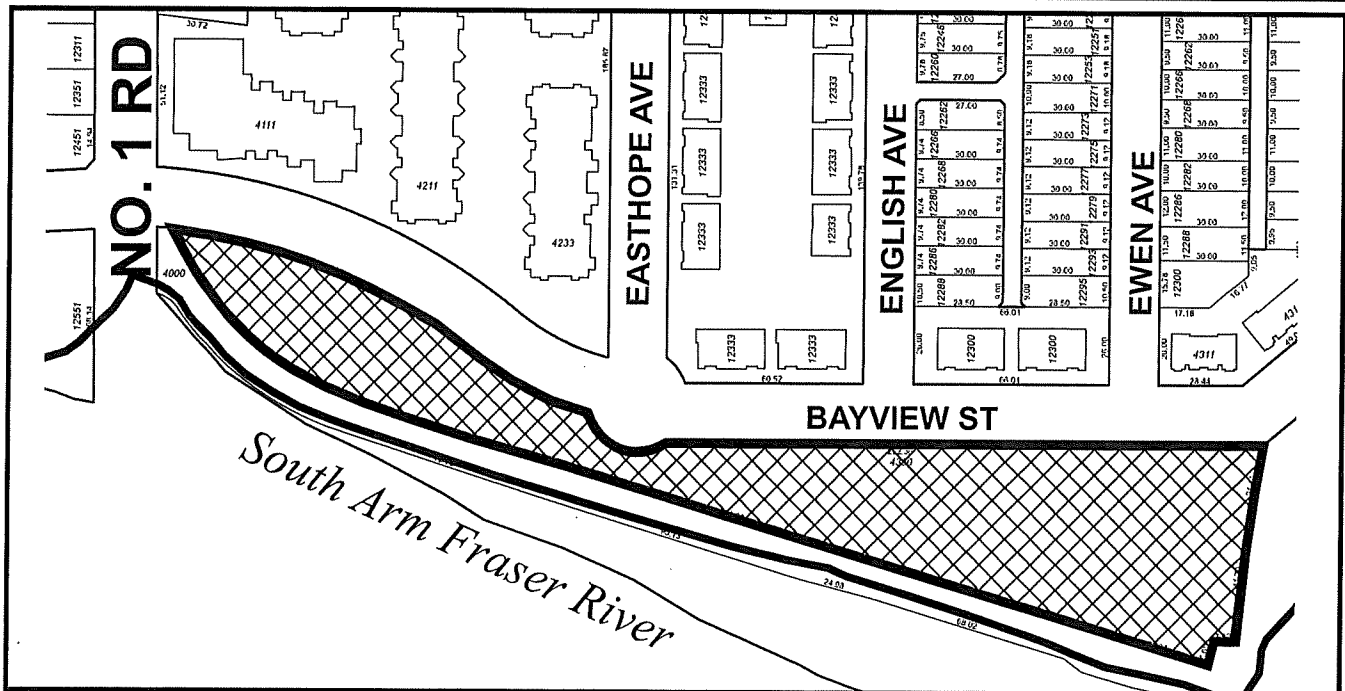
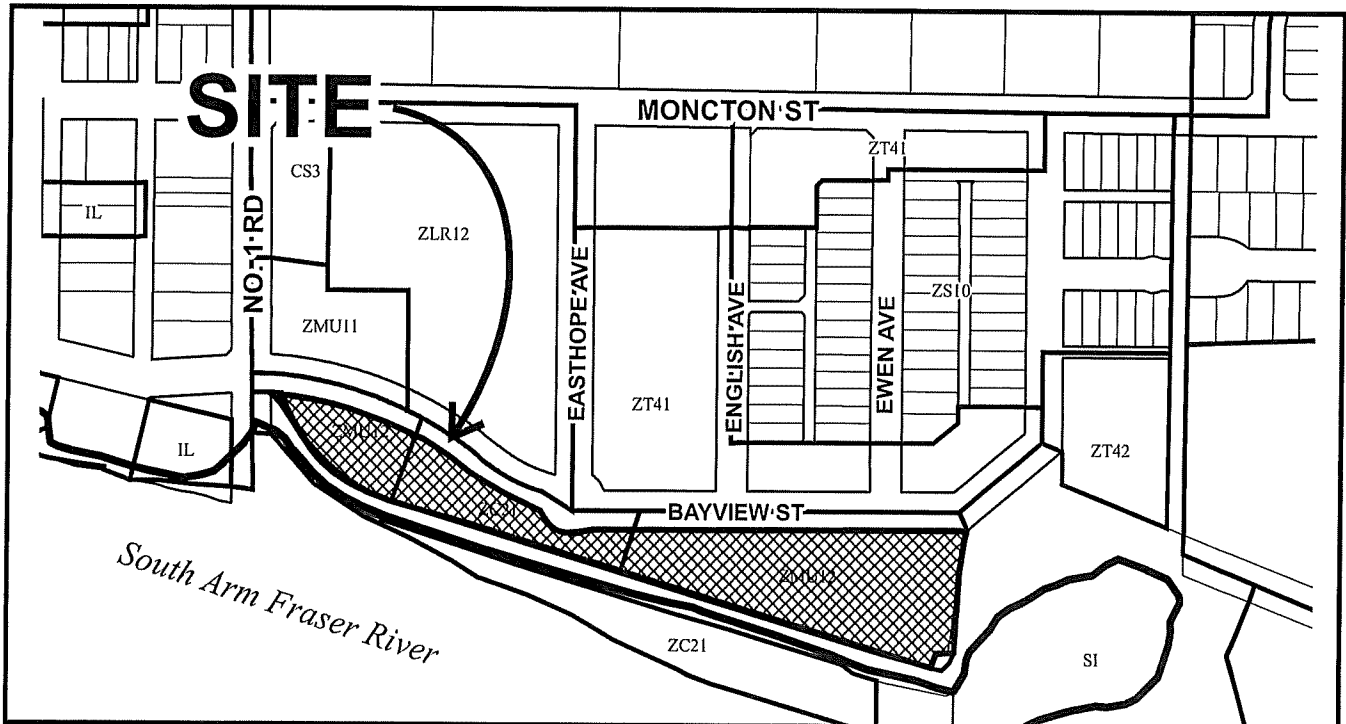
Attachment 3: Community Amenity Contribution Offer (dated April 30, 2014)

Attachment 4: Staff Report to Planning Committee from Director of Development dated March 17, 2014

Attachment 5: Public Correspondence (received March 18, 2014 to April 29, 2014)



City of
Richmond



RZ 13-633927

Original Date: 03/18/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-633927

Original Date: 03/18/14

Revision Date:

Note: Dimensions are in METRES

4300 BAYVIEW STREET - PARKING

This is a detailed site plan for the parking area at 4300 Bayview Street. The plan shows a large, irregularly shaped parking lot with numerous parking spaces marked with 'P' and some with 'H' for handicapped. The lot is bordered by a building footprint on the left and a curved driveway or access road on the right. A central circular area, possibly a roundabout or a landscaped island, is located in the middle of the lot. The plan also shows surrounding streets, including Bayview Street and a street labeled '4300 BAYVIEW STREET'. Various other features like trees, landscaping, and utility lines are indicated with dashed and solid lines. The overall layout suggests a complex parking arrangement for a large facility.

	(MARITIME)	(RESIDENTS)	(VISITORS)
77 sq.m) =	35.4 SPACES	33 SPACES	4.4 SPACES
UNITS =			
UNITS =			
TOTAL	35.4 SPACES	33 SPACES	4.4 SPACES

TOTAL DISPLACED

Journal of Management Education

PROVIDER	PUBLIC AT GRADE PARKING #	NO SPACES
	PUBLIC U/O PARKING #	0 SPACES
	TOTAL	NO SPACES

NOTE: 4 ACCESSIBLE SPACES PROVIDED (INCLUDED IN ABOVE TOTAL)

TOTAL PARKING:

PROVIDER	172 SPACES	13 SPACES	3 SPACES	25 SPACES	304 SPACES
MAINTENANCE W/O PARKING					
RESIDENTS W/O PARKING					
RESIDENT VISITOR W/O PARKING					
EXCESS W/O PARKING					
PURCH AT GRADE PARKING					
TOTAL					

NOTE: 7 PARKADE SPACES PROVIDED ARE ACCESSIBLE PARKING SPACES

OVERALL PROJECT
U/G PARKING PLAN

SCALE: 1:500



NO.	DATE	REVISIONS

PROJECT	IMPERIAL LANDING MIXED-USE DEVELOPMENT			PROJECT NO. 1778
	PARKING PLAN			
SHEET TITLE	SHEET NO.			SHEET NO. A1.1
	DATE: JUL. 16, 2019			
DRAWN BY: DAK			CHECKED BY: DAK	
PROJECT LOCATION: 4205 BAYVIEW ST., RICHMOND, CA.			DRAWN BY: DAK	

April 30, 2014

Ms. Sara Badyal
Planner 2
Development Applications Division
City of Richmond

Dear Sara,

Re: Community Amenity Contribution - Imperial Landing

As a consultant to Onni Group, I have been authorized by the developer to present **three options** for providing some additional community amenity contributions related to its Imperial Landing commercial development in response to Planning Committee's direction:

Option 1

- 4,000 square feet of floor area within Imperial Landing will be leased to the City of Richmond for a 5-year term at a below market rate of \$25 per square foot (triple net). One 5-year renewal option would be provided at the same rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer in the range of \$340,000 to \$500,000.
- Future lease rates (i.e. after Year 10) for the 4,000 square feet of space will be calculated based on the average annual increase in the Consumer Price Index over the preceding 10 years.
- An additional \$500,000 cash contribution would be contributed to the Steveston Community Amenity provision account.
- A lease termination clause will be inserted in all leases entered into for Building 6 to provide for possible maritime related uses in the future. Modifications have been made to the proposed termination clause since the Planning Committee meeting of April 8.

Option 2

- 4,000 square feet of floor area within Building 6 would be leased to the City of Richmond at \$0 per square foot (triple net) for one 5-year lease term. There would be one 5-year renewal option at a below a market rental rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer of approximately \$840,000 to \$1,000,000.

- The balance of the commercial floor area in Building 6 (approximately 5,000 square feet) would be leased to the City of Richmond for one 5-year term at a below market rental rate of \$25 per square foot (triple net). One 5-year renewal option would be provided at the same rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer in the range of \$425,000 to \$625,000.
- Future lease rates (i.e. after Year 10) will be calculated based on the average annual increase in the Consumer Price Index over the preceding 10 years.
- A \$500,000 cash contribution would be contributed to the Steveston Community Amenity provision account.

Option 3

- 4,000 square feet of floor area within Building 5 would be leased to the City of Richmond at \$0 per square foot (triple net) for one 5-year lease term. There would be one 5-year renewal option at a below a market rental rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer of approximately \$840,000 to \$1,000,000.
- The balance of the commercial floor area in Building 5 (approximately 8,828 square feet) would be leased to the City of Richmond for one 5-year term at a below market rental rate of \$25 per square foot (triple net). One 5-year renewal option would be provided at the same rate of \$25 per square foot (triple net). Based on current a market rental rate level at Imperial Landing in the estimated range of \$32-\$35 per square foot in Years 1-5 and \$35-\$40 per square foot in Years 6-10, this represents a total additional non-cash contribution by the developer in the range of \$750,380 to \$1,103,500.
- Future lease rates (i.e. After Year 10) for entire Building 5 (approximately 12,828 square feet) would be leased to the City of Richmond at following rate which is below Market rental rate
 - Year 11- 15, at a below Market rental rate of \$28 per square foot (triple net).
 - Year 16-20, at a below Market rental rate of \$30 per square foot (triple net).
- A \$500,000 cash contribution would be contributed to the Steveston Community Amenity provision account.

These options are offered on the basis that if either Option 1 or Option 2 or Option 3 is accepted, the developer (Onni) would be free to lease and operate the remaining commercial space in compliance with the zoning guidelines as per the Zoning Text Amendment application. No other conditions, restrictions, or limitations would be applied.

It should be noted that Onni has previously committed to:

- voluntarily contribute \$1,500,000 towards the Steveston Community Amenity provision account
- voluntarily contribute \$136,206 to go towards development of the Road Works DCC projects
- voluntarily contribute \$605 to go towards development of the Storm Drainage DCC projects
- a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation

We trust that the additional community amenity contributions offered in Option 1 or Option 2 or Option 3 address Planning Committee direction as per the Planning Committee meeting of April 8.

Sincerely yours,



Danny C. F. Leung
Consultant

Encl.

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

The Landlord reserves the right to terminate this Lease or to relocate the leasee in order to facilitate City of Richmond when the Marina is built and agree to covert Building Six to Mixed Maritime Use. The premises to which the Tenant is relocated shall be referred to as the "New Premises".

1) Landlord's Right of Termination

If the Landlord intends to expand or make alternations to Building Six for the use of Maritime Mixed Use, it may, upon providing at least eighteen (18) months written notice to the Tenant, elect to either:

- a) Cancel this Lease without any compensation whatsoever to the Tenant, in which case this Lease shall terminate on the date set out in such notice without prejudice, however, to any rights or obligations arising hereunder or accruing to either party before the date of such termination; or
- b) No reduction or discontinuance of service under this Article shall be construed as a breach of the Landlord's covenant for quiet enjoyment or as an eviction of the Tenant or entitle the Tenant to any abatement of Basic Rent, Additional Rent and Percentage Rent or release the Tenant from any obligation under this Lease.

2. Tenant's Right to Elect Relocation After the Early Termination

- a) Should the Tenant or Landlord elect to relocate the Tenant on or before the 5th anniversary of the Commencement Date, the Landlord shall be responsible for the cost of improving the New Premises to a standard which is, in the reasonable opinion of the Landlord, similar to that of the Lease Premises as of the date of relocation (the " Previous Standard"); and
- b) Should the Tenant or Landlord elect to relocate the Tenant after the 5th anniversary of the Commencement date, the Landlord and the Tenant shall bear equally the cost of improving the New Premises to the Previous Standard.

3. Owner's obligation After Early Termination from the change of Retail/ Commercial Use of to MMU in Building Six

- a) After the marina is built and in operation, the owner have the obligation to present all the future Lease offers of the MMU in Building Six to City of Richmond for pre-approval before accepting the offer and enter into the head lease.
- b) the owner consent the City of Richmond to post the MMU usage to the city website in conjunction with Marina usage in Building Six Only on the property.



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee **Date:** March 17, 2014
From: Wayne Craig **File:** RZ 13-633927
 Director of Development
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**

Staff Recommendation

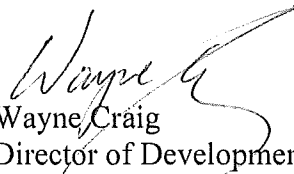
1. That Official Community Plan Bylaw 7100, Amendment Bylaw 9062, to repeal and replace the land use definition of "Maritime Mixed Use" by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 9062, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program; and
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to:

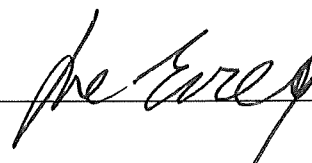
- a) Amend "Steveston Maritime Mixed Use (ZMU12)" by widening the range of permitted commercial uses; and
- b) Amend "Steveston Maritime (ZC21)" by widening the range of permitted commercial uses on 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street;

be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Community Services	<input checked="" type="checkbox"/>	

Staff Report

Origin

Onni Development (Imperial Landing) has applied to the City of Richmond to amend the “Steveston Maritime Mixed Use (ZMU12)” zone and the “Steveston Maritime (ZC21)” zone to permit additional commercial uses in the non-residential spaces of each of the six (6) existing buildings on the subject site at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (Attachment A).

A staff report was reviewed by Planning Committee at the meeting of November 19, 2013 (Attachment B), and the application was referred back to staff. In response to the referral, the applicant revised the proposal to remove “Indoor Recreation” from the list of requested permitted uses. The applicant has also agreed to revised rezoning considerations, which include allocation of the proposed \$1,500,000 community amenity contribution to a new ‘Steveston Community Amenity’ provision account and to provide greater clarity regarding pay parking, merchant validation, assigned parking and enforcement of restrictions regarding commercial loading hours of operation (Attachment C).

The applicant retained services of additional consultants and additional services from their consultant real estate advisor and consultant transportation engineer to provide information on: service demand and the desire for new services of area residents; existing and future demand for services within Steveston and Steveston Village; and management of parking and truck loading.

Background

The following referral motion was carried at the November 19, 2013 Planning Committee meeting:

“That the 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 Steveston Maritime Mixed Use (ZMU12) and Steveston Maritime (ZC21) be referred back to staff and that staff undertake the following:

- (1) attend the scheduled meeting between the applicant and the Steveston Merchants Association as an observer and provide an update to the Committee;*
- (2) conduct a study and analysis regarding (i) the types and number of mixed maritime and commercial uses that are needed in the area through consultation with the residents, business owners, and business and community organizations in Steveston, (ii) potential implications of specific uses on City facilities and existing businesses in the area, (iii) the suitable proportion and location of mixed maritime and commercial uses on the subject site including the suggestion to confine the commercial use area only in spaces between Easthope Avenue and No. 1 Road, (iv) transportation related items including potential parking fees and truck parking restrictions; (v) the future developments and expected increase in commercial use spaces in the area, and*

- (vi) how the \$1,500,000 voluntary community amenity contribution by the applicant would be allocated to different uses in Steveston;*
- (3) study the possibility of the applicant providing a rental space for a City library on the space allotted for commercial use, having the same size and lease rate as the City library at Ironwood, as a requirement for the subject rezoning application;*
- (4) study the possible location of a maritime museum on the subject site on the space allotted for mixed maritime use; and*
- (5) provide updates to Committee on the marina development. ”*

This staff report addresses the referral by: providing a summary of proposed revisions regarding requested commercial land uses, community amenity contribution, parking and loading; providing information regarding commercial land use and parking studies and public consultation undertaken by the applicant; providing staff updates regarding library, maritime museum and marina potential in front of the subject site; and presenting the Official Community Plan (OCP) amendment bylaw and zoning text amendment bylaw for introduction and first reading.

Findings of Fact

Please refer to the original staff report dated November 4, 2013 (Attachment B) for information pertaining to the site and surrounding development, pre-Planning Committee public input and responses, as well as staff comments on the proposal, OCP amendment, zoning amendment, extending commercial uses east of No. 1 Road, transportation, heritage and the original rezoning considerations.

Public Input

Significant public input was received regarding the proposal and discussed in the original staff report (Attachment B). After the original staff report was written, the City received an additional twelve pieces of correspondence from the public, both in support and not in support of the proposal (Attachment D). Most of the concerns raised by the public were included and discussed in the original staff report. The new correspondence does include a new concern regarding ‘no parking’ signs that were posted along Bayview Street. The concern was reviewed by Transportation staff, who advised the writer that the signs were installed on a temporary basis during construction and were removed in late 2013.

Analysis

This analysis section will discuss each of the referral made by Planning Committee at their November 19, 2013 meeting.

Meeting with Steveston Merchants Association and Business and Community Organizations in Steveston

In their referral back to staff, Planning Committee asked staff to attend the scheduled meeting between the applicant and the Steveston Merchants Association as an observer and provide an update to the Committee.

In response to the referral, staff attended the meeting as an observer. Onni hosted a meeting with business owners and community organizations in Steveston, including the Steveston Merchants Association and the Steveston 20/20 group, on the evening of November 26, 2013 in the Steveston Community Centre. Onni's development team included development and leasing staff, development consultant, Mr. Danny Leung, consultant real estate advisor, Mr. Peter Hume, of Hume Consulting Corporation, and consultant transportation engineer, Mr. Floris van Weelderen, of MMM Group. The development team provided presentations regarding retail analysis, transportation planning, leasing, and development, to an audience of approximately 28 people and there were discussions arising out of audience questions.

Consultant real estate advisor, Mr. Peter Hume, of Hume Consulting Corporation, reviewed his *Imperial Landing Preliminary Retail Analysis* dated September 2013. Consultant transportation engineer, Mr. Floris van Weelderen, of MMM Group, reviewed his Transportation Impact Study dated October, 2013. The findings of both these reports were reviewed in the previous Staff Report (Attachment B). Mr. John Middleton, from Onni's leasing group, provided a brief presentation, including:

- Rents would be comparable to other leasable commercial space in the village with a range of \$20 to \$40 per square foot; with lower rents for larger tenant spaces.
- Onni is looking for a tenant mix that would complement and not compete with the village.
- Onni contacted their existing industrial tenants and none were interested in leasing space. None could see operating industrial uses in this residential neighbourhood.
- Onni has received interest from a dentist office for 1,200 ft² of the 6,000 ft² ground floor area in 4020 Bayview Street (Building 1). The ground floor of this building could potentially be separated into four (4) separate commercial units.
- Onni has received interest from Nesters; for the entire 16,000 ft² ground floor area in 4080 Bayview Street (Building 2) and three (3) daycare providers for the 5,800 ft² second floor area.
- Onni had not entered into discussions regarding the 1,700 ft² floor area in the single-storey 4100 Bayview Street (Building 3). The building could potentially be separated into two (2) separate commercial units.
- Onni has received interest from TD Canada Trust for the entire 6,400 ft² ground floor area in 4180 Bayview Street (Building 4).
- Onni had received interest from a national fitness operator regarding the entire 13,780 ft² ground floor area in 4280 Bayview Street (Building 5). The ground floor of this building

could potentially be separated into nine (9) separate commercial units. [Subsequent to the meeting, Onni decided not to request indoor recreation as an additional use.]

- Onni had not entered into discussions regarding the 8,900 ft² ground floor area in 4300 Bayview Street (Building 6). The ground floor of this building could potentially be separated into four (4) separate commercial units.

Audience comments included:

- A query whether an adjacent City marina changed the economic advice. In response, Mr. Peter Hume advised that local serving uses are the focus to generate sustainable activity throughout the year. He advised that marine related uses do create a unique character, but tend to be destination, occasional, seasonal, and do not tend to generate a lot of economic activity.
- A query whether a market like Granville Island Market would work. In response, Mr. Peter Hume advised that it was successful, was management intensive, and run by CMHC; with low rents, and was not a private enterprise. Bridgeport Market did not work in Richmond.
- A query whether there was another community similar to Steveston. In response, Mr. Peter Hume advised that every community is unique, but governed by similar rules based on his experience. He advised that uses that work and create success cater to day-to-day needs of the local community.
- A query whether Onni was open to the Steveston Merchants Association proposal of providing 25% Mixed Maritime Uses, 50% Office space and 25% retail space. In response, Onni advised that it was difficult to commit to this arrangement when the public response they have received supports the rezoning proposal.
- Concern was raised regarding new businesses outside of the village core taking away business from the businesses inside the village core and that a grocery store would compete with approximately 20-30 shops and draw business away from the village core. In response, Mr. Peter Hume did not agree, and his experience is that the businesses are complementary and there is an existing need for additional retail space in Steveston.
- Comments from separate speakers that there was no need for a second grocery store and that the community does want a second grocery store.
- Concern that there was mistrust with Onni and that the property should not be rezoned.
- Concerns regarding the reliability of the statistics.
- Concern regarding parking, including parking demand, availability of parking spaces in the village, pay parking, underground parking being undesirable, and there being a paid parking structure across the street that sits empty.
- Concern regarding having vacant space in the buildings.
- There was a desire for a referendum or survey administered by the City of the businesses and residents in the Steveston Village.

The purpose of the meeting described above was for Onni to consult with business owners, and business and community organizations in Steveston. In addition, consultant, Mr. Danny Leung, has been meeting on an ongoing basis with members of the Steveston Merchants Association, members of the Steveston 20/20, and individual business owners. Most recently, Mr. Leung and Mr. Hume met with the Steveston 20/20 on March 24, 2014 at the Britannia Heritage Shipyard's Murakami Boathouse. Staff did not attend the meeting, but the applicant has provided a summary of the meeting. Mr. Leung advises that at the meeting Mr. Hume reviewed his findings and they advised that: Onni would be willing to lease space within the development to the City for a library; a fitness centre was no longer a proposed use, two hour free parking would be provided to customers with merchant validation and parking fees would not exceed the market rate of pay parking areas in Steveston. Mr. Leung also advised that he would provide copies of the new consultant reports when they were finalized and was doing so.

Steveston Area Resident Telephone Survey

In their referral back to staff, Planning Committee asked for study and analysis of the types and number of mixed maritime and commercial uses that are needed in the area through consultation with the residents, business owners, and business and community organizations in Steveston.

In response to the referral – and in addition to hosting the meeting as described above – the applicant engaged a consulting firm to reach out to Steveston residents, or residents in area outlined as the Steveston Planning Area in the Steveston Area Plan (Attachment E). On behalf of the applicant, the consulting firm, Mustel Group Market Research, conducted telephone interviews to consult with Steveston Area residents and prepared a summary report, *Steveston Village Retail Survey, Imperial Landing*, dated January, 2014 (Attachment F).

Mustel conducted telephone interviews with 201 residents in the Steveston Planning Area between January 13 and 20, 2014. The summary of resident responses indicated that:

- Only 12% of residents reported doing the majority of their grocery shopping in Steveston Village.
- For residents who shop outside Steveston for groceries, more than 80% do so at least once a week and 67% reported combining their trips to purchase other goods and services. Most commonly for drug store needs (77%). A smaller range of 20% to 40% for banking, coffee shops, eating out, liquor and professional services.
- On average, 63% of expenditures are spent on everyday needs outside of Steveston.
- When asked what was missing from Steveston Village, 41% of residents identified a large grocery store. A smaller range of 5% to 11% identified produce stores, restaurants, clothing stores, cafes and pharmacies.
- When asked if they would like to see a grocery store at Imperial Landing, 38% said yes, 30% said no and 28% said maybe.
- If a grocery store were located at Imperial Landing, 64% of residents reported they would be somewhat likely or very likely to shop there. 34% reported they would be not very likely or not at all likely to shop there.

- When asked how likely they would shop at or use a list of stores or services if they were available at Imperial Landing, 82% of residents reported very likely or somewhat likely for restaurant, 77% for bakery/deli, 67% for cafe, 55% for liquor store. In opposition, residents reported not very likely or not at all likely to shop at or use: 93% for daycare; 80% for hair salon; 76% for maritime uses; 75% for medical offices; 62% for bank; and 61% for pharmacy.
- When asked for suggestions of other stores or services for Imperial Landing, 49% of residents did not have any suggestions, 21% suggested a restaurant, and a smaller range of 5% to 7% suggested a cafe, clothing store, recreational facility, bank, pharmacy and medical offices.
- When asked if they would be more likely to do more of their shopping at Imperial Landing instead of going elsewhere if a grocery store, bank and other personal and professional services were provided, 38% of residents responded yes, 27% responded no and 34% responded maybe.
- The survey results support the Hume retail analysis in indicating that allowing additional commercial space that cater to the day to day needs of area residents, such as a grocery store, could result in bringing additional spending into the Steveston Planning Area.

Extending the Commercial Uses East of No. 1 Road

In their referral back to staff, Planning Committee asked for study and analysis of:

- Potential implications of specific uses on existing businesses in the area.
- The suitable proportion and location of mixed maritime and commercial uses on the subject site, including the suggestion to confine the commercial use area only in spaces between Easthope Avenue and No. 1 Road.
- Future developments and expected increase in commercial space in the area.

In response to the referral and on behalf of the applicant, the consulting firm, Colliers International Consulting, prepared an Economic Analysis, *Steveston Village Economic Analysis, Imperial Landing Rezoning – Commercial Impacts*, dated February 24, 2014 (Attachment G). In summary, the Colliers report advises that:

- The revised *Imperial Landing Retail Analysis* report prepared by Hume Consulting Corporation, dated December 2013 (Attachment H) was reviewed in terms of report methodology, assumptions, input data, and compatibility between the technical analysis and the conclusions drawn. Colliers advised that they agreed with Hume's conclusions regarding commercial floor area demand and forecasted demand, that the existing population in the Steveston Planning Area generates significantly more demand for commercial floor area than is currently supplied in Steveston, that there is more than enough existing demand in Steveston to support the proposed commercial floor area on the Imperial Landing site, and that the demand for commercial floor area will likely increase further over time.

- The trade area demand, or Warranted floor area for 2013 from the Hume report was referenced, including:

	Floor Area Demand (ft ²)
Convenience Retail	239,797
Specialty Retail	584,320
Restaurant & Tavern	203,391
Services	256,870
Auto Parts & Accessories	30,844
Total Warranted Floor Area	1,315,192

The Services category includes businesses that are thought of as office uses such as financial, real estate, insurance, medical services, etc., but does not include professional services such as architects, lawyers, etc. as the table is primarily based on household spending.

- Horseshoe Bay and Ladner Village were reviewed as a benchmark analysis to determine the market conditions and the range of uses that could potentially also be viable in Steveston. Colliers was not able to isolate marine activity as a demand generator for specific land uses due to differences between the locations including population and competitive commercial uses. They did advise that there appeared to be no growth in maritime-related business activity in these two comparison communities.
- An inventory was compiled of all office, maritime and other commercial/service uses in the Steveston Village Heritage Conservation Area. This includes privately owned lands and lands owned by the Federal Government, the Steveston Harbour Authority and the City. There is a total of 285,000 ft² of commercial floor area within the village; with the largest component (27% or 77,410 ft²) being food and beverages services. There is a total of 26,000 ft² of office floor area within the village; with the majority provided at the second floor level above at-grade retail. There is a total of 16,000 ft² of maritime commercial floor area within the village.
- Even with the addition of a new proposed 16,000 ft² grocery store, only 25% of the trade area demand for supermarkets would be met. Supermarkets are included under convenience retail and the trade area demand accounts for 118,148 ft² of the 239,767 ft² convenience retail demand.

Colliers advises that service office space and professional office space was included in the inventory compiled for the Steveston Village Heritage Conservation Area, but office space was not included in the demand for additional space. The reason for this is that in their experience, office demand modelling, sub-regional, neighbourhood or site-specific analysis of office demand is rarely reliable.

Colliers does not recommend restricting the proportion or location of commercial, mixed maritime or office uses on the subject site, with the limitation that any uses should be appropriate for a mixed-use development. Colliers advises that restrictions are not necessary to protect existing businesses in the village based on the trade area demand being generated and the limited scale of the Imperial Landing development (approximately 58,500 ft²).

Colliers advises that if the zoning for the subject site remains restricted to Mixed Maritime Uses, it is expected that the Imperial Landing commercial space would remain largely vacant, and if new qualifying Mixed Maritime Use businesses could be attracted to the site from elsewhere it would create competition for the existing Mixed Maritime Use businesses in the Steveston area, with potential loss of business.

Colliers expects that redevelopment in Steveston Village would continue to occur whether the subject rezoning application is approved or not. Colliers advises that significant vacancy is usually a deterrent to redevelopment, but small sites can redevelop even in the current high vacancy condition by securing pre-leases and pre-sales before development occurs. Colliers advised that, as long as the Imperial Landing commercial space remains vacant, it is unlikely that new commercial projects would be proposed on other sites in Steveston village unless the owners first secured tenants. This may no longer be a factor when at least a large proportion of the Imperial Landing vacant space is filled.

There will soon be additional commercial space in mixed use projects in Steveston Village and expected future mixed use development. Approximately 7,600 ft² of new commercial space is under construction at the corner of 3rd Avenue and Bayview Street and the City has received a rezoning application that includes a request for approximately 3,500 ft² more commercial space at the corner of 3rd Avenue and Chatham Street. In addition, there is significant development potential in Steveston Village, with a number of vacant lots and additional density available under the Steveston Area Plan policies and Steveston Village Conservation Strategy.

Implications of Additional Commercial Uses on City Facilities

In their referral back to staff, Planning Committee asked for study and analysis of the potential implications of specific uses on City facilities.

In response to concerns raised regarding the proximity of potential recreational uses to the Steveston Community Centre, the applicant is no longer requesting "Indoor Recreation" as an additional use in the "Steveston Maritime Mixed Use (ZMU12)" zone or the "Steveston Maritime (ZC21)" zone.

All other aspects of the proposed amendments to the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone as presented in the November, 2013 Staff report are still included in the proposal. The revised zoning text amendment bylaw is provided along with this Staff report for Council consideration.

Transportation

In their referral back to staff, Planning Committee asked for study and analysis of transportation related items; including potential parking fees and truck parking restrictions regarding commercial loading.

In response to the referral and on behalf of the applicant, the consulting firm, MMM Group Limited, reviewed issues of proposed pay parking and the enforcement of restricted hours of operation for commercial loading and submitted a revised Transportation Impact Study, dated February, 2014.

Revisions to the proposal were made by the applicant to include the following recommendations:

- Pay parking in the commercial parking areas is proposed to encourage parking turnover.
- Free commercial customer parking for the first two (2) hours; with merchant validation in all businesses in the development to encourage customer parking on the site.
- Longer term parking pricing that does not exceed the market rate of pay parking areas in Steveston to encourage customer parking on the site. The applicant proposes to provide further discounted parking rates for employees of all businesses in the development.
- Parking pricing may be reviewed and adjusted on an annual basis to ensure objectives are being achieved.
- A maximum of 16 of the 189 commercial parking spaces on weekdays only between the hours of 8:30am to 6pm may be assigned for specific businesses. All other commercial parking spaces will be shared in the commercial parking area in order to maximize efficiency and availability of parking spaces for customers on the subject site.
- Including performance wording (damages and remedy for a breach of agreement) in the proposed loading bay legal agreement to identify fine amounts and a ticketing process in order to clarify how commercial loading hours of operation restrictions would be enforced.

The proposed rezoning considerations have been amended to require legal agreements which will: secure free commercial customer parking for a two (2) hour period; provide for merchant validation; ensure that pay parking rates do not exceed the market rate of pay parking in Steveston; limit assignment of parking spaces; secure a right-of-way over the commercial parking areas; and provide for enforcement of commercial loading hours of operation restrictions (Attachment C).

Amenity Contribution

In their referral back to staff, Planning Committee asked for study and analysis of how the \$1,500,000 voluntary community amenity contribution by the applicant could be allocated to different uses in Steveston.

The applicant continues to propose a community amenity cash contribution in the amount of \$1,500,000. In response to the referral, staff recommend that the proposed contribution be deposited into a new 'Steveston Community Amenity' provision account, for Council to use at its discretion. Previously, the contribution was proposed to be deposited in the City-wide leisure facilities fund. Creation of the new account would clarify that this contribution is intended to be allocated within, or to support the Steveston area (Attachment E). The attached rezoning considerations have been revised accordingly (Attachment C).

The amenity contribution would be available for Council to use at its discretion. Before the funds could be spent, Community Services staff would prepare a staff report with analysis and recommendations for Council consideration and approval.

Richmond Public Library

In their referral back to staff, Planning Committee asked staff to study the possibility of the applicant providing a rental space for a City library on the space allotted for commercial use; having the same size and lease rate as the City library at Ironwood, as a requirement for the subject rezoning application.

In response to the referral, Community Services staff provided the following information:

- The Ironwood branch location is approximately 12,500 ft² distributed over two (2) floors. The current lease rate at Ironwood is \$20/ft² and is only applied to 4,500 ft² of common space. The remaining 8,000 ft² is provided rent-free.
- Onni has advised City staff that they would be willing to lease space within the development to the City at approximately \$25/ft² applied to the total gross leasable area of the desired unit.
- While the Library Board has interest in relocating the Steveston library branch to the Onni Bayview property, there is no desire to pursue a lease space that would be of roughly equivalent size to the existing library space located within the Steveston Community Centre.
- The Library Board has expressed interest in the approximate 14,000 ft² space in the ground floor of 4280 Bayview Street (Building 5), however, the Library Board has not identified a funding source for the required operating budget impact (OBI) and interior renovations that would be required to fit out the space.
- Without a clearly identified funding source, the potential relocation of the Steveston library branch to the Onni site is outside the scope of this rezoning application.

Maritime Museum

In their referral back to staff, Planning Committee asked staff to study the possibility of locating a maritime museum on the subject site on the space allotted for mixed maritime use.

In response to the referral, Community Services staff have reviewed the site and locating a museum on the subject site is not recommended for the following two reasons:

- Visitor feedback in recent surveys has indicated that maritime heritage is most enjoyed and valued when experienced in an authentic environment consisting of historic buildings and landscape and direct access to the water is available. The Onni development is not a historic environment and does not lend itself to this desired sense of authenticity.
- The current space available in the Onni mixed maritime use area totals 60,000 ft² distributed over several buildings. No one available building is large enough to support a museum (minimum recommended size for a community museum is 20,000 ft² to make it practically feasible) and the configuration of several buildings would not lead to efficient or effective operations for a maritime museum.

Marina

In their referral back to staff, Planning Committee asked staff to provide updates to Committee on marina development including the City-owned waterfront property in front of the subject site.

In response to the referral, Community Services staff provided the following information:

- New floats were moved to the City's pier at Imperial Landing (located at the south end of English Avenue) in December of 2011 in support of the Council-approved Waterfront Strategy. Approvals were received from PortMetro Vancouver, the Fraser River Estuary Management Program (FREMP), and Transport Canada.
- The pier at Imperial Landing features approximately 600 feet of floats, supports casual recreational use, day moorage in Steveston for pleasure craft, as well as programmable space for Tall Ships, Ships to Shore, and other water based activities on the river. The floats are also available to be re-positioned to Garry Point during major events that require moorage for vessels with deep drafts.
- Operator, Kaymaran Adventure Tours, has been successfully offering commercial kayak programs (tours and lessons) from the Imperial Landing location since July of 2012.
- Council was provided an update memo in March of 2013, advising that the day moorage and Recreational Kayaking programs have been successful and would be continued.

Financial Impact or Economic Impact

The proposal would provide \$1,500,000 to the City's new Steveston Community Amenity provision account, \$136,206 to the City's Road Works DCC projects account, and \$605 to the City's Storm Drainage DCC projects account.

Conclusion

In response to Planning Committee's referral and working with staff, the applicant provided for additional neighbourhood consultation, economic analysis, transportation analysis, and is no longer requesting that indoor recreation be permitted on the subject site. Staff reviewed financial options for the proposed community amenity contribution, the possibility of locating a library and maritime museum on the subject site, as well as providing an update on water based activity in front of the site.

Onni Development (Imperial Landing) Corp. is requesting that the City allow a wider range of uses on their Maritime Mixed Use (MMU) site for improved economic viability and to enhance the community with uses to serve resident's needs. While the proposal can be considered under the City's 2041 OCP, an amendment to the Steveston Area Plan is required to address the additional uses requested by the applicant. It should be noted that the site design is not affected by the proposed land use change within the buildings. The proposed roadway improvements to enhance pedestrian and cyclist safety would assist in making Steveston a walking, cycling and rolling community. The proposed revised parking agreement would secure short term free parking with merchant validation, parking fees in line with rates in the village, and limited


assignment of parking spaces to address parking concerns. The proposed revised restrictions on commercial loading hours of operation would limit potential disruption and clarify the enforcement process. The proposed creation of a new Steveston Community Amenity provision account would clarify Council's intention to allocate the proposed community amenity contribution to support the Steveston area.

The revised list of rezoning considerations is included as Attachment C, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommend that Official Community Plan Bylaw 7100, Amendment Bylaw 9062; and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be introduced and given first reading.

Sara Badyal .

Sara Badyal
Planner 2
(604-276-4282)



Terry Crowe
Manager, Policy Planning
(604-276-4139)

SB:blg

Attachment A: Location Map

Attachment B: Report to Committee dated November 4, 2013

Attachment C: Rezoning Considerations

Attachment D: Public Correspondence (received after November 4, 2013)

Attachment E: Steveston Planning Area Map

Attachment F: *Steveston Village Retail Survey, Imperial Landing*, prepared by Mustel Group Market Research and dated January, 2014

Attachment G: *Steveston Village Economic Analysis, Imperial Landing Rezoning – Commercial Impacts*, prepared by Colliers International Consulting and dated February 24, 2014

Attachment H: *Imperial Landing Retail Analysis*, prepared by Hume Consulting Corporation and dated December 2013



City of
Richmond



RZ 14-633927

Original Date: 03/18/14

Revision Date:

Note: Dimensions are in METRES



**City of
Richmond**

Report to Committee
Planning and Development Department

To: Planning Committee

Date: November 4, 2013

From: Wayne Craig
Director of Development

File: RZ 13-633927

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 Steveston Maritime Mixed Use (ZMU12) and Steveston Maritime (ZC21)

Staff Recommendation

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 9062, to repeal and replace the land use definition of "Maritime Mixed Use" by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 9062, having been considered in conjunction with:
 - The City's Financial Plan and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

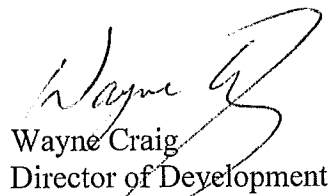
is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.

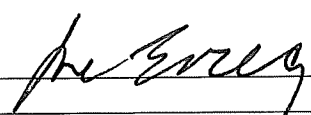
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to:

- a) Amend "Steveston Maritime Mixed Use (ZMU12)" by widening the range of permitted commercial uses; and
- b) Amend "Steveston Maritime (ZC21)" by widening the range of permitted uses on 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street;

be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Onni Development (Imperial Landing) has applied to the City of Richmond to amend the “Steveston Maritime Mixed Use (ZMU12)” zone and the “Steveston Maritime (ZC21)” zone to permit additional commercial uses in the non-residential spaces of each of the six (6) existing buildings on the subject site at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (**Attachments 1 & 2**).

2041 Official Community Plan

The 2041 Official Community Plan designates the subject site as “Mixed Use”. No amendment is necessary.

Proposed 2041 OCP Steveston Area Plan Text Amendment

The Official Community Plan designates the subject site as “Maritime Mixed Use” (MMU) (**Attachment 3**). The application includes a proposed amendment to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4 Steveston Area Plan to change the land use definition of “Maritime Mixed Use” (MMU) by retaining all existing Maritime Mixed Use (MMU) uses and adding a range of non-maritime related uses (e.g. commercial, retail, service). The intent of the proposed area plan text amendment is to better serve the needs of residents.

Proposed Zoning Text Amendments

The application proposes to amend the “Steveston Maritime Mixed Use (ZMU12)” zone and the “Steveston Maritime (ZC21)” zone to allow additional uses in the non-residential areas of the six (6) existing buildings on the subject site. These new proposed uses, along with the existing permitted Maritime Mixed Use (MMU), would be located in spaces located on the ground floor of all six (6) existing buildings on the subject site and on the second floor of the 4080 Bayview Street building on the subject site.

Findings of Fact

The Site

The proposed development site is in the Maritime Mixed Use (MMU) area of the former BC Packers site. Site construction and landscaping (permitted by DP 08-414809) are nearly finished by Onni Development (Imperial Landing) Corp. for a development including:

- Four (4) three-storey mixed use buildings with two (2) levels of apartment housing over ground level MMU space located in buildings addressed 4020, 4180, 4280 and 4300 Bayview Street.
- One (1) two-storey MMU building west of Easthope Avenue located in the building addressed 4080 Bayview Street.
- One (1) one-storey MMU building east of Easthope Avenue in the building addressed 4100 Bayview Street.
- A total of 52 residential apartment units and 5,542 m² (59,648 ft²) of non-residential MMU space.

- Two (2) underground parking structures located east and west of Easthope Avenue.
- Public plaza space in rights-of-way at the South ends of No. 1 Road and Easthope Avenue that is pedestrian-oriented.
- Public plaza space in rights-of-way at the South ends of English Avenue and Ewen Avenue that include public parking, controlled vehicle access to the dike, outdoor performance space and pedestrian-oriented areas.

A Development Application Data Sheet providing details about the development is included as **Attachment 4**. Diagrammatic site plan and floor plans are enclosed for reference as **Attachment 5**.

Project Description

- General

The proposal would amend the range of commercial (e.g. retail, service) uses to achieve what the developer advises is a more economically viable range of compatible land Maritime Mixed Use (MMU) area commercial uses and public amenities which are beneficial to Steveston (See Analysis section below).

The existing Maritime Mixed Use (MMU) land uses include the service and repair of boats and marine equipment, custom workshops, enclosed storage facilities, fish auction and off-loading, laundry, drycleaning, light industrial, maritime educational facilities, offices and parking.

The proposed additional land uses include: convenience, general and secondhand retail; financial, business support, household repair and massage services; restaurant; minor health service (e.g. medical, dental, acupuncture, counselling and massage services); indoor recreation; commercial education; child care; library and exhibit; animal grooming and veterinary service.

The proposal includes retaining all existing Maritime Mixed Use (MMU) permitted uses and adding retail and service uses in the following areas of the six (6) buildings constructed on the site: the four (4) three-storey mixed use buildings at the ground floor level only (4020, 4180, 4280 and 4300 Bayview Street); the two-storey non-residential building west of Easthope Avenue (4080 Bayview Street), and the one-storey non-residential building east of Easthope Avenue (4100 Bayview Street) (**Attachment 5**).

- Proposal Highlights

- The total density remains unchanged from before this proposed zoning text amendment.
- The distribution of residential and non-residential areas remains unchanged from before this proposed zoning text amendment.
- Two (2) common underground, tanked parking structures are constructed on the site, and provide adequate on-site parking for the proposed uses.
- The open spaces and pedestrian passages on the site remain unchanged from before this proposed zoning text amendment.

- The public spaces on the site at the ends of No. 1 Road, Easthope Avenue, English Avenue, and Ewen Avenue, remain unchanged from before this proposed zoning text amendment.

- Public Parking

Public parking spaces are provided on the site in surface parking lots located in public-rights-of-passage (PROP) right-of-ways (ROW) on the subject site, aligned with the south ends of English Avenue and Ewen Avenue.

Surrounding Development

The site is the last development parcel of the former BC Packers site developed by Onni as part of their Imperial Landing development. It is in the “B.C. Packers” waterfront neighbourhood and surrounding land uses are 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 (permitted under DP 03-230077), zoned “Steveston Commercial (ZMU11)” 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. Between No. 1 Road and Easthope Avenue are two (2) four storey residential apartment buildings at 4211 and 4233 Bayview Street (permitted under DP 03 230076), zoned “Low Rise Apartment (ZLR12) – Steveston (BC Packers)”, with a permitted density of 1.5 FAR and a maximum building height of 15 m. 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 “Town Housing (ZT41) – Bayview Street/English Avenue (Steveston)” with a permitted density of 0.7 FAR and a maximum building height of 12 m.
- To the east, is Phoenix Pond and its surrounding public open space; including the City dike, walkway, observation tower and pedestrian bridge, zoned “School and Institutional Use (SI)”.
- To the south, is the City dike with walkway zoned “School and Institutional Use (SI)”, and further south is a City-owned “Maritime Mixed Use” (MMU) waterfront lot with development potential, zoned “Steveston Maritime (ZC21)” with a permitted density of 0.8 FAR and a maximum building height of 12 m. The proposal will not change the uses permitted on this site.
- To the west, at the south end of No. 1 Road, is a public plaza, entry to the BC Packers public dike walkway, dock, and pump station with observation deck. The dock extends out into the Fraser River and 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 (IL)” with a permitted density of 1.0 FAR.

Consultation with School District No. 38 (Richmond)

This application was not referred to School District No. 38 (Richmond) because it does not include additional residential units.

Public Input

Development signs have been posted on the subject site as notification of the intent to rezone this property and the statutory Public Hearing will provide the community with an additional opportunity to comment on the application.

Onni's public consultation regarding this proposal has involved two (2) separate open house meetings held on-site on July 11, 2013 and July 13, 2013. A summary report prepared by the developer, was submitted to the City, including copies of the sign-in sheets (**Attachment 7**). The open house meetings were advertised in the Richmond Review and the Richmond News and invitations were mailed to 1935 residences and 252 businesses in the surrounding neighbourhood. At the meetings, information about the proposed uses, non-residential areas of the site, parking and truck loading, as well as road network improvements were presented. For both open house meetings, a total of 329 people signed the attendance sheets and 208 feedback forms and form letters were submitted. The feedback forms and form letters represent 176 Richmond households, with 139 households (79%) in support of the proposal, 26 households (15%) not in support of the proposal and 11 households (6%) unsure.

Maps prepared by staff are attached to this report showing household locations for public input submitted to Onni during the open houses, public correspondence submitted by Onni to the City, and public correspondence submitted directly to the City (**Attachment 8**).

The City has received a significant amount of correspondence from the public regarding the subject site over the years. Regarding the proposal to add new commercial uses into the existing development, the City received emails and letters representing 131 Richmond households, with 99 households (76%) in support of the proposal and 32 households (24%) not in support of the proposal. The following have been included in this report (**Attachment 9**) for Council consideration:

- Letters and emails submitted to the City before the buildings were constructed and outside of any City development application process in response to meetings facilitated by the developer in the Byng elementary school gymnasium on February 23, 2012 and February 25, 2012; and
- Letters and emails submitted to the City after the subject zoning text amendment application was received, from March 27, 2013 up to the time of writing this staff report.

In summary, the majority of respondents supported the proposal regarding the subject zoning text amendment. A mix of concern and support were expressed by the public regarding the potential of a wide range of commercial land uses. The correspondence includes the following concerns raised by the public relating to land use, safety and transportation (staff comments are included in '***bold italics***')

- A desire for the following community amenities – Affordable Housing, community centre space, community police station, library space, marine museum, arts performance space, public art, visitor information centre and public washrooms. ***The proposal does not include adding new residential units to the existing 52 apartments on the subject site, so the proposal does not include Affordable Housing units or a voluntary contribution towards Affordable Housing. However, the developer is currently renting out the apartments, which supports a spectrum of housing options in the City. The developer has agreed to provide a voluntary contribution of \$1,500,000 toward the City's Leisure Facilities Fund, for Council to use at its discretion.***
- Concern regarding the impact of new commercial space on the economic viability of Steveston Village. ***The developer has submitted a retail analysis report, prepared by Hume Consulting Corporation, addressing this concern and indicating that the proposal should support the economic viability of Steveston Village, and should not have a negative impact. Please see the 'Extending the Commercial Uses East of No. 1 Road' section of this staff report.***
- Concern regarding the viability of the current MMU land uses and potential vacant stores. ***This concern is shared by the developer and is the rationale for the developer's request to widen the range of permitted commercial uses on the subject site.***
- Safety concerns regarding the ground conditions and changes in ground level on the site. ***The subject site is still under construction and is required to provide all markings, guard rails and handrails required by the BC Building Code.***
- A desire for free parking. ***The developer has not yet determined whether a fee would be charged for commercial parking spaces on this site. As part of the ongoing management of commercial units, Onni would review parking usage and what if any fees should be charged. City controlled public parking is provided in the surface parking areas aligned with the South ends of English Avenue and Ewen Avenue in City rights-of-way.***
- A desire for parking for people with disabilities. ***Disabled parking spaces are provided in accordance with the City's zoning bylaw in the underground parking structures. In addition, there are disabled parking spaces in the surface public parking areas on the subject site at the south ends of English Avenue and Ewen Avenue.***
- A desire for bicycle parking. ***The developer has agreed to install additional bicycle parking racks outside of the proposed commercial units as a condition of the zoning text amendment.***

- A desire for higher frequency transit service. *This request has been brought to the attention of Translink.*
- Transportation Related Concerns: increased parking demand; narrow street width, increased traffic and traffic mitigation; and truck traffic impact on residential streets, safety, noise and timing. *The developer has submitted a Traffic Impact Study, addressing these concerns and indicating that the proposal supports the expected parking demand, and that with identified improvements, the surrounding road network can support the proposal. Please see the "Vehicle Access, Parking and Truck Delivery" section of this staff report.*
- Concerns relating to commercial operations, such as the amount of garbage, hours of operation and safety and security. *The development includes secure interior garbage and recycling storage areas for the residents and for the business operators inside the buildings and parking structures. The hours of operation are not yet known, but commercial truck delivery hours of operation are proposed to be limited. Please see the "Vehicle Access, Parking and Truck Delivery" section of this staff report.*
- Concerns relating to the architectural form and character of the existing development, including provision of views and open space, and the impact of signage. *The proposal does not include any new construction. However, any new businesses would be required to apply for and obtain a sign permit before installing any business signage.*
- A desire to restrict all residential uses to the portion of the site east of Easthope Avenue, to restrict all commercial uses to the portion of the site west of Easthope Avenue, to demolish the 4100 Bayview Street building and increase public open space as previously proposed by the developer as part of an older rezoning application (RZ 04-287989). *The older rezoning application was withdrawn by the developer and instead the current development was constructed (permitted by DP 08-414809), which includes built non-residential spaces throughout the site.*
- Concern regarding the proximity of a possible child care facility to convenient drop-off/pick up parking. *Onni has received interest to lease a portion of the second floor of the 4080 Bayview Street building for a child care facility. The development does provide the required parking and elevator access from the parking level up to the second floor. Before a child care facility can be established, an operator is first required to meet provincial requirements and obtain a community care facilities license from the Vancouver Coastal Health authority.*
- Clarity regarding the required provision of indoor amenity space for residents. *As part of the approved Development Permit, Onni was required to register a legal agreement on title to secure indoor amenity space for the use of the residents living on the subject site. This indoor amenity room is located on the second floor of the 4080 Bayview Street building.*

Staff Comments

Based on staff's review of the subject application, including the developer's Transportation Impact Study (TIS), staff are supportive of the subject zoning text amendment, provided that the developer fully satisfies the considerations of the zoning text amendment (**Attachment 6**).

Analysis

1. Reasons for the Proposal

The developer has provided the following justification of the proposal:

- The subject site is the last phase of Onni's redevelopment of the former BC Packers 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" land uses need to be related to the commercial fishing industry and economical uses have not been found;
- After several years, Onni is now proposing a revised range of what they advise will be viable uses while still retaining all uses in the existing "Maritime Mixed Use" definition.
- The proposed range of land uses still allows for all original uses in the ZMU12 and ZC21 zones.

2. Proposed Uses and Layout

To achieve viability, the applicant is requesting that a range of commercial land uses be allowed in addition to retaining all existing Maritime Mixed Use (MMU) uses in the existing non-residential spaces located on the ground floor of all six (6) existing buildings on the site, and on the second floor of the 4080 Bayview Street building.

The developer advises that this proposal is beneficial because it supports the viability of the village and provides community amenities.

3. 2041 Official Community Plan

The site is designated "Mixed Use" in the City of Richmond 2041 OCP Land Use Map, which provides for residential, commercial, industrial, office and institutional uses. Marina uses, waterborne housing and limited commercial uses, facilities and services are permitted on the waterfront, in which case the retail sales are limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public. The proposal is consistent with the 2041 OCP, as it aims at achieving a more viable village waterfront (e.g. a more viable range of uses, continued public access along the waterfront, public parking and area character).

4. Current and Proposed OCP Steveston Area Plan Bylaws

The site is designated “Maritime Mixed Use” in the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100). As the proposal does not comply with the current area plan “Maritime Mixed Use” land use definition, an amendment is required to enable a wider range of commercial uses in the “Maritime Mixed Use” (MMU) area.

“Maritime Mixed Use” is currently defined in the Steveston Area Plan as “an area set aside to support the maritime economy, with an emphasis on uses which support primarily 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
 - Service and Repair of Boats and Marine Equipment
- ii) Retail uses are accommodated as accessory uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road.
- iii) 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 developer has requested that the OCP/Steveston Area Plan definition of Maritime Mixed Use be changed to:

- Retain all existing uses including maritime related uses.
- Permit additional neighbourhood commercial uses in the “Maritime Mixed Use” area, between Phoenix Pond and No. 1 Road.

With the proposed “Maritime Mixed Use” definition text amendment, the proposal is regarded as being consistent with the Steveston Area Plan neighbourhood vision. The neighbourhood vision envisions development would: support a “homeport” for the commercial fishing fleet; provide a place where people can live, work and play; ensure public access along the waterfront; enable residents and visitors to shop and enjoy the heritage, recreation, commercial fishing fleet, private moorage where appropriate, natural amenities and waterfront activities; cater to local residents and visitors through a diversity of mutually compatible land uses providing opportunities for

employment, shelter, commerce, community services, recreation, tourism and entertainment; provide safe and comfortable pedestrian and vehicular circulation while providing ready access throughout the area and especially to the water's edge; sensitively link and buffer nodes of activity with strong connections to the foreshore; and manage urban development.

5. Current and Proposed Zoning Bylaws

Existing Zoning

The site is currently zoned:

- “Steveston Maritime Mixed Use (ZMU12)” (formerly “Comprehensive Development District (CD/104)”) at the east and west ends of the site.
- “Steveston Maritime (ZC21)” (formerly “Comprehensive Development District (CD/105)”) in the middle.

This zoning was put in place under rezoning application RZ 98-153805, which was adopted in 2001.

The current zoning permits only:

- “Maritime Mixed Use” that supports local fishing industries which Onni advises has proven to not adequately be economically viable.
- Residential dwelling units at the east and west ends of the site, limited to 40 dwelling units and 62.5% of the building floor area.

Proposed Zoning Amendments

The “Steveston Maritime Mixed Use (ZMU12)” zone applies only to portions of the subject site, therefore the proposed changes will not apply to any other property in Richmond. The “Steveston Maritime (ZC21)” applies to a portion of the subject site and the City owned water lot located to the south. The proposed changes would not affect the City's water lot. Zoning text amendments are proposed to both zones to allow a wider range of non-residential uses on the subject site.

To accommodate the developers proposal, “Steveston Maritime Mixed Use (ZMU12)” and “Steveston Maritime (ZC21)” are proposed to be amended to:

- Include conventional commercial uses in both zones that are intended to accommodate the shopping, personal service, business, entertainment, recreational, community facility and service needs of area residents.
- Retain all of the Maritime Mixed Uses permitted in the existing “Steveston Maritime Mixed Use (ZMU12)” zone.
- Retain all of the Maritime Mixed Uses permitted in the existing “Steveston Maritime (ZC21)” zone.
- Limit the proposed new uses in the “Steveston Maritime (ZC21)” zone to the subject site only.

Staff worked with Onni to reduce the number of additional land uses. Staff requested indoor recreation not be included given the proximity to Steveston Community Centre. After consideration, Onni is requesting the addition of indoor recreation use to accommodate the type of recreation facility they may be able to secure, which they feel would provide services complementary to those currently provided in the neighbourhood.

6. 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 there were concerns that such uses and their location outside the village may weaken the economic viability of the village.

This approach can now be reviewed because:

- The existing limited Maritime Mixed Use (MMU) uses have proven not to be economically viable.
- There has been an increase in Steveston's population which appears able to support both existing and new commercial uses and services.

Staff requested that Onni meet with the Steveston Merchants Association to review the proposal. Onni has been in contact with the association for a number of months and a meeting has been scheduled for late November. Staff will provide Council with an update of information arising from the meeting.

On behalf of the applicant, Hume Consulting Corporation submitted *Imperial Landing Preliminary Retail Analysis*, dated September 2013. This retail analysis report supports the proposal, indicating that:

- The 5,536 m² (or approximately 59,500 ft²) of Maritime Mixed Use and commercial space is small relative to the amount of retail floor area warranted by local and visitor demand, as modelled by the consultant.
- The proposed addition of an additional approximate 1,440 m² (15,500 ft²) grocery store is expected to help keep local shoppers from leaving Steveston to shop at other shopping centres anchored by a large format grocery store.
- A successful retail component on the subject site is expected to help retain more shopping trips within the community, helping to generate spin-off shopping trips to other nearby businesses within Steveston Village.
- Steveston Village includes a large number of businesses. It is unlikely that the proposed 10-12 businesses on the subject site will have a significant impact on existing businesses in Steveston.
- Many of the proposed businesses will be complementary to the existing business mix in Steveston Village.
- The strong market interest by prominent retailers and service providers indicates that the subject site is an attractive and viable location and will be sustainable.

7. Vehicle Access, Parking and Truck Delivery

The existing zoning and building design permits large trucks to access the site. A number of off-site improvements were provided to address anticipated traffic volumes to the site. Given the proposed change in use, additional off-site improvements are being provided to enhance pedestrian and cycling safety and Transportation Impact Study findings as identified below.

The elongated development site has four (4) vehicle accesses from Bayview Street, providing access to the development underground parking structures, truck loading bays, public parking areas, and controlled vehicle access to the City dike.

On behalf of the applicant, the consulting engineering firm MMM Group Limited prepared a Transportation Impact Study, dated October 2013. Transportation staff have reviewed the study and accept the findings that the existing parking and loading facilities, in combination with the proposed road network improvements and truck traffic restrictions, can accommodate the proposed addition of new commercial uses on the subject site. The study identifies that parking is provided on the site as follows:

- A total of 270 spaces are provided in two (2) parking structures on the site, including 81 spaces for the use of residents, 17 spaces for visitors and 172 spaces for the non-residential Maritime Mixed Use and commercial uses on the site.
- The parking supply exceeds the zoning bylaw requirement and will meet the parking demand of the existing uses permitted on the site, as well as the proposed commercial uses.

In addition, a total of 35 public parking spaces are provided on the site in public rights-of-ways aligned with the south ends of English Avenue and Ewen Avenue.

The developer has agreed to enter into a legal agreement to manage truck traffic as a consideration of zoning text amendment. The proposed legal agreement will identify that:

- Large delivery trucks are prohibited from accessing or entering the site, including tractor-trailer WB-17 size trucks.
- Truck delivery hours of operation for non-residential uses are limited to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday; and 9:00 am to noon on Sunday.
- Truck activity on the site is required to comply with the City's Noise Regulation Bylaw.

To address the future potential impact of truck traffic, the developer has agreed to provide a Letter of Credit security in the amount of \$15,000 as a consideration of zoning text amendment. The security would be held by the City for 18 months to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied.

A Servicing Agreement is a consideration of the zoning text amendment and will include design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:

- Upgrading the No. 1 Road and Bayview Street intersection by raising this intersection and adding a bollard treatment similar to the No. 1 Road and Moncton Street intersection and installing decorative crosswalk surface treatment.
- Upgrading the crosswalks along Bayview Street:
 - a) At the two (2) midblock crosswalks between No. 1 Road and Moncton Street, providing raised crosswalks.
 - b) At the three (3) crosswalks at the Easthope Avenue traffic circle, removing a 1.5 m section of the granite cobble pavers from each end of the crosswalk (near curbs), replacing with an extension of the existing square concrete panels and installing decorative crosswalk surface treatment. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists.
 - c) At the six (6) crosswalks at English Avenue and Ewen Avenue, removing the raised granite pavers and installing decorative crosswalk surface treatment to provide consistency between the crossings on Bayview Street.
- Installing 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue and Ewen Avenue.
- Add “sharrows” pavement markings to identify that Bayview Street is shared by vehicles and bicycles from No. 1 Road to Moncton Street in both directions.

8. 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.

The application was not referred to the City’s Heritage Advisory Committee the proposal does not include any new construction and the subject site is located outside of the Steveston Village Heritage Conservation Area.

9. 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 Packers Development Permit (permitted under DP 98-153807) to protect the river edge ESA.

10. Community Benefits

The benefits of the proposal identified by the developer include:

- Roadway improvements, and additional bike racks to enhance walking and cycling.
- Registration of a legal agreement to ensure parking garage entry gates remain open during business hours, providing commercial customers and residential visitors with access to parking on the site.
- Truck traffic restrictions to prohibit large delivery trucks from accessing or entering the site, and to limit truck delivery hours of operation for non-residential uses.
- Traffic calming and truck activity mitigation Letter of Credit security.
- Voluntary community amenity contribution in the amount of \$1,500,000 towards the City's Leisure Facilities fund to be allocated at the discretion of Council.
- Voluntary Development Cost Charge contribution in the amount of \$136,206 to go towards development of Road Works DCC projects for the conversion of Maritime Mixed Use space to commercial space.
- Voluntary Development Cost Charge contribution in the amount of \$605 to go towards development of Storm Drainage DCC projects for the conversion of Maritime Mixed Use space to commercial space.
- The development design and total density remain unchanged from before this proposed zoning text amendment. The construction of the buildings and open spaces is nearing completion.
- View corridors, pedestrian passage and vehicle passage linking the BC Packers neighbourhood with the public dike walkway remain unchanged from before this proposed zoning text amendment.
- Publicly accessible open space along the south edge of the proposed residential buildings adjacent to the public dike walkway remain unchanged from before this proposed zoning text amendment.
- Public plazas at the south end of No. 1 Road and Easthope Avenue, and public parking at the south end of English Avenue and Ewen Avenue remain unchanged from before this proposed zoning text amendment.

Financial Impact or Economic Impact

None.

Conclusion

Onni Development (Imperial Landing) Corp. is requesting that the City allow a wider range of uses on their Maritime Mixed Use (MMU) site for improved economic viability and to enhance the community with uses to serve resident's needs. While the proposal can be considered under the City's 2041 OCP, an amendment to the Steveston Area Plan is required to address the additional uses being requested by the applicant. It should be noted that the site design is not affected by the land use change within the buildings and responds to the architectural form and character, vision and objectives set out in the Steveston Area Plan. The roadway improvements to enhance pedestrian and cyclist safety will assist in making Steveston a walking and cycling community.

On this basis, staff recommend that Official Community Plan Bylaw 7100, Amendment Bylaw 9062; and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be introduced and given first reading.



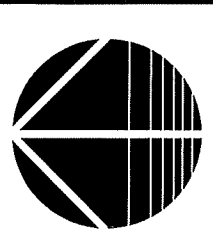
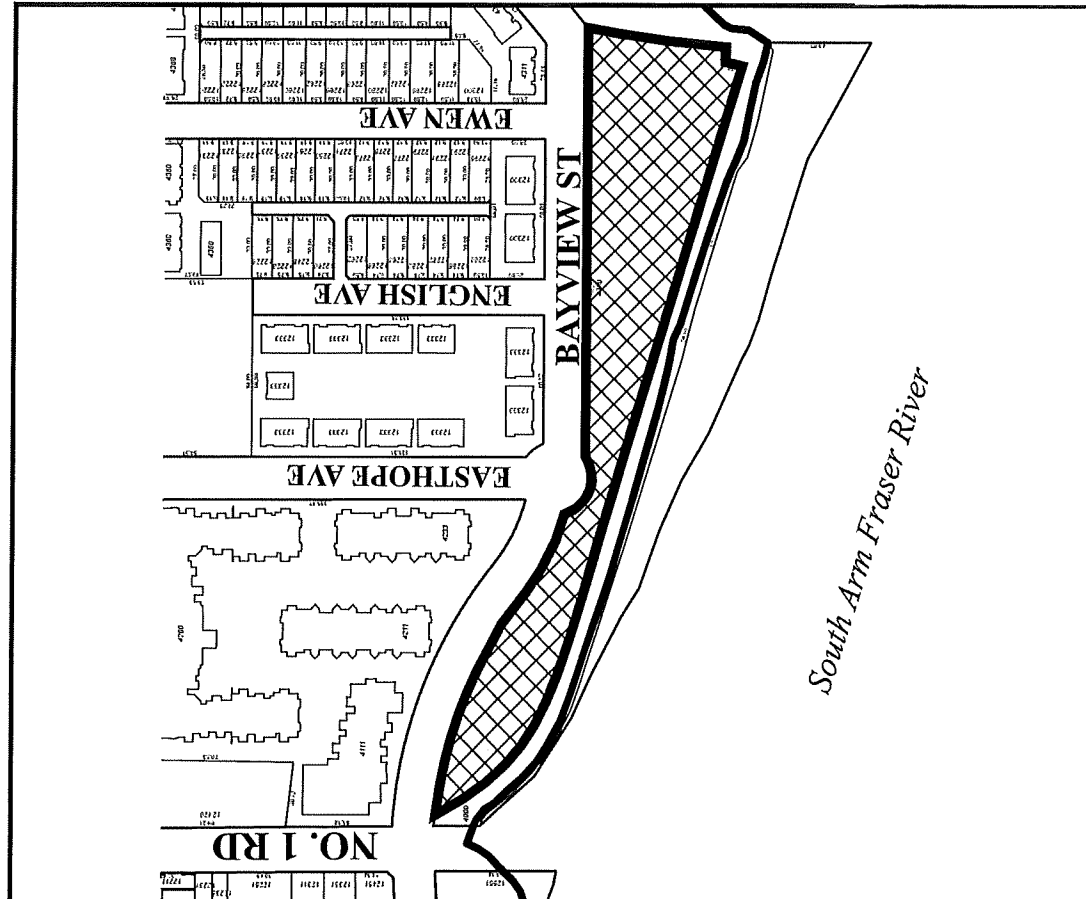
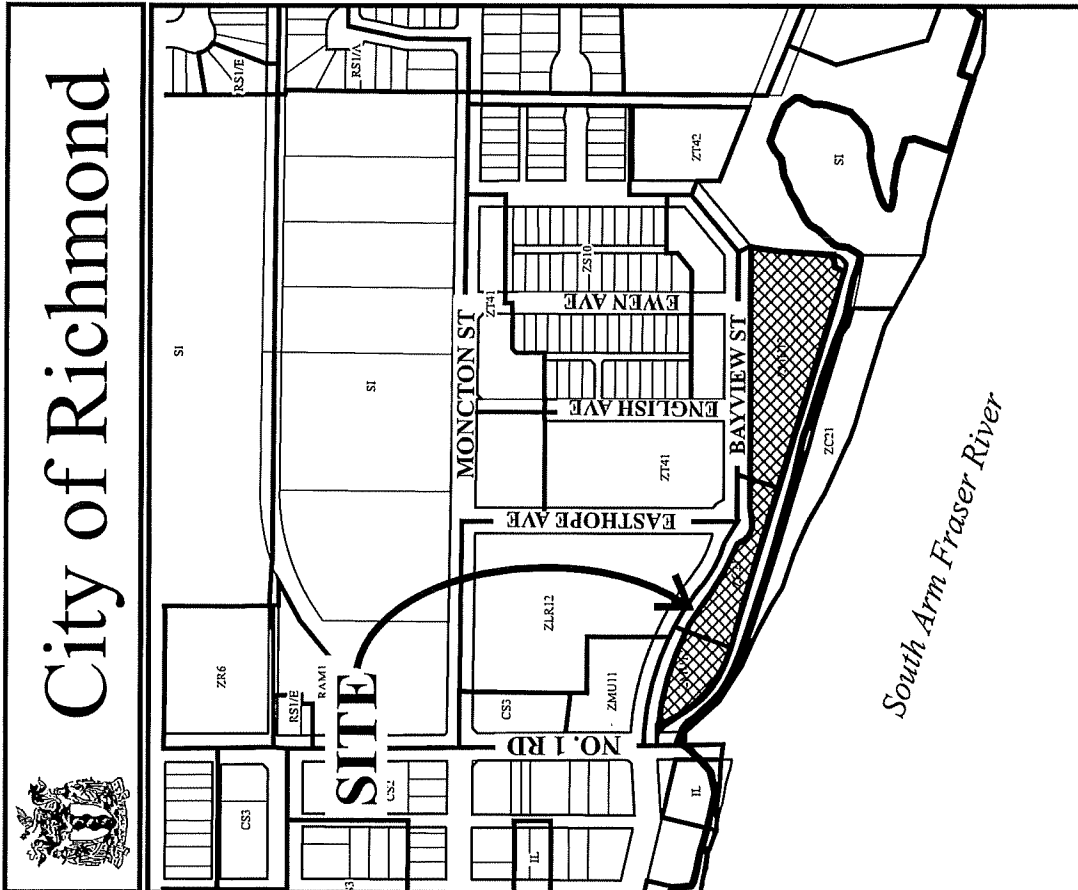
Sara Badyal, M. Arch, RPP
Planner 2



Terry Crowe
Manager, Policy Planning

SB:blg

- Attachment 1: Location Map
- Attachment 2: Aerial Photo
- Attachment 3: BC Packers Land Use Map (Steveston Area Plan)
- Attachment 4: Development Application Data Sheet
- Attachment 5: Diagrammatic Site Plans and Floor Plans
- Attachment 6: Zoning Text Amendment Considerations
- Attachment 7: Public Open House Summary Report
- Attachment 8: Public Input Maps
- Attachment 9: Public Correspondence



RZ 13-633927

Original Date: 04/08/13

Revision Date:

Note: Dimensions are in METRES



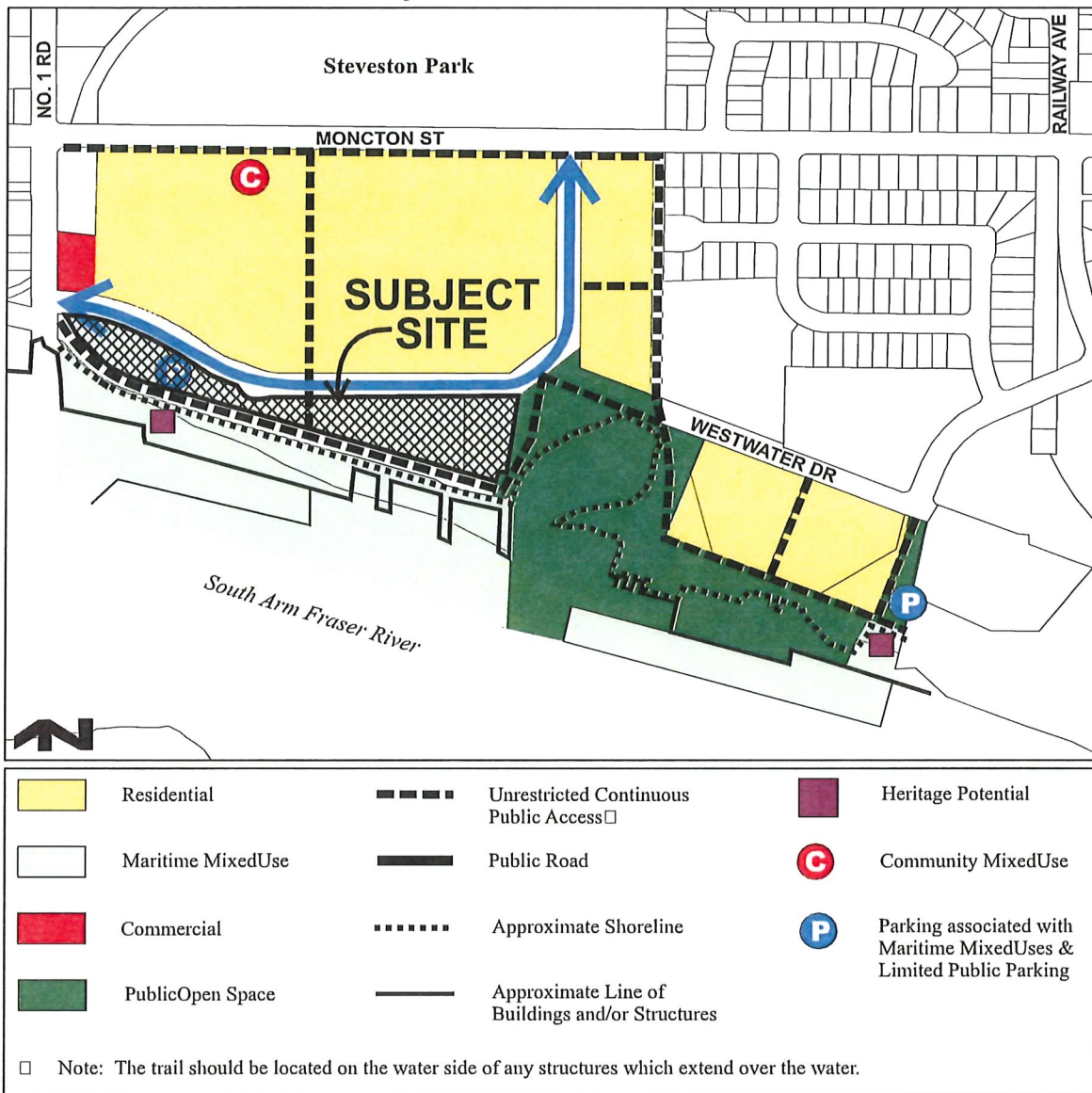
RZ 13-633927

Original Date: 04/08/13

Amended Date:

Note: Dimensions are in METRES

BC Packers Land Use Map





City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 13-633927

Attachment 4

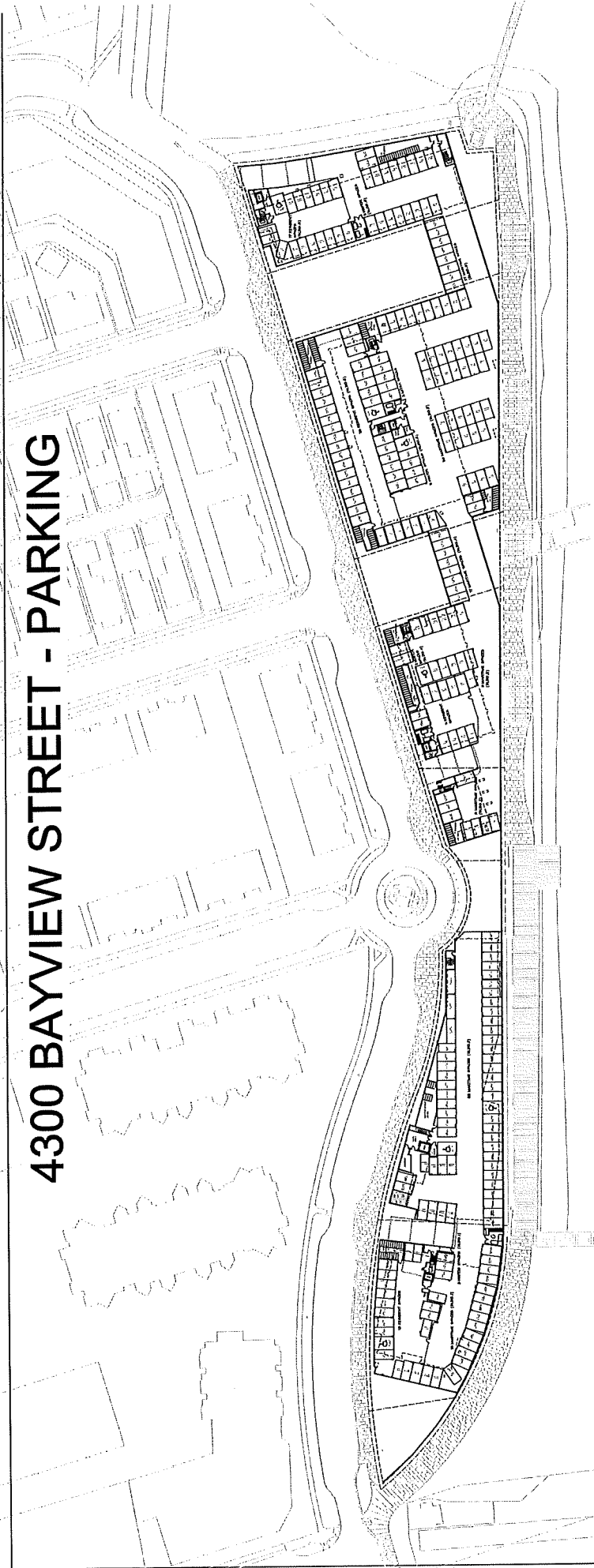
Address: 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street)

Applicant: Onni Development (Imperial Landing) Corp.

Planning Area(s): BC Packers Waterfront Neighbourhood (Steveston Area Plan)

	Existing		Proposed	
Owner:	Onni Development (Imperial Landing) Corp.		No change	
Site Size (m ²):	14,042.7 m ²		No change	
Land Uses:	Mixed use		Mixed use	
OCP Land Use Designation:	Maritime Mixed Use Parking associated with Maritime Mixed Use & Limited Public Parking		No change	
Zoning:	Steveston Maritime Mixed Use (ZMU12) & Steveston Maritime (ZC21)		Amended Steveston Maritime Mixed Use (ZMU12) & Amended Steveston Maritime (ZC21)	
Number of Units:	Building	Dwelling units	MMU	No change
	4020 Bayview St	12	631.2 m ²	
	4080 Bayview St	0	2,125.1 m ²	
	4100 Bayview St	0	165.5 m ²	
	4180 Bayview St	7	559.9 m ²	
	4280 Bayview St	22	1,278.8 m ²	
	4300 Bayview St	11	867.9 m ²	
	Total	52	5,536 m ²	
	Bylaw Requirement		Existing	New Variance
Floor Area Ratio	Max. 0.8		0.8	None permitted
Lot Coverage – Building	Max. 60%		39.7%	None
Building Setback	Min. 1 m		0 m Min. to ROW 1 m Min. to property line by approved DP	None
Height (m)	Max. 12 m & three-storey		12 m Max. & three-storey	None
Off-street Parking Spaces: Maritime Mixed Use & Commercial Resident Visitor (Accessible) Total	172 78 11 (6) 261		172 (1.6 ac.) 81 17 (7) 270	None
Public Parking Spaces	Limited		35 by approved DP	None
Small Car Parking Spaces	Max 50%		15% (39 spaces)	None
Amenity Space – Indoor	Min. 100 m ²		Located in second floor of 4080 Bayview St. Building	None
Amenity Space – Outdoor	Min. 312 m ²		1,295 m ²	None

4300 BAYVIEW STREET - PARKING



PARKING (BUILDING 1):

REQUIRE	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft
TOTAL	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
PROVIDED	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
REMARKS	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED (1 SPACE REQUIRED (MIN. 32))

PARKING (BUILDING 2):

REQUIRE	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft
TOTAL	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
PROVIDED	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
REMARKS	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED (1 SPACE REQUIRED (MIN. 32))

PARKING (BUILDING 3):

REQUIRE	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft
TOTAL	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
PROVIDED	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
REMARKS	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED (1 SPACE REQUIRED (MIN. 32))

PARKING (BUILDING 4):

REQUIRE	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft
TOTAL	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
PROVIDED	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
REMARKS	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED (1 SPACE REQUIRED (MIN. 32))

PARKING (BUILDING 5):

REQUIRE	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft
TOTAL	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
PROVIDED	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
REMARKS	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED (1 SPACE REQUIRED (MIN. 32))

PARKING (BUILDING 6):

REQUIRE	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft
TOTAL	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
PROVIDED	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
REMARKS	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED (1 SPACE REQUIRED (MIN. 32))

PUBLIC PARKING:

REQUIRE	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft
TOTAL	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
PROVIDED	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
REMARKS	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED (1 SPACE REQUIRED (MIN. 32))

STREET PARKING:

REQUIRE	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft
TOTAL	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
PROVIDED	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
REMARKS	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft

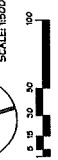
NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED (1 SPACE REQUIRED (MIN. 32))

TOTAL PARKING:

REQUIRE	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft
TOTAL	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
PROVIDED	3.0 SPACES	1.0 SPACES	1.0 SPACES	1.0 SPACES
REMARKS	3.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft	1.0 SPACES x 1,000 sq-ft

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED (1 SPACE REQUIRED (MIN. 32))

OVERALL PROJECT U/G PARKING PLAN



PROJECT

IMPERIAL LANDING

MIXED-USE DEVELOPMENT

Yamamoto Architecture Inc.

1000 N. 10th St., Suite 100, Fort Worth, TX 76102

TEL: 817.337.1177 FAX: 817.337.1177

DRAWING TITLE

PARKING PLAN

SHEET NO.

A1.1

DATE

11.11.2019

DESIGNED BY

DMC

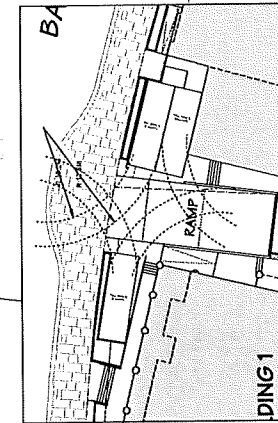
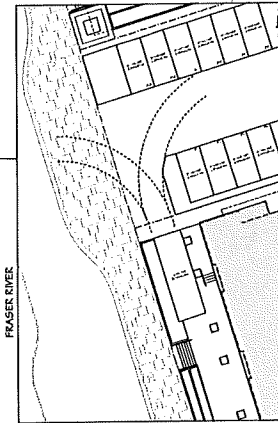
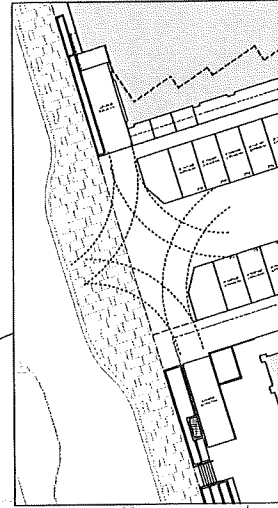
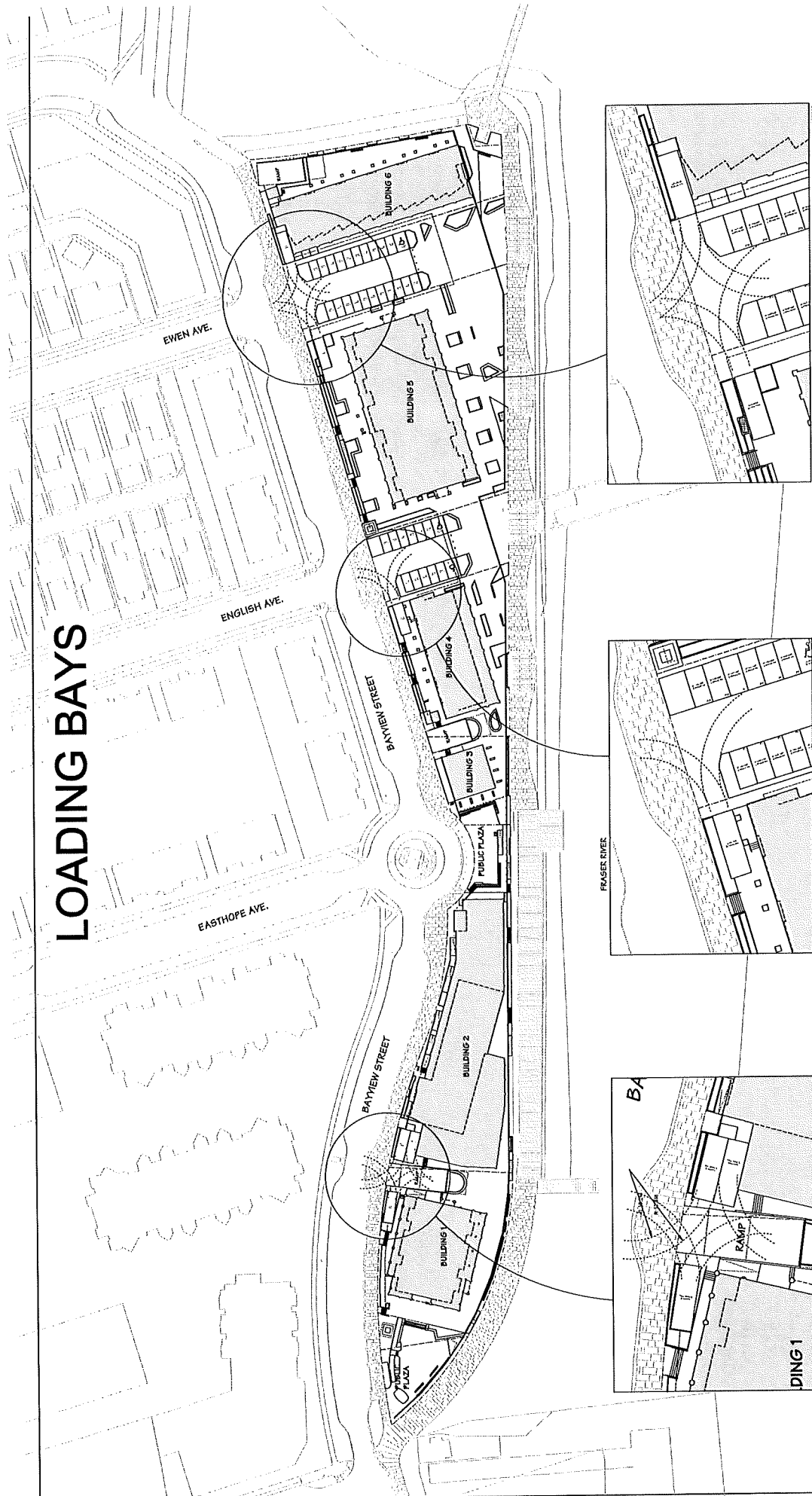
CHECKED BY

DMC

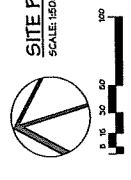
PROJECT NO.

19-0719

LOADING BAYS



SITE PLAN SHOWING LOADING BAYS
SCALE: 1:500

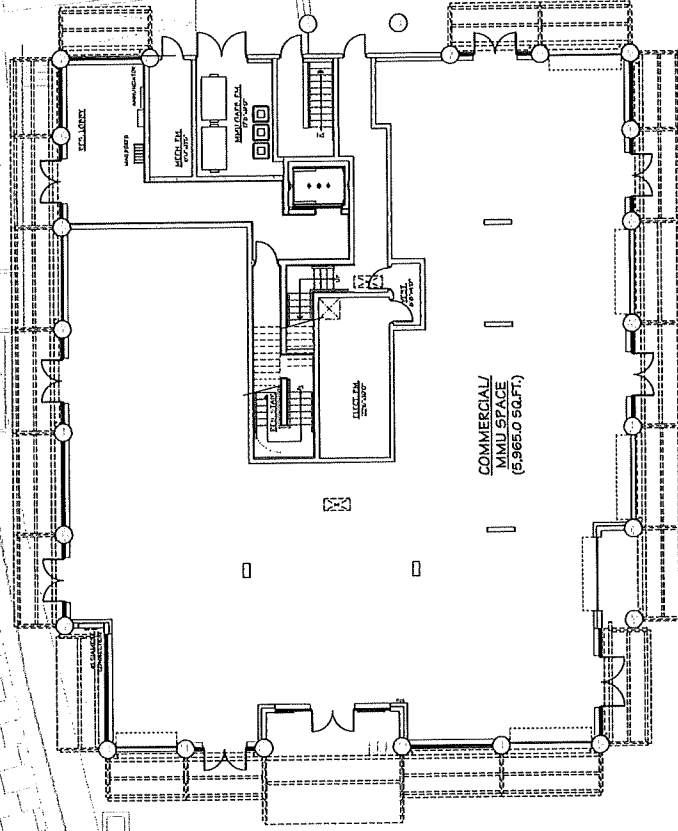


PROJECT		DRAWING TITLE	
IMPERIAL LANDING		SITE PLAN	
MIXED-USE DEVELOPMENT		STATISTICS	
		SCALE	SHEET NO.
		1:500	A1.0
		DATE	DATE
		AUG 12, 2009	
		DESIGNER	CHK
		400 BAYVIEW ST.	CHECKED
		WICHAMONG, B.C.	PRG. NO.
			ETB

Yamamoto
Architecture Inc.

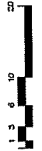
NO.	DATE	REVISION

BUILDING 1



GROUND FL. PLAN

FLOOR AREA: 7,114.0 SQ. FT. (EXCLUDING MECH/ELEC ROOM)
MECH/ELEC ROOM AREA: 268.2 SQ. FT.
GROUND FLOOR SPREADER: NPTA 13-1889

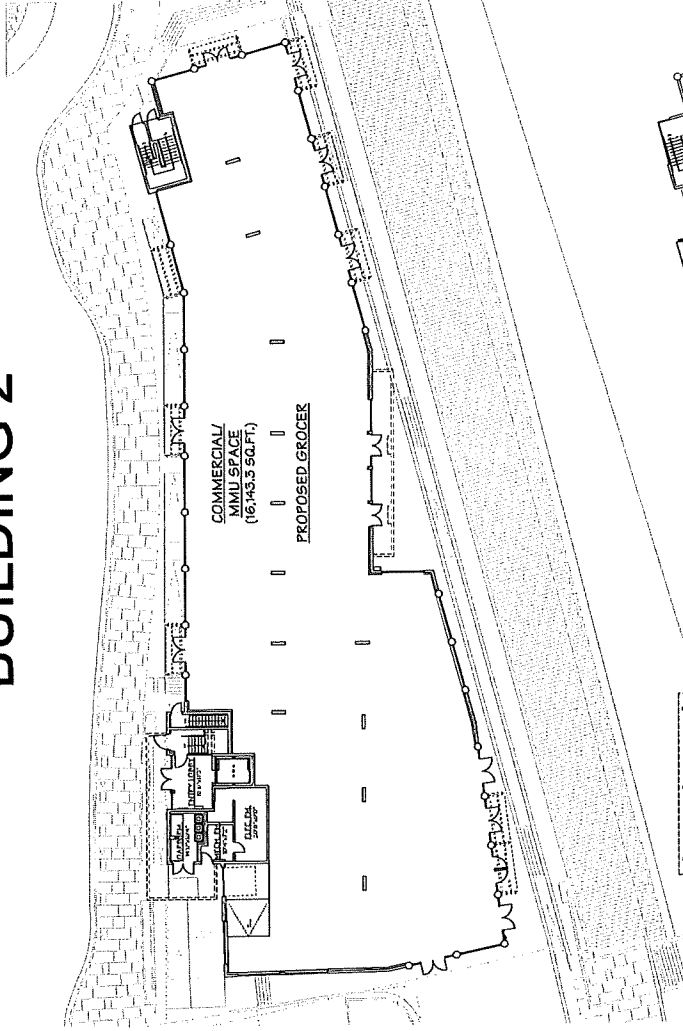


NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Yamamoto
Architecture Inc.

PROJECT	IMPERIAL LANDING MIDDLE-USE DEVELOPMENT	PROJECT TITLE	BUILDING NO. 1 GROUND & SECOND FL. PLAN
DESIGNED BY	YAMAMOTO ARCHITECTURE INC.	SCALE	1/4" = 1'-0"
CHECKED BY	YAMAMOTO ARCHITECTURE INC.	DATE	OCT. 15, 2010
PROJECT NO.	84-071-1127	SHEET NO.	A2.1.1
PROJECT LOCATION	400 BAYVIEW VC RICHMOND, B.C.	DATE	
PROJECT NO.	84-071-1127	CHECKED	

BUILDING 2



GROUND FL. PLAN

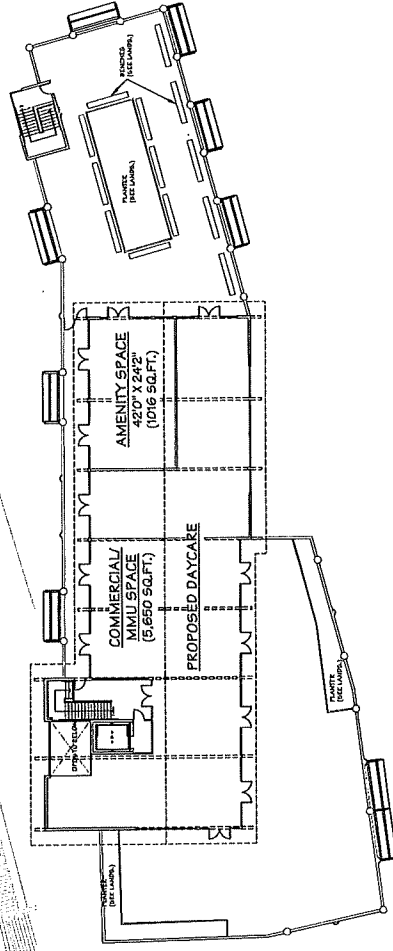
SCALE: 1/8" = 1'-0"

FLOOR AREA: 16,443.3 SQ. FT. (INCLUDING MECH./ELEC. ROOMS)

MECH./ELEC. ROOM AREA: 341.5 SQ. FT.

GRADING FLOOR SPINULE: NFPA 13-1000

NON-COMBUSTIBLE CONSTRUCTION



SECOND FL. PLAN (W/ ROOF PLAN)

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

FLOOR AREA: 16,443.3 SQ. FT. (INCLUDING STAIRS, ELEVATOR)

STAIRS, ELEVATOR AREA: 488.6 SQ. FT.

SECOND FLOOR SPINULE: NFPA 13-1000

MAXIMUM OCCUPANT LOAD: 400 PERSONS

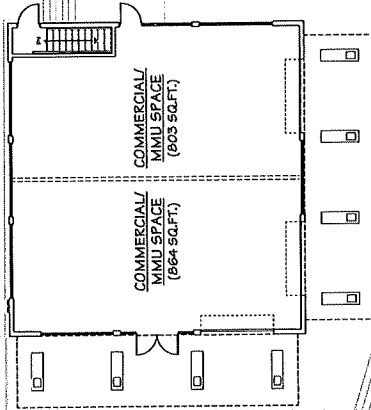


PROJECT		DRAWING TITLE	
IMPERIAL LANDING		BUILDING NO. 2	
MIXED-USE DEVELOPMENT		SHEET NO.	
		A2.2.1	
		DATE	NOV. 2, 2008
		DESIGNER	DMC
		CHECKED	
		PROJECT NO.	0718
4000 BAYVIEW ST.		YAMAMOTO ARCHITECTURE INC.	
RICHMOND, B.C.		TEL: 604-271-1127	
		FAX: 604-271-1127	



NO.	DATE	REVISION
1		

BUILDING 3



GROUND FL. PLAN

CELL FLOOR 18'-0"

FLOOR AREA, 1,667.0 SQ.FT.

GROUND FLOOR SPRINKLER, NFPA 13-999



REV.	DATE	REVISION

**Yamamoto
Architecture Inc.**

PROJECT
IMPERIAL LANDING
MIXED-USE DEVELOPMENT

DRAWING TITLE
BUILDING NO.3
GROUND FL. & ROOF PLAN

DATE
MAR. 2, 2004

PROJECT NO.
A2.3.1

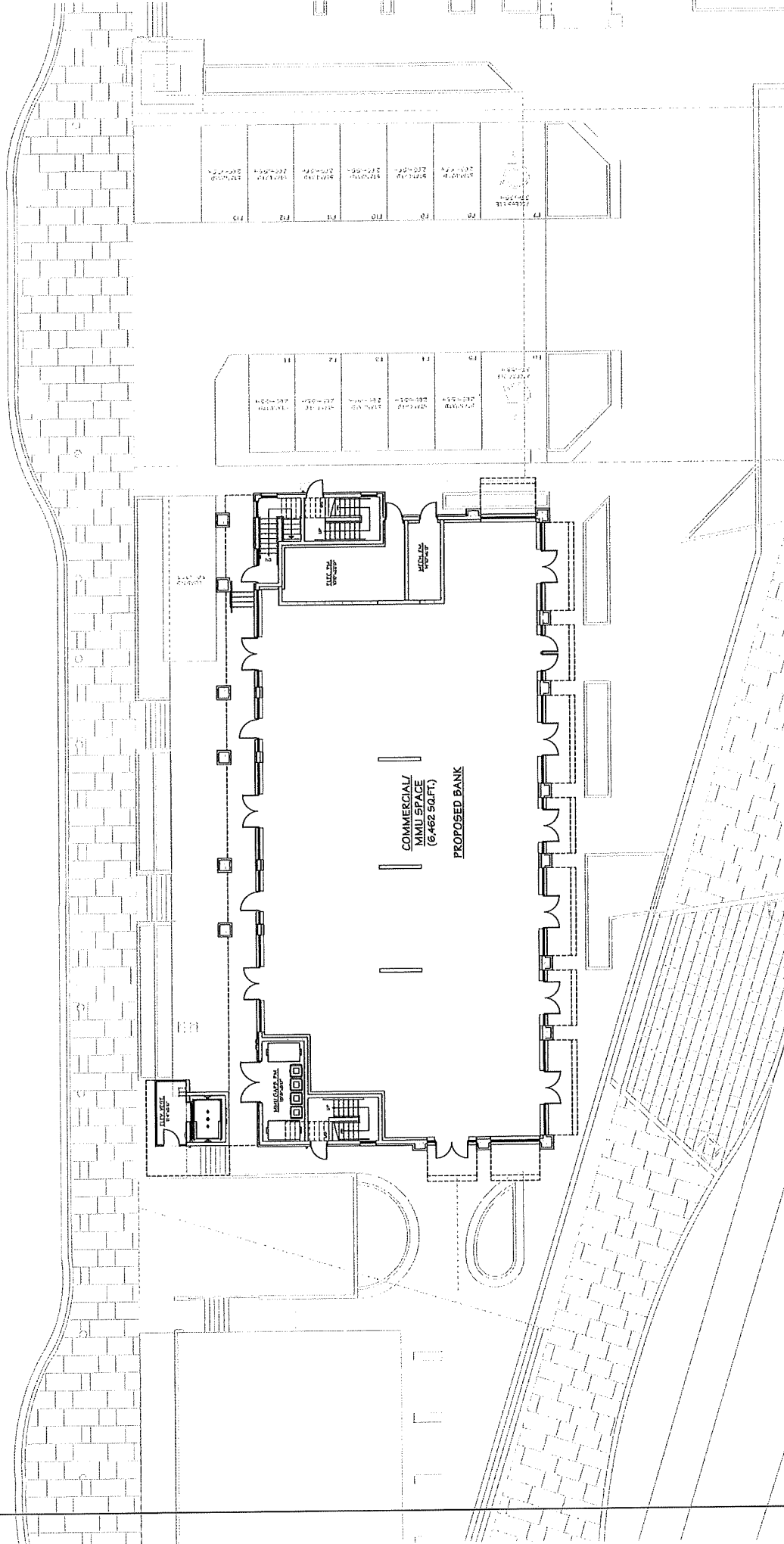
DESIGNED BY
YAMAMOTO ARCHITECTS, INC.

CHECKED BY
YAMAMOTO ARCHITECTS, INC.

DATE
MAR. 2, 2004

PROJECT NO.
A2.3.1

BUILDING 4



GROUND FL. PLAN

FLOOR AREA: 6,462 SQ.FT. (INCLUDING MECH. ROOM)
 MECH. ROOM AREA: 179.5 SQ.FT.

GROUND FLOOR SPRINKLER: NFPA 13-1088



PROJECT		DRAWING TITLE	
IMPERIAL LANDING		BUILDING NO. 4	
MIXED-USE DEVELOPMENT		GROUND & SECOND FL. PLAN	
		SHEET NO.	
		A2.4.1	
		DATE	DEC. 11, 2011
		DESIGNED BY	DAK
		CHECKED BY	DAK
		DATE	DEC. 11, 2011
		PROJECT NO.	0718

YAMAMOTO
 ARCHITECTURE INC.

NO.	DATE	REVISIONS

BUILDING 5

The floor plan of Building 5 shows a long, narrow structure with six commercial/MMU space units. Each unit is labeled with its dimensions and area in square feet. The units are arranged in a row, with a central corridor and stairs. The units are labeled as follows:

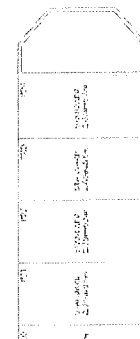
- COMMERCIAL/ MMU SPACE 24'0" X 22'0" (549 SQ.FT.)
- COMMERCIAL/ MMU SPACE 26'4" X 44'4" (1160 SQ.FT.)
- COMMERCIAL/ MMU SPACE 28'4" X 44'4" (1250 SQ.FT.)
- COMMERCIAL/ MMU SPACE 29'4" X 44'4" (1250 SQ.FT.)
- COMMERCIAL/ MMU SPACE 23'8" X 44'4" (1040 SQ.FT.)
- COMMERCIAL/ MMU SPACE 24'0" X 22'0" (549 SQ.FT.)

Additional labels include "ELEVATOR", "STAIRS", and "ELEVATOR SHAFT".

Age group	Number of people
15-24	15
25-34	10
35-44	10
45-54	10
55-64	10
65-74	10
75-84	10
85-94	10
95-104	10

NO.	DATE	REVISIONS
-----	------	-----------

PROJECT	DRAWING TITLE	BUILDING NO.6 GROUND & SECOND FL-PLAN	SHEET NO.	
			A2.6.1	
Yamamoto Architecture Inc.	IMPERIAL LANDING MIXED-USE DEVELOPMENT	SCALE 1/8" = 1'-0"	TOTAL	DATE DEC. 12, 2010
			DRAWN	CHECK
			CHECKED	
			4055 BAYVIEW ST. MEMPHIS, TN 38117 TEL: 901-471-1122 FAX: 901-471-1227	

[illegible]

NO.	DATE	REVISIONS
-----	------	-----------



Zoning Text Amendment Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 4020 Bayview Street

File No.: RZ 13-633927

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9062.
2. Registration of a legal agreement on Title to: prohibit large delivery trucks from accessing or entering the site, including WB-17 size (Maximum SU-9 delivery truck size); and to restrict truck delivery hours of operation for non-residential uses to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday; and 9:00 am to noon on Sunday.
3. Registration of a legal agreement on Title to: ensure parking garage entry gates remain open during business hours.
4. Install an additional 8 (eight) Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
5. City acceptance of the developer's offer to voluntarily contribute \$1,500,000 towards the City's Leisure Facilities Reserve Fund (Account 7721-80-000-00000-0000).
6. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects (Account 7301-80-000-78020-0000).
7. City acceptance of the developer's offer to voluntarily contribute \$605 to go towards development of Storm Drainage DCC projects (Account 7311-80-000-78020-0000).
8. City acceptance of a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The letter of credit will be held by the City for a period of 18 months after the commercial area is occupied.
9. Enter into a Servicing Agreement* for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:
 - a) Upgrade the No. 1 Road and Bayview Street intersection by raising this intersection and adding bollards similar to No. 1 Road and Moncton Street. As well, install decorative crosswalk surface treatment on all three (3) legs of the intersection, using Duratherm material or equivalent.
 - b) Upgrade crosswalks along Bayview Street:
 - (1) At the two (2) midblock crosswalks between No. 1 Road and Moncton Street, provide raised crosswalks.
 - (2) At the three (3) crosswalks at the Easthope Avenue traffic circle, remove a 1.5 m section of the cobble pavers from each end of the crosswalk (near curbs) and replace with an extension of the existing square concrete panels. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists. Add a narrow band of the same decorative pavement surface treatment as a border along both sides of each crosswalk to provide consistency between the crossings on Bayview Street.
 - (3) At the six (6) crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
 - c) Fabricate and install 30 kph posted speed limit signs on Bayview Street to No. 1 Road, Easthope Avenue, English Avenue, and Ewen Avenue.
 - d) Add pavement marking "sharrows" for bikes on Bayview Street from No. 1 Road to Moncton Street in both directions.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

Initial: _____

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Signed

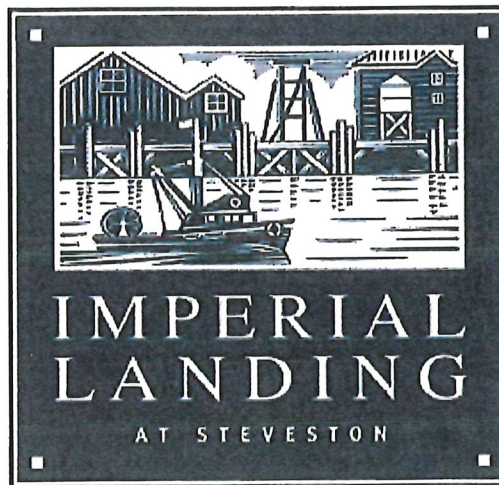
Date

SUMMARY REPORT

4300 Bayview St. Rezoning Application

Steveston Public Open House

Held On July 11 & 13, 2013



***It should be noted that the sign in sheets and all of the feedback forms were submitted to the City of Richmond on July 19th, 2013 in digital and hardcopy format.**

Table of Contents

Appendix A – Public Consultation Process and Advertisements	P. 1 – 5
Appendix B – Poster Boards and Handouts	P. 6 – 17
Appendix C – Public Consultation Summary/Results	P. 23 – 30

Appendix A – Public Consultation Process and Advertisements

Imperial Landing – 4300 Bayview Street Rezoning -- Public Consultation Process

Open Houses – End of May/Beginning of June

- 2 public open houses to be held in building 5 at Imperial Landing
- Wednesday Evening 6:30 – 8:30
- Saturday Afternoon 12:30 – 2:30

Newspaper Advertisements – twice a week for 2 weeks leading up to the open houses

- Richmond News – twice a week for 2 weeks
- Richmond Review – twice a week for 2 weeks

Letter Mail Out – mailed out 2-3 weeks prior to open house

- LC301, LC327, LC328, LC329
- 1935 residences, 252 businesses

Signage

- 2 Signs posted on site specifically advertising the open house dates

Web Site – updates will occur consistently

- www.waterfrontrezoning.com

PUBLIC INFORMATION MEETING Imperial Landing – Steveston, B.C.

The Onni Group is nearing completion of construction for the final phase of "The Village" at Imperial Landing, located at 4300 Bayview Street, which consists of six low-rise mixed-use buildings. The existing zoning restricts commercial uses to those that are limited to the maritime industry including industrial and manufacturing. The Onni Group has submitted a rezoning application to the City requesting additional community-based commercial/retail uses.

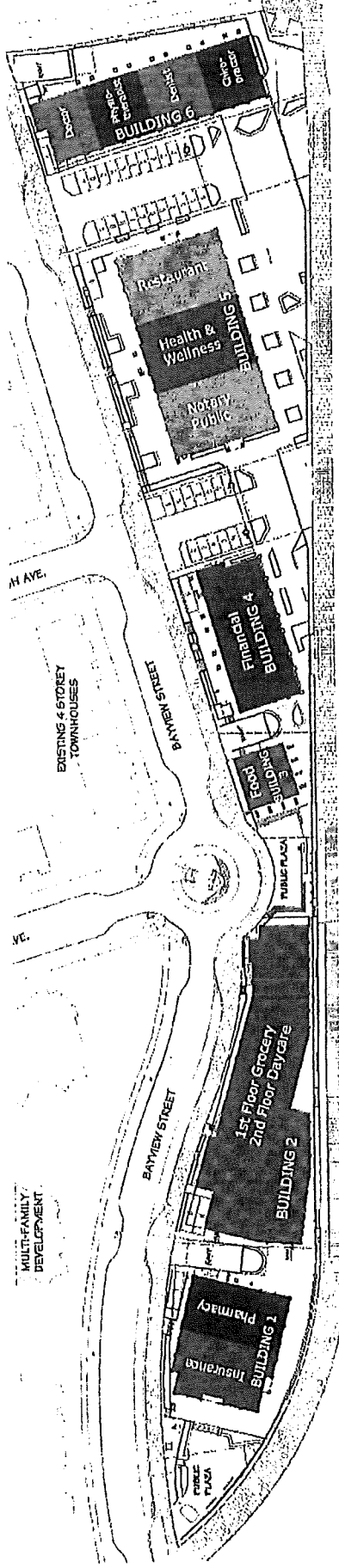
Date & Time: Thursday, July 11, 2013 from 6:30PM – 9:00PM
Saturday, July 13, 2013 from 12:00PM – 2:30PM

Location: Building 5 at Imperial Landing
4280 Bayview Street, Richmond

Contact: Brendan Yee at byee@onni.com or 604-602-7711.
Visit our website www.waterfrontrezoning.com

Please join us at the scheduled open houses listed above. We would like your feedback on what types of commercial/retail uses you feel are appropriate for the community. Onni representatives and our consultant team will be on-hand to answer any questions regarding the proposal and to gather community feedback.

Public Open House Notice



*Please note that these are examples only

Background: The Onni Group is nearing completion of construction for the final phase of "The Village" at Imperial Landing, located at 4300 Bayview Street, which consists of six low-rise mixed-use buildings. The existing zoning restricts commercial uses to those that are limited to the maritime industry including industrial and manufacturing. The Onni Group has submitted a rezoning application to the City requesting additional community-based commercial/retail uses.

Please join us at the scheduled open houses listed below. We would like your feedback on what types of commercial/retail uses you feel are appropriate for the community. Onni representatives and our consultant team will be on-hand to answer any questions regarding the proposal and to gather community feedback.

Date & Time: a) Thursday, July 11, 2013 from 6:30P.M. – 9:00P.M.
b) Saturday, July 13, 2013 from 12:00P.M. – 2:30P.M.

Location: Building 5, 4280 Bayview St., Richmond

Please contact Brendan Yee with any questions or concerns regarding the open house at byee@onni.com or 604-602-7711

Tell us what you think! Visit www.waterfrontrezoning.com



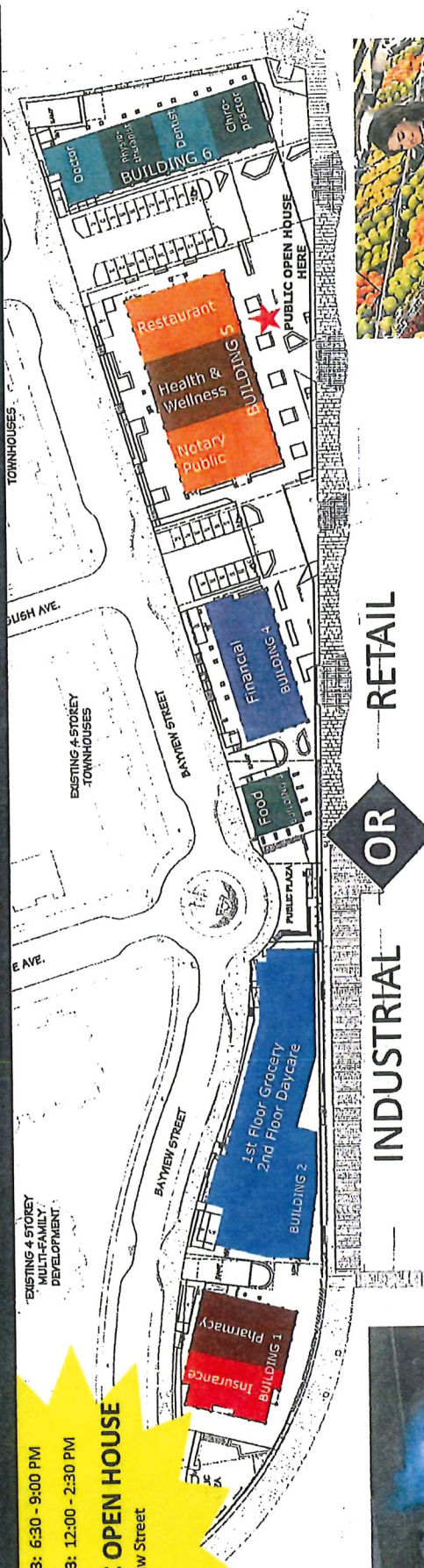
THE VILLAGE AT IMPERIAL LANDING PROPOSED REZONING

July 11, 2013: 6:30 - 9:00 PM

July 13, 2013: 12:00 - 2:30 PM

PUBLIC OPEN HOUSE

4280 Bayview Street
Building 5



UNDER EXISTING USES



UNDER PROPOSED USES

INDUSTRIAL OR RETAIL

Onni Group is constructing the final phase of "The Village" at Imperial Landing, which will include six low-rise mixed-use buildings. The project will include 60,000 square feet of commercial space. The existing zoning restricts commercial uses to those that are limited to the maritime industry including industrial and manufacturing. Onni Group is proposing to revise the text of the existing zoning to permit community-based commercial/retail uses. **Please note the uses above are only examples of potential tenants permitted under new zoning.*

TELL US WHAT YOU THINK

www.waterfrontrezoning.com

or contact Brendan Yee at bye@onni.com or 604.602.7711

Appendix B – Poster Boards and Handouts

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: _____

Address: _____

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☐

Do you support the rezoning?

YES ☐

NO ☐

Would you like general retail, office and service based tenants?

YES ☐

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

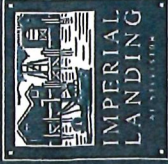
What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

THE VILLAGE AT IMPERIAL LANDING

POTENTIAL RETAIL PLAN

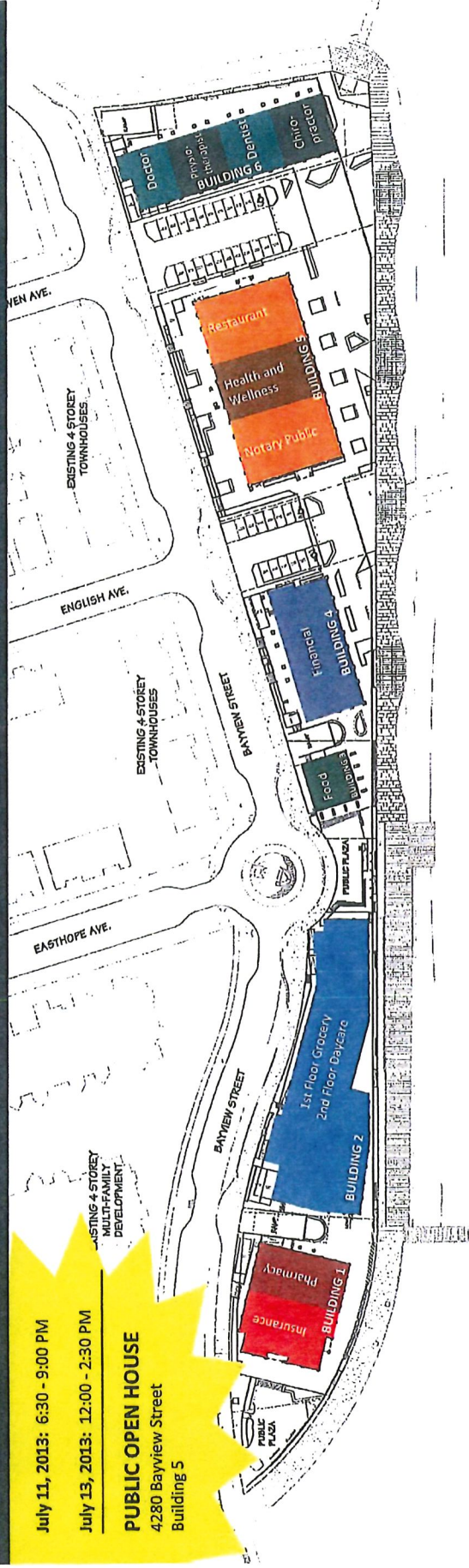


July 11, 2013: 6:30 - 9:00 PM

July 13, 2013: 12:00 - 2:30 PM

PUBLIC OPEN HOUSE

4280 Bayview Street
 Building 5




FRASER RIVER



- Proposed Permitted uses (requiring text amendment to zoning)
- Retail, convenience
 - Retail, general
 - Restaurant
 - Office
 - Education
 - Health service, minor
 - Service, financial

(See Steveston Commercial, ZMU11 zone for more proposed uses)

For more information and feedback opportunities, please visit www.waterfrontrezoning.com or contact Brendan Yee at bye@onni.com / 604.602.7711.

[illegible]

PROJECT
SITE PLAN

[illegible]

4300 BAYVIEW STREET - PARKING

This site plan illustrates the parking layout for the 4300 Bayview Street project. The plan features several large, rectangular parking lots situated to the left of the main building complex. The building complex itself is composed of multiple interconnected rectangular structures with internal room divisions. A central circular area, possibly a courtyard or a roundabout, is located within the building footprint. To the right of the main building complex, there is a long, narrow parking area adjacent to a road. The entire site is bounded by a street on the left and a road on the right. The plan uses solid lines for building walls and dashed lines for parking spaces and other site boundaries.

[illegible]

PUBLIC PARKING:

NUMBER _____

TYPE: 1. ☐ GARAGE 2. ☐ OPEN

3. ☐ PUBLIC 4. ☐ PRIVATE

TOTAL _____

STREET PARKING:

NUMBER OF SPACES _____

TYPE: 1. ☐ SIDEWALK 2. ☐ STREET

3. ☐ PARKING LOT 4. ☐ OTHER

TOTAL _____

[illegible]

**Yamamoto
Architecture Inc.**

PROJECT		DRAWING TITLE	
IMPERIAL LANDING		PARKING PLAN	
MOD-USE DEVELOPMENT			
TOTAL	SHEET NO.	SHEET NO.	
100	100	100	
DATE		DATE	
JAN. 12, 2008		JAN. 12, 2008	
BY		BY	
A.T.I.		A.T.I.	

LOADING BAYS

EWEN AVE.

ENGLISH AVE.

EASTHOPE AVE.

MAYVIEW STREET

FRASER DRIVE

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

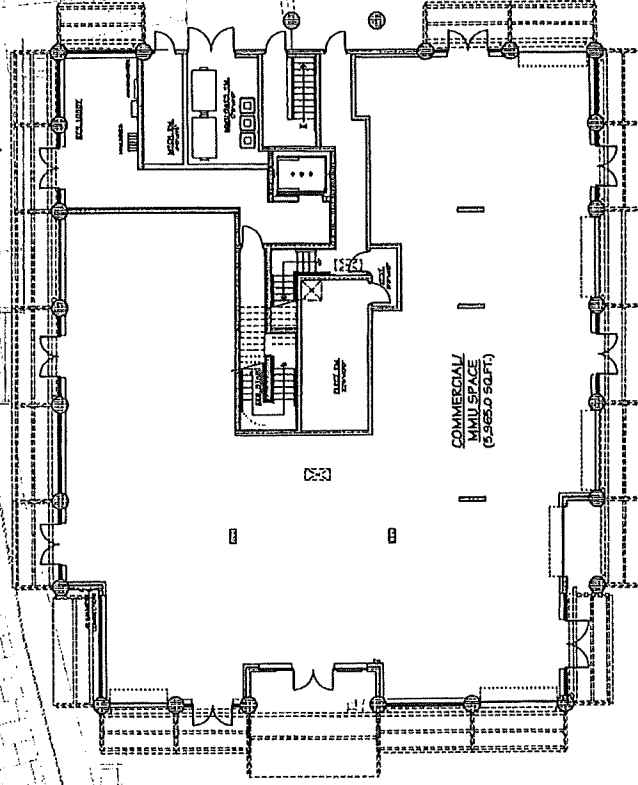
BUILDING 6

BA

DING 1

IND.	DATA	APPROVALS

BUILDING 1



GROUND FL. PLAN

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

FLOOR AREA: 7,940 SQ. FT. (INCLUDING MECHANICAL ROOM)

MECHANICAL ROOM: 1,000 SQ. FT.

GROUND FLOOR OVERLAP: 100% (N/A) 100%



Yamamoto
Architecture Inc.

PROJECT
OFFICE LAYOUT
MECHANICAL DEVELOPMENT

BUILDING NO. 1
GROUND & SECOND FL. PLAN

DATE: 10/11/11

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

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

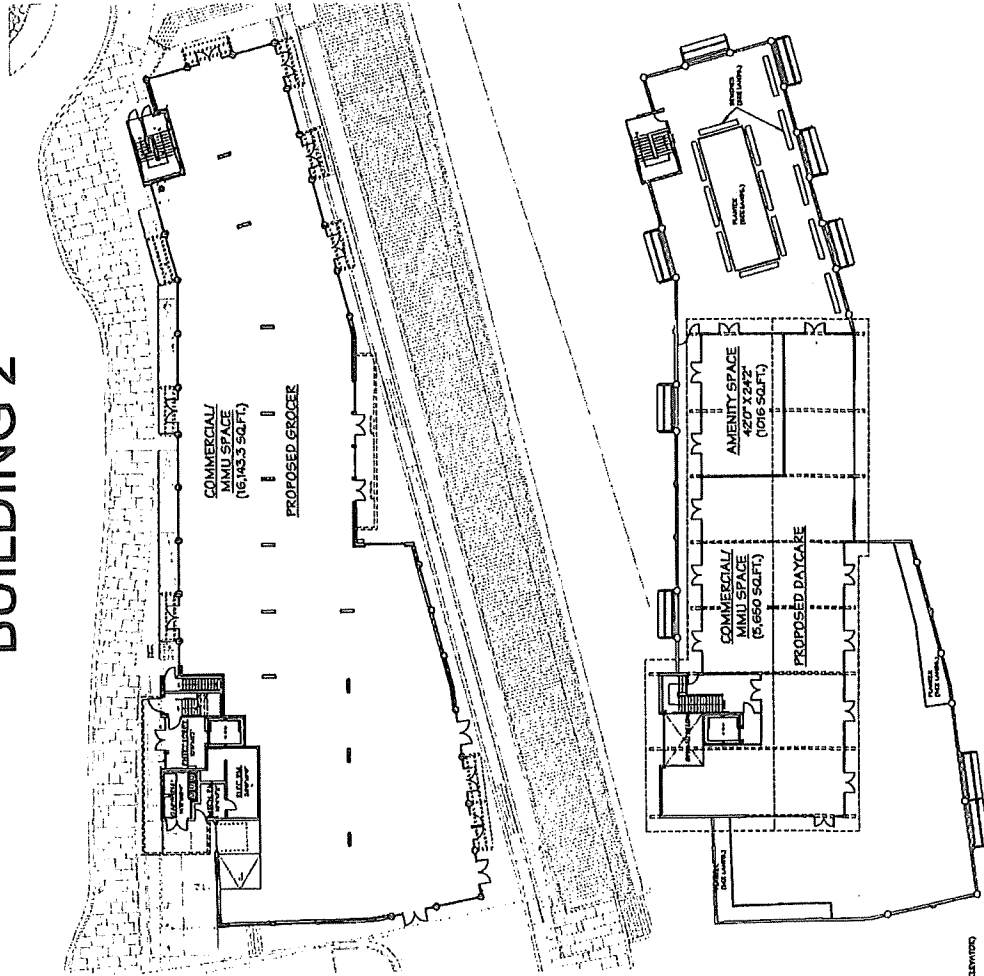
DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

DATE: 10/11/11

BUILDING 2



GROUND FL. PLAN

PLAN AREA: 18,140 SQ. FT. (INCLUDING MECH./ELEC. ROOMS)
 FLOOR AREA: 18,140 SQ. FT. (INCLUDING MECH./ELEC. ROOMS)
 SECOND FLOOR: 5,650 SQ. FT. (INCLUDING MECH./ELEC. ROOMS)
 TOTAL FLOOR AREA: 23,790 SQ. FT.



SECOND FL. PLAN (W/ ROOF PLAN)

PLAN AREA: 10,208 SQ. FT. (INCLUDING MECH./ELEC. ROOMS)
 FLOOR AREA: 10,208 SQ. FT. (INCLUDING MECH./ELEC. ROOMS)
 SECOND FLOOR: 5,650 SQ. FT. (INCLUDING MECH./ELEC. ROOMS)
 TOTAL FLOOR AREA: 15,858 SQ. FT.



PROJECT		BUILDING NO.2	
IMPERIAL LANDING		MODULAR DEVELOPMENT	
YAMAMOTO ARCHITECTURE INC.		A2.2.1	
DATE: 01/11/2018		SCALE: 1/8" = 1'-0"	
DRAWN BY: J. YAMAMOTO		CHECKED BY: J. YAMAMOTO	
DATE: 01/11/2018		SCALE: 1/8" = 1'-0"	
DRAWN BY: J. YAMAMOTO		CHECKED BY: J. YAMAMOTO	



NO.	DATE	REVISION
1	01/11/2018	ISSUED FOR PERMIT

GROUND FL PLAN

SCALE 100' = 1" -
 GCS: NAD 83 UTM 18Q

FLOOR AREA, US SQ. FT.

GROUND FLOOR SPENDLICE; NPTA D-



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

NO.	DATE	AMOUNT

PROJECT	CHARTER TITLE	
IMPERIAL LANDING	BUILDING NO.3	
MIXED-USE DEVELOPMENT	GROUND FL. & ROOF PLAN	
	TOTAL	100% TOTAL
	100' x 100'	A23.1
	DATE: 1. 2008	
	DESIGN	
	CHECKED	PROJECT NO. 078
DATE: 8-10-2008 P.E.		

**Yamamoto
Architecture Inc.**

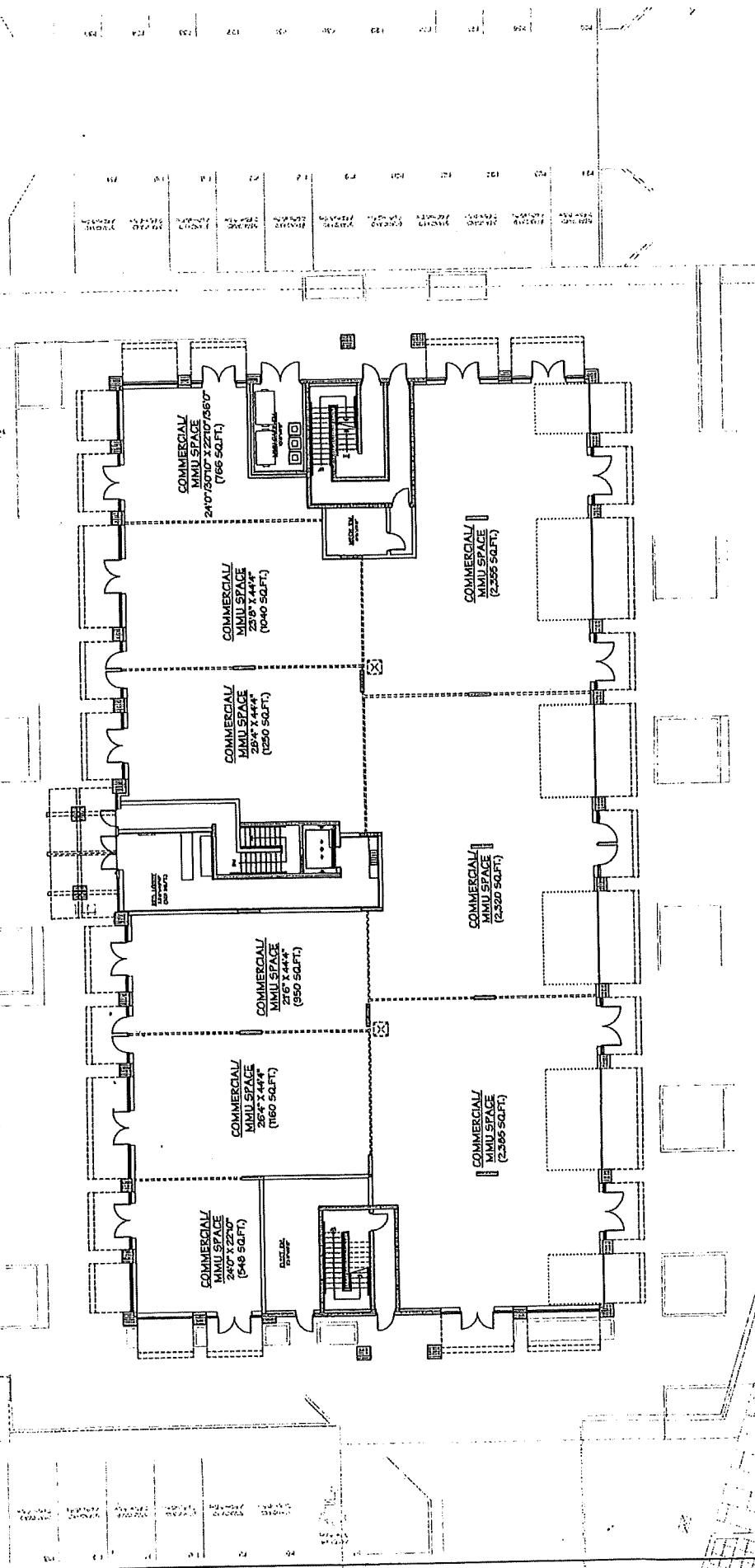
2025 RELEASE UNDER E.O. 14176

[illegible]

PROJECT	IMPERIAL LANDINGS WOOD-USE DEVELOPMENT	DRAWING TITLE	
		BUILDING NO.4 GROUND & SECOND FLOOR PLAN	
		SCALE	DATE
		1/8" = 1'-0"	DEC. 14, 1974
		A2.4.1	

ONE EIGHTY-THREE RICHMOND, N.C.	CHARGE	PRIN. NO.	6719
	DATE		

BUILDING 5



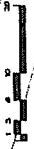
GROUND FL PLAN

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

CEL. 1/4" = 1'-0"

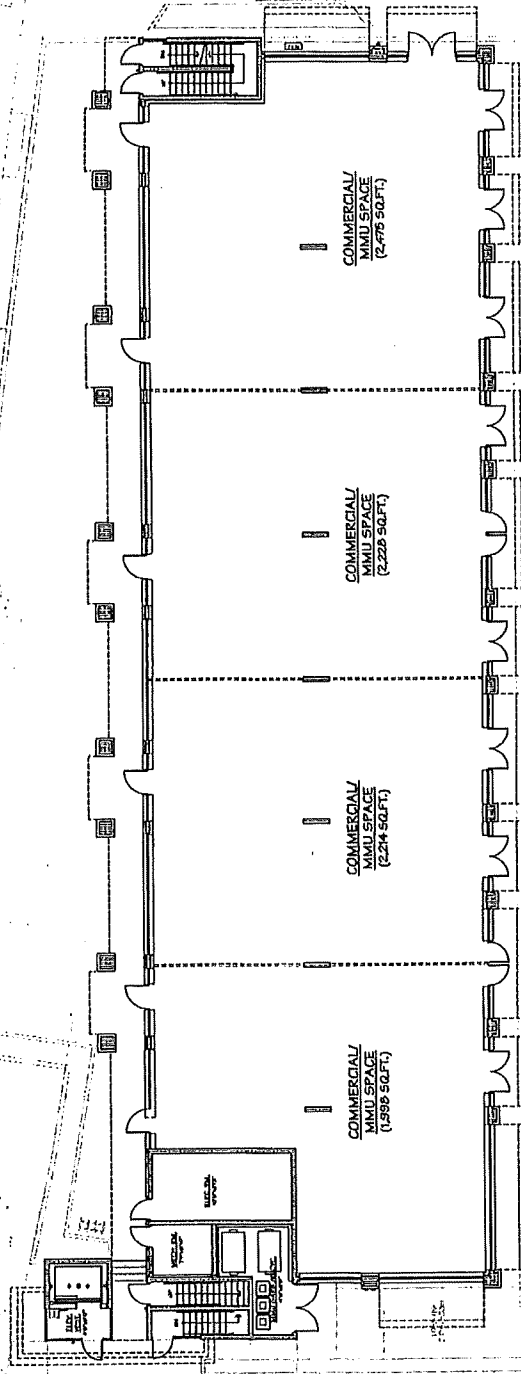
FLOOR AREA: 11,400 SQ.FT. (INCLUDING MECHANICAL ROOM)

GROUND FLOOR AREA: 11,400 SQ.FT. (11,400 SQ.FT.)



PROJECT	IMPERIAL LANDING			SHEET TITLE
	BUILDING NO. 5			
	GROUND FL. PLAN			
	MIXED-USE DEVELOPMENT			
DESIGN	YAMAMOTO ARCHITECTURE INC.			SHEET NO.
	ARCHITECT			
	1000 BAYVIEW BL.			
	BIRMINGHAM, AL.			
REVISIONS	NO. 1			DATE
	DESCRIPTION			
	DATE			
	BY			

BUILDING 6



GROUND FL. PLAN
SCALE: 1/8" = 1'-0"



FLOOR AREA: 1,999 SQ. FT. (INCLUDING ELEC. ROOM)
ELEC. ROOM AREA: 170 SQ. FT.
GROUND FLOOR FINISHES: NYPA D-1899

BUILDING NO. 6
GROUND & SECOND FL. PLAN
SCALE: 1/8" = 1'-0"

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

DATE: 01/11/2017
BY: J. YAMAMOTO
CHECKED: J. YAMAMOTO
PROJECT NO.: 17-001

PROJECT NO. 17-001
DATE: 01/11/2017
BY: J. YAMAMOTO
CHECKED: J. YAMAMOTO

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

DATE: 01/11/2017
BY: J. YAMAMOTO
CHECKED: J. YAMAMOTO
PROJECT NO.: 17-001

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

PROJECT: INFRASTRUCTURE
MIDDLE-USE DEVELOPMENT
YAMAMOTO ARCHITECTURE, INC.
1000 W. 10TH ST., SUITE 100
DENVER, CO 80202

THE VILLAGE AT IMPERIAL LANDING

PARKING SYNOPSIS

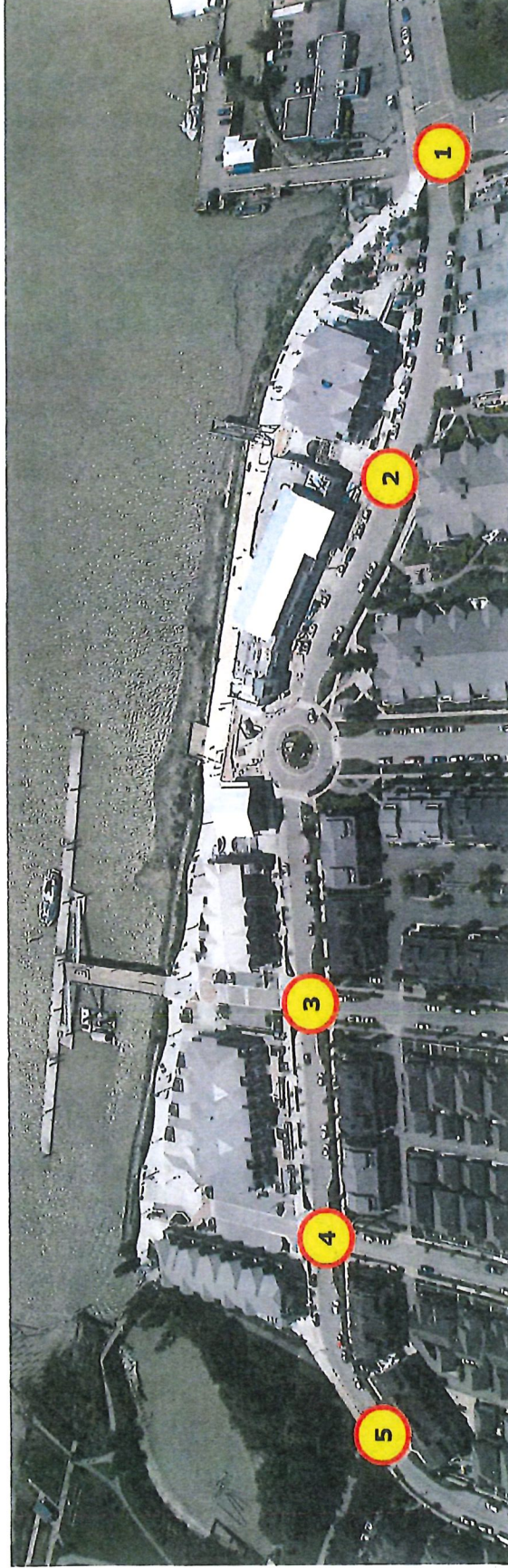


The table below is a parking synopsis executed to the best knowledge of Onni representing some tenants with contingent deals in place and other possible tenants, estimated to allow for an accurate representation. The table is meant to serve as an unbiased example representing a variety of tenants with different uses and parking demands, which could make up our tenant mix.

Building/Potential Commercial Use	Commercial Area (sq.ft.)	Zoning Requirement	Required Stalls	Provided Stalls
Building 1 General Retail/ Personal Services/Office	6,794	3 stalls per 1,076.39 SF	19	19
Building 2 Ground Floor (Grocery)	16,143.00	See Above	45	70
Building 2 2nd Level (Daycare)*	5,654.00	0.75 stalls per employee + 1 stall per 10 kids	9	
Building 3 Restaurant	1,781.00	8 stalls per 1,076.39 SF	13	
Building 4 Bank	6,027.70	3 stalls per 1,076.39 SF	17	17
Building 5 Indoor Recreation	13,765	2 spaces per 1,076.39 SF	26	39
Building 6 General Retail/Office	9,342.10	3 stalls per 1,076.39 SF	26	27
Brunswick Development	8,833.00	See Above	25	60
TOTAL	59,507		180	232

* Daycare based on 50 kids & 5 staff

THE VILLAGE AT IMPERIAL LANDING OFF-SITE IMPROVEMENTS



1. No. 1 Road & Bayview intersection upgrades
2. Crosswalk upgrade between Easthope Ave. & No. 1 Road
3. Crosswalk upgrade at English Ave.
4. Crosswalk upgrade at Ewen Ave.
5. Crosswalk upgrade at the east end of Bayview Street

THE VILLAGE AT IMPERIAL LANDING

COMMUNITY BENEFITS



Voluntary Community Donation

- A cash contribution of \$1.5 million will be made to the City of Richmond to be used at Council's discretion

Infrastructure Upgrades

• No. 1 Rd. & Bayview Street Intersection

The intersection will be raised and bollards will be added, similarly to the No. 1 Rd. & Moncton Intersection

The 3 crosswalks will feature decorative surface treatment

• Bayview Street

All granite pavers on all crosswalks along Bayview St. will be removed and replaced accordingly

- The crosswalk between Easthope Ave. & No. 1 Rd. and the crosswalk at the east end of Bayview St. will be replaced with raised crosswalks.
- At the English Ave. and Ewen Ave. intersections the granite pavers will be replaced with a decorative crosswalk surface treatment

Traffic Mitigation Measures

- The 30 Km/Hr speed limit will be extended on Bayview St. to No. 1 Rd. as well as the internal streets in English Ave., Easthope Ave., and Ewen Ave.
- Pavement marking "sharrows" will be added to direct bicycle traffic along Bayview St.

Loading and Parking Covenants

- A covenant will be registered on title to restrict the hours of loading vehicles to within the noise bylaw
- The size of delivery truck will be restricted and WB-17 truck and trailer(64' long) will be prohibited
- All trucks will turn off refrigeration units and engines to reduce noise while they are loading
- All residential visitor parking stalls will be shared with the commercial space

THE VILLAGE AT IMPERIAL LANDING

PROPOSED REZONING



Current Zoning – ZC21 (Steveston Maritime) & ZMU12 (Steveston Maritime Mixed Use)

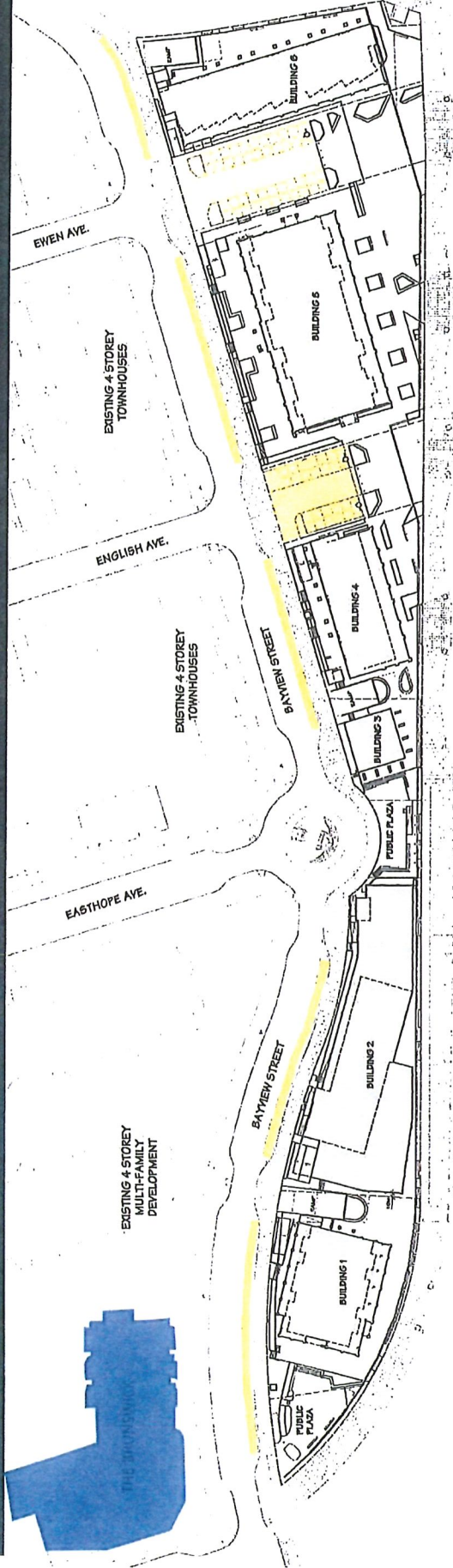
- Education
- Industrial, general
- Manufacturing, custom indoor
- Marina
- Maritime mixed-use
- Office
- Parking, non-accessory
- Housing, apartment
- Maritime
- Personal service

Rezoning Application Proposed Uses

- Amusement Centre
- Animal Daycare
- Animal Grooming
- Child Care
- Education, commercial
- Health Service, minor
- Library and exhibit
- Marine sales and rentals
- Marine sales and repair
- Maritime
- Maritime mixed use
- Office
- Recreation, indoor
- Restaurant
- Retail, convenience
- Retail, general
- Retail, secondhand
- Service, financial
- Service, business support
- Service, household repair
- Service, massage
- Service, personal
- Veterinary service



"THE VILLAGE" - PARKING SUMMARY FOR COMMERCIAL USE



Commercial Parking:

- Provided underground commercial parking at "The Village"
- Requirement for parking, based on current Mixed Maritime zoning (3 stalls per 1,076.39 sq. ft.)
- *Requirement for parking, based on proposed General Retail zoning, (3 stalls per 1,076.39 sq. ft.)*

➤ Commercial parking surplus

Additional Parking:

- Adjacent Onni Development "The Brunswick", 4111 Bayview Street, surplus

Total Parking Surplus

Total Parking Stalls Available for Onni Development (3.74 stalls per 1,076.39 sq. ft.)

New Additional Community Parking:

- New Public on-site surface parking
- New street parking on Bayview Street

New Total Additional Community Parking Available

172 stalls

167 stalls

167 stalls

5 stalls

35 stalls *

40 stalls

207 stalls

35 stalls

25 stalls

60 stalls

* At "The Brunswick", zoning by the City of Richmond required 25 stalls, Onni provided 60 stalls.

** In addition to the parking noted above, there are 98 (17 visitor stalls) residential stalls, for 52 dwelling units, located in the underground parkades.

Appendix C – Public Consultation Summary/Results

July 19th, 2013

It should also be noted that in the supportive PDF's there are also letters of support in addition to the feedback forms. The letters are addressed to Mayor and Council, and we want to ensure they are included in the report. Moreover, as I refine our data base I will be sure to separate out the letters of support from the feedback forms so that there is no overlapping.

uly 23rd, 2013

Hi Wayne,

I have summarized the public consultation sessions below. Please see attached for the summarized data base.

- The open houses were held in Building 5 at 4280 Bayview Street, Richmond. Half of the building was curtained off and poster boards were set up on display around the room
- Approx. 2,000 mail outs were sent to residents and businesses in the surrounding area
- 4 newspaper advertisements in each the Richmond Review and Richmond News were published on June 28, July 3, July 5 and July 10.
- In addition to the City rezoning application signs, 2 signs advertising the open houses were posted on site.
- The open houses were held on July 11th from 6:30 - 9:00 and July 13th from 12:00 - 2:30. Catering was done by Tapenade Bistro, Bean and Bean Coffee, Starbucks and Outpost Mini Donuts – All of which are local Steveston businesses.
- In total we had 18 poster boards, which have all been sent to the City for their records
- At the first open house 165 people signed in and at the second 164 people signed in. This gives us a combined attendance of 329 people over the course of the 2 open houses
- Feedback has been broken into 3 categories: Supportive, Not Supportive, and Unsure or Unclear. Feedback was classified as unsure/unclear if it specifically stated unsure, or if the respondent indicated they did not support the rezoning but they did want particular retailers. We felt it was unfair to classify these responses as either yes or no since they ultimately fell into more of a grey area response
- Some people choose to support numerous pieces of feedback that included a feedback form as well as a letter addressed to Mayor & Council. Duplicates were not counted during the total feedback calculation. Both positive and negative responses had people who submitted duplicate methods of feedback and I have denoted it with a ** beside the person's name.
- The total results showed that overall 78% percent of attendees were in favor of the rezoning

If you have any questions on the format or calculations, please feel free to contact me.

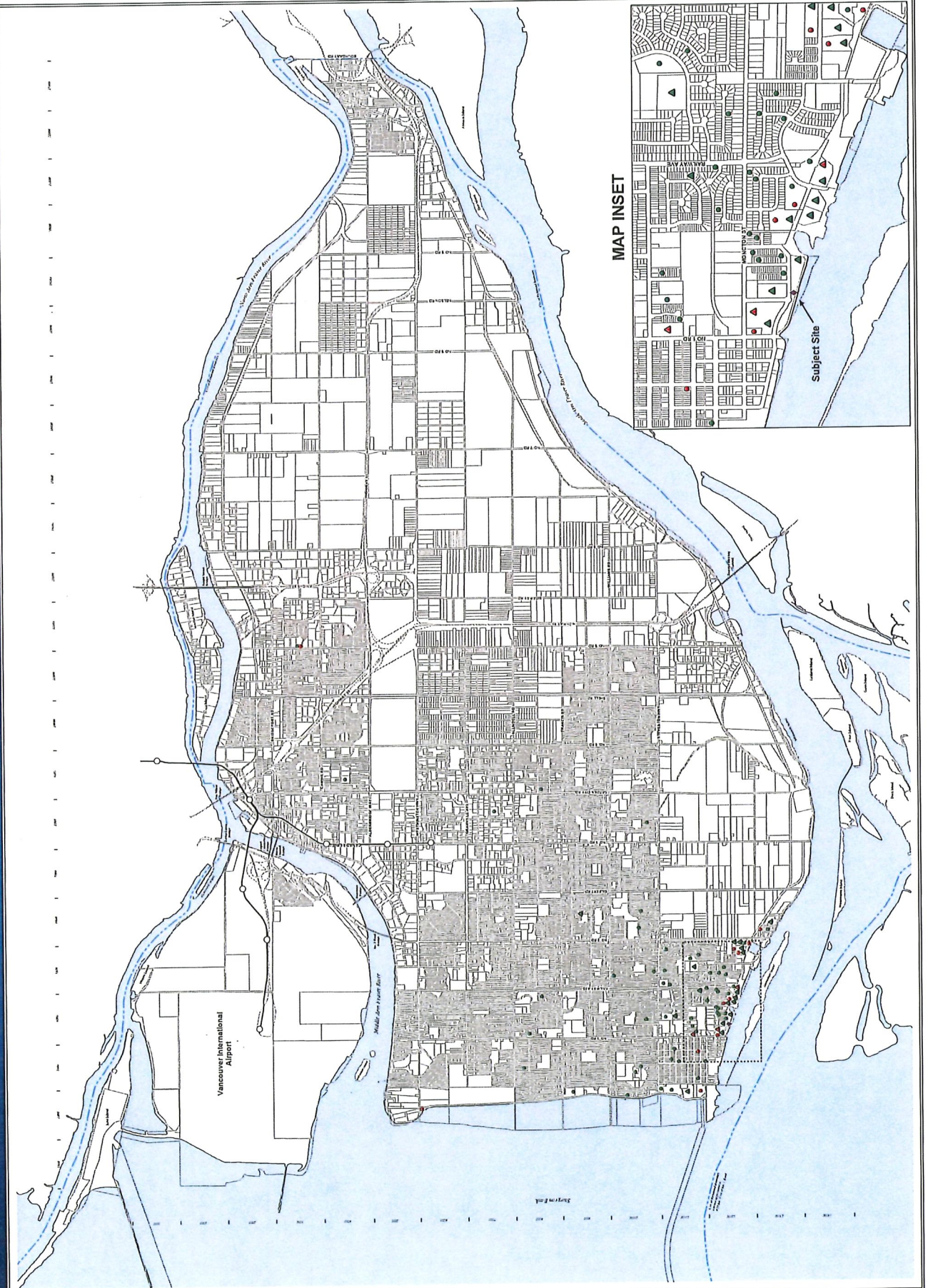
Imperial Landing Public Consultation Summary									
At the first open house 165 people signed in and at the second 164 people signed in.									
Feedback has been broken into 3 categories: Supportive, Not Supportive, and Unsure or Unclear									
Feedback was classified as unsure/unclear if it specifically stated unsure, or if the respondent indicated they did not support the rezoning but they did want particular retailers									
Imperial Landing Public Consultation Feedback Form Summary									
Date	Attendance	Letters of Support	Supportive	Negative	Unsure/Contradictory	Total Feedback (Not counting doubles)	Total Positive Feedback		
11-Jul-13	165 people	46	79	13	15	107	74%		
13-Jul-13	164 people	49	69	10	4	83	83%		
TOTAL	329 People	95	148	23	19	190	78%		
* Denotes that a letter addressed to the City was submitted									
** Denotes that a letter and a feedback form was submitted to the City. Total feedback above will not count double submissions.									
DATE	NAME	ADDRESS	E-MAIL	PHONE	CONTACT WITH UPDATES	SUPPORT (Y/N/U)	Letters to the City		
11-Jul-13	Keith Ingram	111-4600 West Water dr.		604-908-3324	N/A	Yes	*		
11-Jul-13	Denise Jaffe	11-12333 English ave.			N/A	Yes	*		
11-Jul-13	Rong (Richard) Zhang	3-6-12931 Railway Dr.			N/A	Yes	*		
11-Jul-13	Jeff Jones	7-12333 English ave.	jefflynne@shaw.ca	604-241-4153	yes	Yes	**		
11-Jul-13	Sheldon Jaffe	11-12333 English ave.			N/A	Yes	*		
11-Jul-13	Vera Gammert	409-5700 Andrews Rd.	gammertv@telus.net		yes	Yes	**		
11-Jul-13	Robert Lewis	5177 HollyCroft Dr.		604-644-7330	N/A	yes	*		
11-Jul-13	Vibeke Lewis	5177 HollyCroft Dr.		604-702-7920	N/A	yes	*		
11-Jul-13	Kathryn Mannas	404-5800 Andrews Rd.		604-241-9976	yes	yes	**		
11-Jul-13	Brent Brown	43-5999 Andrews Rd.		604-241-4604	N/A	yes	*		
11-Jul-13	Kathy Jones	7-12333 English ave.		604-241-4153	yes	yes	**		
11-Jul-13	Ka Chun Lau	3871 Springthorne cres.			N/A	yes	*		
11-Jul-13	Linda Lum	206-5600 Andrews rd.		604-271-0604	N/A	yes	*		
11-Jul-13	Tammie Wessels	12291 Alliance Dr.	tammiewessels@telus.net		yes	yes	*		
11-Jul-13	Ian Finlay	11220 Galleon court			N/A	yes	*		
11-Jul-13	Jules Fablos	309-4280 Bayview st.		778-387-4188	N/A	yes	*		
11-Jul-13	Xiaolan Chen	4991 Branscombe G.			N/A	yes	*		
11-Jul-13	Priscilla Bollo	52-11291 7th ave.	priscil@telus.net	604-274-2100	yes	yes	**		
11-Jul-13	Michael Lee	6251 Spender Dr.			N/A	yes	*		
11-Jul-13	Don Grant	218-3451 Springfield Dr.	dhgrant21@gmail.com		yes	yes	**		
11-Jul-13	Rhonda Barish	4820 Moncton St.			N/A	yes	*		
11-Jul-13	Erlinda Bell	43-5999 Andrews Rd.		604-271-4604	N/A	yes	*		
11-Jul-13	Balbala Ekpayer	828-4280 Moncton St.			N/A	yes	*		
11-Jul-13	Janice Defreitas	102-5800 Andrews Rd.			N/A	Yes	*		
11-Jul-13	Derek Henriques	207-4280 Moncton St.			no	yes	**		
11-Jul-13	Betty Hatuo	4297 Heranitage dr.			N/A	yes	*		
11-Jul-13	Ernesto Bollo	52-11291 7th ave.		604-274-2100	yes	yes	**		
11-Jul-13	Gair McIntosh	8171 Dalemore Rd.		604-277-2390	N/A	yes	*		

11-Jul-13	Phyllis Aubbe	333-4280 Moncton st.		604-271-1625	yes	yes	**
11-Jul-13	Valerie and phil Thom	12300 English ave.	valphil.thom@gmail.com		yes	yes	**
11-Jul-13	Liz Havres	5600 Andrews Rd.			N/A	yes	*
11-Jul-13	Bruce and Ruth Briggs	417-4600 Westwater Dr.		604-272-262	N/A	yes	*
11-Jul-13	Tim Sackman	230-12931 Railway ave.		604-275-2072	no	yes	**
11-Jul-13	Laura Beesley	411-5700 Andrews Rd.	laurabeesley@live.ca	604-244-7703	yes	yes	**
11-Jul-13	Pauline McCallum	4540 Lancelot Dr.		604-272-0939	N/A	yes	*
11-Jul-13	Reva Henriques	207-4280 Moncton St.			N/A	yes	*
11-Jul-13	Jessica Malkoske	165-3031 Williams Rd.		604-270-2740	N/A	yes	*
11-Jul-13	Kyri Fabios	309-4280 BayviewSt.			N/A	yes	*
11-Jul-13	Cathie Cline	440-12333 English ave.	cath@shaw.ca	604-808-5770	yes	yes	**
11-Jul-13	Rose Finlay	11220 Galleon court			N/A	yes	*
11-Jul-13	Kevin Skipworth	28-5999 Andrews Rd.		604-868-3656	N/A	yes	*
11-Jul-13	Alice Samworth	407-4280 Moncton St.			no	yes	**
11-Jul-13	Jennifer Anderson	406-4500 Westwater Dr.	jennifera@shaw.ca	604-284-2197	yes	yes	**
11-Jul-13	Brenlea Finklestein	3460 Regent St.	jefbrenlea@hotmail.com	604-271-5398	yes	yes	*
11-Jul-13	Carol Ingram	111-4600 West Water dr.	carolingram@shaw.ca		Yes	yes	**
11-Jul-13	M. Balakumar	205-4500 Westwater Dr.		604-241-3044	N/A	yes	*
11-Jul-13	Perry Mazzone	12160 Imperial Dr.			yes	yes	
11-Jul-13	Rachel Kirkpatrick	44-12331 Phoenix Dr.	rirkpatrick.98@yahoo.ca		yes	yes	
11-Jul-13	Leslie Gilker		leslie.gilker@gmail.com		yes	yes	
11-Jul-13	Donna Booth		dmbooth@shaw.ca		yes	yes	
11-Jul-13	Donna Nimi		donnanimi@shaw.ca		yes	yes	
11-Jul-13	B. Easton	5431 Warblerz ave.			yes	yes	
11-Jul-13	Mike Dewar	110-4600 Westwater dr.	chiefwahoooo@gmail.com		Yes	yes	
11-Jul-13	Alex L		mike.dewar49@gmail.com	604-312-1883	N/A	Yes	
11-Jul-13	Louise Mazzone	12160 Imperial Dr.			no	yes	
11-Jul-13	Gerrit De Vries	5-4311 Bayview St.			N/A	yes	
11-Jul-13	C. Franzen	212-4211 Bayview St.			no	yes	
11-Jul-13	Mark Sakai	11762 Fentiman	masak@telus.net		yes	yes	
11-Jul-13	Brechin Maclean	14-12331 Phoenix Dr.			no	yes	
11-Jul-13	Donna Panusa	212-4211 Bayview St.	mysticapprentice@hotmail.com		Yes	yes	
11-Jul-13	Ann McCormich	11751 Yoshida Court	Grannymec@gmail.com		no	yes	
11-Jul-13	Live in "the village" condos	Moncton street			no	yes	
11-Jul-13	N/A	Phoenix Drive			no	yes	
11-Jul-13	Mark and Joanne Edmonds	9-11188 Railway ave.	joanneedmonds@shaw.ca	604-275-1495	no	yes	
11-Jul-13	Wally Dunsmoor	11291 7th ave	waldun2@mac.com		N/A	yes	
11-Jul-13	P. Bollo	11291 7th ave	pricil@telus.net	604-274-2100	yes	yes	
11-Jul-13	Kyla + Louis	4280 Moncton St.	kylahochfilzer@hotmail.com		yes	yes	
11-Jul-13	B. Kawyer	4280 Moncton St.			no	yes	
11-Jul-13	Helen Burrows	203-4233	helensb@shaw.ca		yes	yes	
11-Jul-13	Ralph Turner	3411 Chaffon st.	returmer2@shaw.ca		yes	yes	
11-Jul-13	Moon Lee	203-4500 Westwater Dr.	moonlee@telus.net		yes	yes	
11-Jul-13	Shawn Smith	11471 plover Dr.	Shawnsmith100@gmail.com		yes	yes	
11-Jul-13	Maha	4500 westwater Dr.			no	yes	

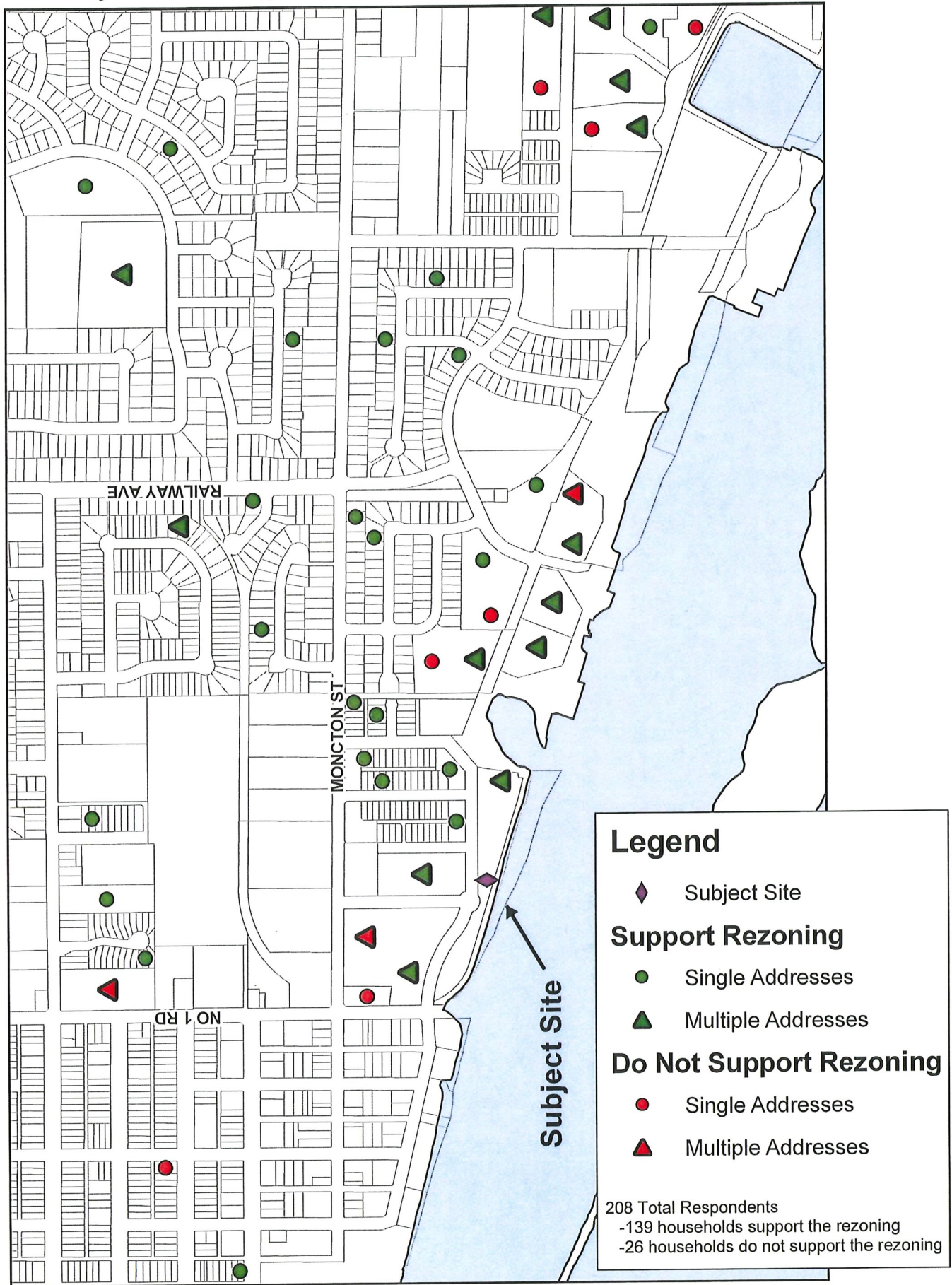
11-Jul-13	Aileen Williams	201-4233 Bayview st.			604-274-1503	yes	yes	
11-Jul-13	Andy Highton	328-12633 no. 2 rd.	andyhighton777@hotmail.com			yes	yes	
11-Jul-13	Marge Dorozio	206-4233 Bayview st.	mariune@shaw.ca		604-277-0293	yes	yes	
11-Jul-13	Derek Williams	11777 Yoshida crt.	bopakderek@gmail.com		604-961-4273	yes	yes	
11-Jul-13	Debbie Snittur	3-4340 Stevenston hwy	debbie@lindairservices.com			yes	yes	
11-Jul-13	Jacqui Turner	12251 Hayashi Crt			604-271-7779	yes	yes	
11-Jul-13	Kira Van Stool							
11-Jul-13	Aileen Cormack	427-12931 Railway ave.	cormackathome@shaw.ca			no	unsure	
11-Jul-13	L Rosa	201-4600			604-275-4806	yes	unsure	
11-Jul-13	Beil McCoamien	11751 Yoshida Court	wamcoorm@yahoo.ca			yes	unsure	
11-Jul-13	Alison Cormack	427-12931 Railway ave.	cormackathome@shaw.ca		604-244-8569	yes	unsure	
11-Jul-13	Thomas Taylor	4333 Bayview st			604-241-1120	yes	unsure	
11-Jul-13	Jennifer Taylor	4333 Bayview st.			604-241-1120	yes	unsure	
11-Jul-13	Tristan Fajardo	37-12331 Phoenix dr.				no	unsure	
11-Jul-13	Heidmeier Irma	405-448-9695				yes	unsure	
11-Jul-13	Angelo Fajardo	37-12331 Phoenix dr.				no	unsure	
11-Jul-13	T. Dougan	222-12873 Railway ave				Yes	unsure	
11-Jul-13	Patko SJ	12420 no 1 rd.				no	unsure	
11-Jul-13	Georgina patko	290- 12420 no 1 rd.				yes	unsure	
11-Jul-13	L Molan	4233 Bayview St.			778-294-0159	yes	unsure	
11-Jul-13	Elisabeth waroway	11157 Swallow dr.	warowaygetty@telus.net		604-227-5427	yes	unsure	
11-Jul-13	Annie Ross	Imperial Landing Village				yes	no	
11-Jul-13	John Bulmer	29-4080 Garry St.			604-312-2610	yes	no	
11-Jul-13	Linda Gray	28-4080 Garry St.	lgray@shaw.ca		604-277-1270	yes	no	**
11-Jul-13	A. Branch	12931 Rail way ave.				N/A	no	
11-Jul-13	Brent Kirkpatrick	44-12331 Phoenix Dr.	bkirkpatrick_98@yahoo.com			yes	no	
11-Jul-13	Peter Tong	105-12420 no. 1 rd.	pwtong@gmail.com			yes	no	
11-Jul-13	Alan Williams	224-12639 no. 2 rd.				yes	no	
11-Jul-13	N/A	N/A				no	no	
11-Jul-13	Dave Fairweather	228-12931 Railway ave.				no	no	
11-Jul-13	J. Lebron	102-4233 Bayview St.				no	no	
11-Jul-13	Hinian Williams	224-12639 no. 2 rd.			604-241-1301	yes	no	
11-Jul-13	Sash Eades					no	no	
11-Jul-13	Gennesse Langdon	311-11673 7th ave.	ness.adele@gmail.com			yes	no	
13-Jul-13	William R. Absolom	20-12011 Greenland dr.				no	yes	**
13-Jul-13	Julie A. Maxwell	434-5700 Andrews Rd.				no	yes	**
13-Jul-13	Maureen McDermed	6488 Juniper dr.	mmcdermud@outlook.com		604-274-5946	yes	yes	**
13-Jul-13	Suzanna Paul	20-12333 English ave.				yes	yes	**
13-Jul-13	H. Absolom	20-12011 Greenland dr.					yes	*
13-Jul-13	Michelle Brenton	6333 Princess Lane.					yes	**
13-Jul-13	V. Battersby	45-11771 King Fisher dr.				no	Yes	**
13-Jul-13	Macey Morris	4233 Bayview st.			604-231-9708		yes	*

13-Jul-13	Vytas Abromaitis	4468 Moncton st.	vkabromaitis@gmail.com	604-274-1909	yes	yes	**
13-Jul-13	Shella Price	10741 Hollymount Dr.		604-277-2845		yes	*
13-Jul-13	Bob P.	10741 Hollymount Dr.		604-277-2845		yes	*
13-Jul-13	Helen Pettipiece	5811 Sandpiper crt.		604-341-7997		yes	*
13-Jul-13	B.D murphy	28-12880 Railway ave			no	yes	**
13-Jul-13	Clara Kelly	5700 andrews rd.				yes	*
13-Jul-13	Michael Carey	4477 Gerrad Place.		604-275-0143	no	yes	**
13-Jul-13	Charles Haws	305 westwater dr.	cwhaws@shaw.ca	604-271-6469	yes	yes	**
13-Jul-13	Joan Haws	305-4600 Westwater dr.	cwhaws@shaw.ca	604-271-6469	yes	yes	**
13-Jul-13	Jamie stewart	48-11491 7th ave.		604-962-6016		yes	**
13-Jul-13	Yukiko Pasut	12228 Ewen ave	pasut.yukiko@gmail.com	604-271-8131	yes	yes	**
13-Jul-13	Ken Battersby	45-11771 King Fisher dr.				yes	**
13-Jul-13	William J. Weigand	223-4500 West water dr.		604-271-3272	yes	yes	**
13-Jul-13	John karlsson	421-5600 Andrews rd.		604-272-3702		yes	**
13-Jul-13	Craig Hambleton	11100 Railway ave.			no	yes	**
13-Jul-13	Suzanne McKinlay	115-4600 Westwater dr.		604-241-8220		yes	*
13-Jul-13	Graeme Bone	407-9288 Odlin rd				yes	*
13-Jul-13	Jerrine Weigand	223-4500 West water dr.		604-271-3272	yes	yes	**
13-Jul-13	John Ritchie	11360 2nd ave.				yes	*
13-Jul-13	Nancy Stone	335- 4280 moncton st.		604-272-5299	yes	yes	**
13-Jul-13	Sharie K. Reagan	206-5700 Andrews rd.		604-241-2033	yes	yes	**
13-Jul-13	Shelley Morris	106-4233 bayview st.		604-231-9708		yes	*
13-Jul-13	Peter Ho	3111 broadway st.			yes	yes	**
13-Jul-13	Kelly Kocliut	408-4211 Bayview st.			yes	yes	**
13-Jul-13	Barbora barnett	40-11551 King fisher dr.				yes	*
13-Jul-13	Millan Patel	8271 Coldfall crt.				yes	*
13-Jul-13	Jon Moss	4-6333 Princess ave.				yes	*
13-Jul-13	Edita Whipple	406-4233 bayview st.	edita.whipple@gmail.com	604-270-3421	yes	yes	**
13-Jul-13	Beverley Unsworth	412-4233 Bayview st.				yes	*
13-Jul-13	Leo Tardioli	4395 Bayview st.	mavleo@telus.net	604-272-4513	yes	yes	**
13-Jul-13	Angela Tsang	301-13251 Princess st.				yes	*
13-Jul-13	Donna Carrey	4477 Gerrad Place.			no	yes	**
13-Jul-13	Barbara Jackson	324-4500 westwater dr.		604-271-1519	yes	yes	**
13-Jul-13	William Bone	4880 Dunccliffe rd.	bonewj@gmail.com	604-314-4846	yes	yes	**
13-Jul-13	Andrew W. Bone	4880 Dunccliffe rd.	abone2010@gmail.com	778-995-4151	yes	yes	**
13-Jul-13	Sarah Bianchini	12086 ospley dr.			no	yes	**
13-Jul-13	Edwin Tsang	301-13201 Princess st		604-537-6471		yes	*
13-Jul-13	Xiaoxia Huang	746 Alderside rd.		604-525-8839		yes	*
13-Jul-13	Frank Barac	10620 Reynolds dr.				yes	*
13-Jul-13	Joyce Barac	10620 Reynolds dr.				yes	*
13-Jul-13	Shelley Lyons	30-5999 Andrews rd.				yes	*
13-Jul-13	Bruce Briggs	417-4600 West waterdr.	brucebriggs@shaw.ca	604-272-2621	yes	yes	*
13-Jul-13	Gary McDermid	6488 Juniper dr.	gary.mcdermid@outlook.com	604-214-5946	yes	yes	*
13-Jul-13	Florence Lin	6500 Yents ave.			no	yes	*
13-Jul-13	Chelsea Nilausen	#42 - 12331 Phoenix Drive	chelseanilausen@gmail.com	604-275-2529	yes	yes	*

13-Jul-13	Carla Vassilopoulos	4805 7A Ave	carlav@dccnet.com			yes	yes	
13-Jul-13	Lucy Kent	909 - 12911 Railway Ave	lucydanny@shaw.ca			yes	yes	**
13-Jul-13	Greg Halsey-Brandt	706-8560 General Currie Rd				no	yes	
13-Jul-13	carlie holland	12294 Imperial Dr				no	yes	
13-Jul-13	Fran Barnes	Gary St					yes	
13-Jul-13	Gail Nichols	130 - 12931 Railway Ave	landg@telus.net			yes	yes	
13-Jul-13	Ann-Marie Biggar	10471 Springhill Cr.		604-447-0774		yes	yes	
13-Jul-13	Miriam Mann	#37 - 2960 Steveston Highway	miriammann2004@yahoo.ca			yes	yes	
13-Jul-13	Ms. P Nimmo	11460 4th Ave, Steveston	andy_penny@hotmail.com			yes	yes	
13-Jul-13	Rick Duff	133 - 12875 Railway	2rickduff@gmail.com	604-812-9806		yes	yes	
13-Jul-13	Fred Sveinson	4655 Britannia	fsveinson@shaw.ca			yes	yes	
13-Jul-13	Sandy Sveinson	4655 Britannia	ssveinson@shaw.ca			yes	yes	
13-Jul-13	E. Perez	8371 Rosehill				no	yes	
13-Jul-13	Valerie Stene	12931 Railway				yes	yes	
13-Jul-13	Carole Utting	8571 Myron Court				no	yes	
13-Jul-13	Margot Spronk	#31 - 12331 Phoenix Dr.	mspronk@shaw.ca			yes	yes	
13-Jul-13	Mary Nasho	4233 Bayview				no	unsure	**
13-Jul-13	Ed Whitby	Local		604-834-2343		yes	unsure	
13-Jul-13	Anne Cameron	3691 Broadway St.	annecameron@hotmail.com			yes	unsure	
13-Jul-13	Hazel Absolom	12011 Greenland Dr.	hazebill@gmail.com			yes	unsure	
13-Jul-13	Elvera Johnson	12880 Railway				no	no	
13-Jul-13	Kane					no	no	
13-Jul-13	N Dickinson	12931 Railway				no	no	
13-Jul-13	Shannon	5600 Andrews	irsko@yahoo.com			no	no	
13-Jul-13	Lynda Brar	5999 Andrews				no	no	
13-Jul-13	Georgina Harrop	4111 Bayview				yes	no	
13-Jul-13	Kate Covell	6233 London Rd				no	no	
13-Jul-13	Pat Montgomery	2400 Westminster	montypat@hotmail.com			yes	no	
13-Jul-13	Brian Lowe	6233 London Rd				no	no	
13-Jul-13	DB Franklin	12931 Railway				yes	no	
23-Jul-13	Annette Wegner	4111 Bayview	nanannette36@gmail.com	604-271-6914		Yes	Unsure	
23-Jul-13	No Name	No Address					No	

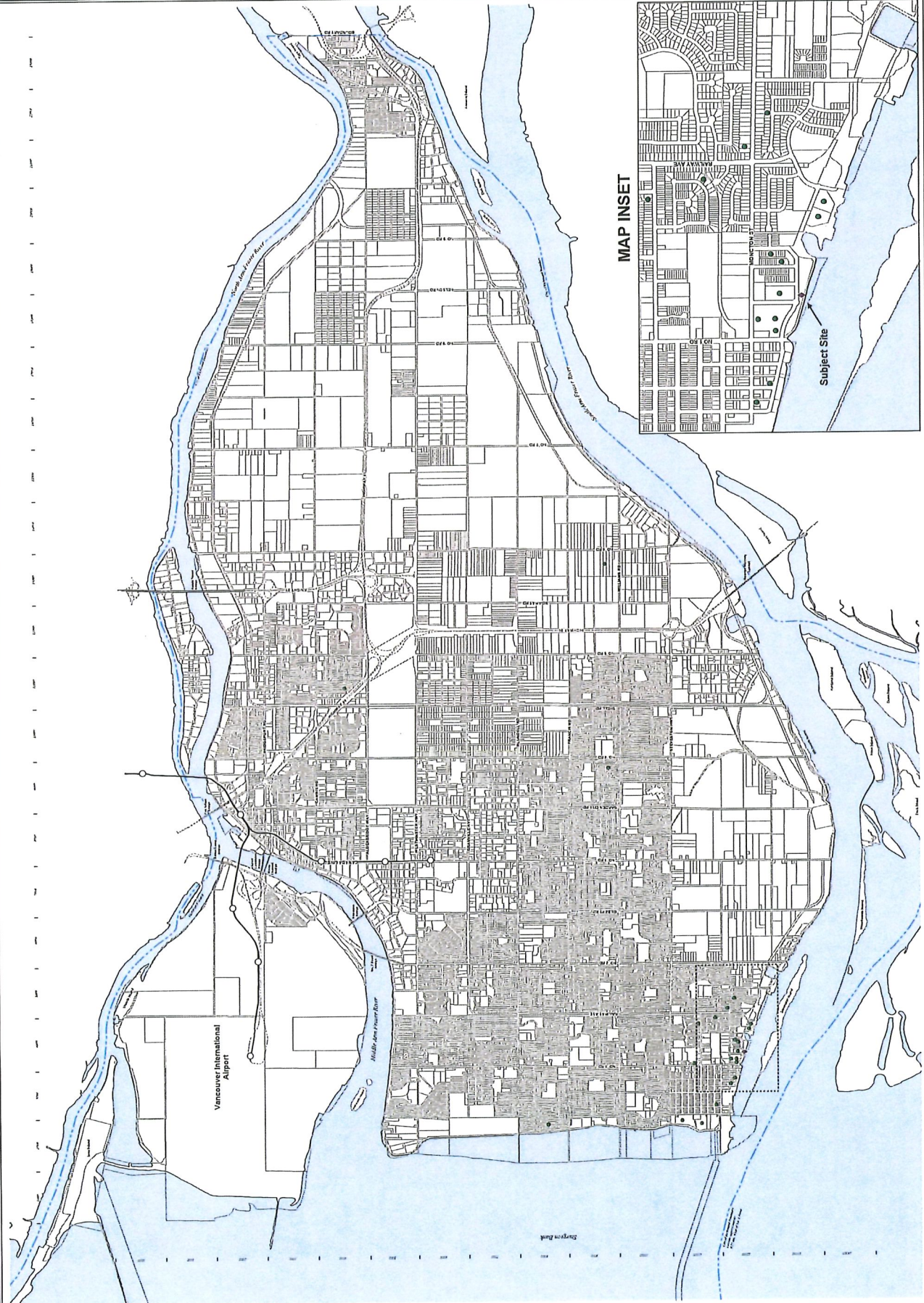


4020 Bayview Street Open House Feedback Map Inset





4020 Bayview Street: Public Correspondence Submitted to ONNI



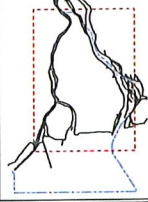
Legend

- ◆ Subject Site
 - Support Reasoning
 - Single Address
- 108 Total Responses
97 households support the rezoning
4 households do not support the rezoning

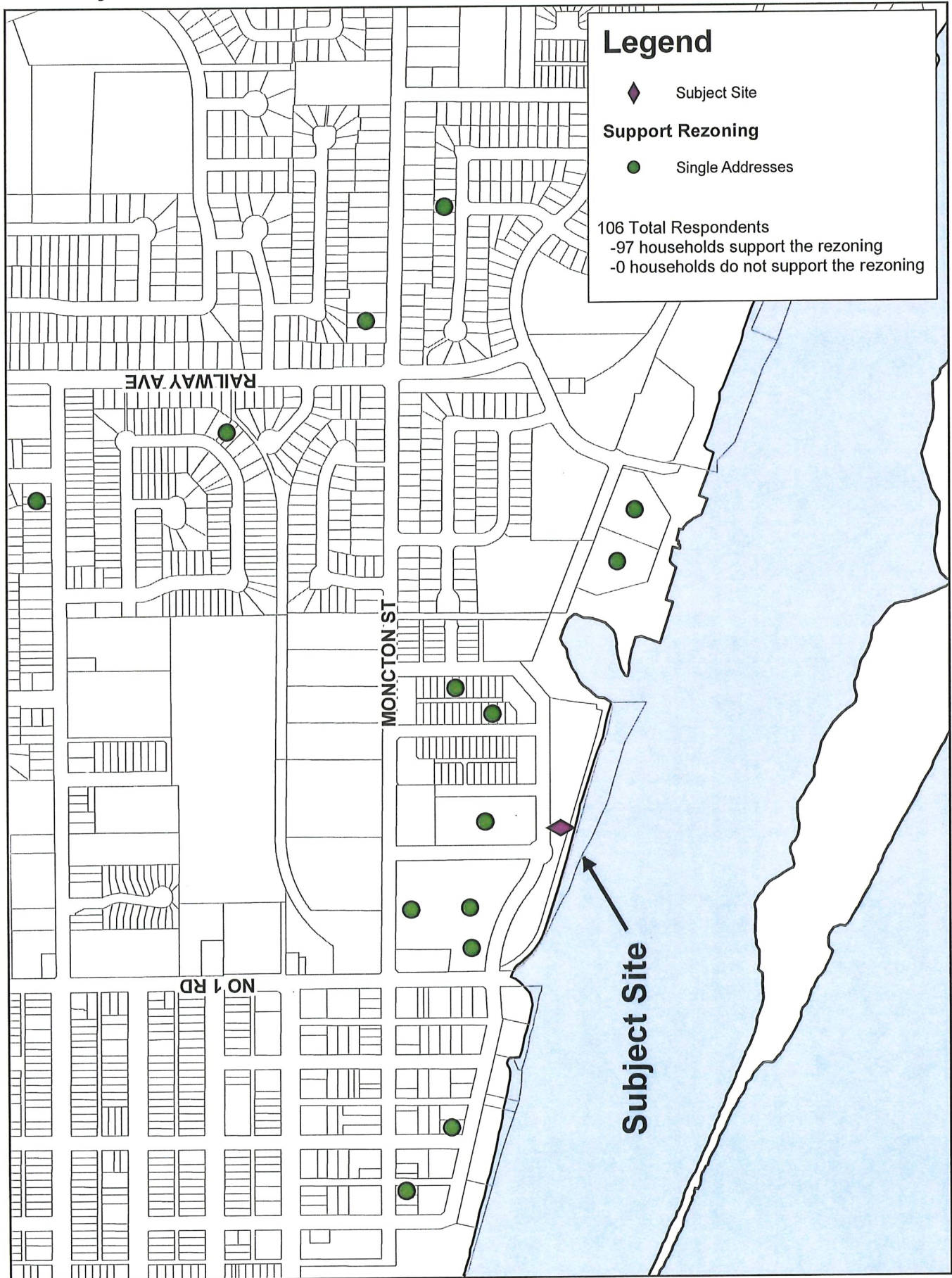
MAP INSET

November 6, 2013
Prepared for: Cedar Brier

This map was prepared for the City of Richmond, BC, and is not to be used for any other purpose without the written consent of the City of Richmond. The City of Richmond is not responsible for any errors or omissions in this map. The City of Richmond is not responsible for any damages or losses resulting from the use of this map. The City of Richmond is not responsible for any claims or liabilities resulting from the use of this map. The City of Richmond is not responsible for any claims or liabilities resulting from the use of this map.

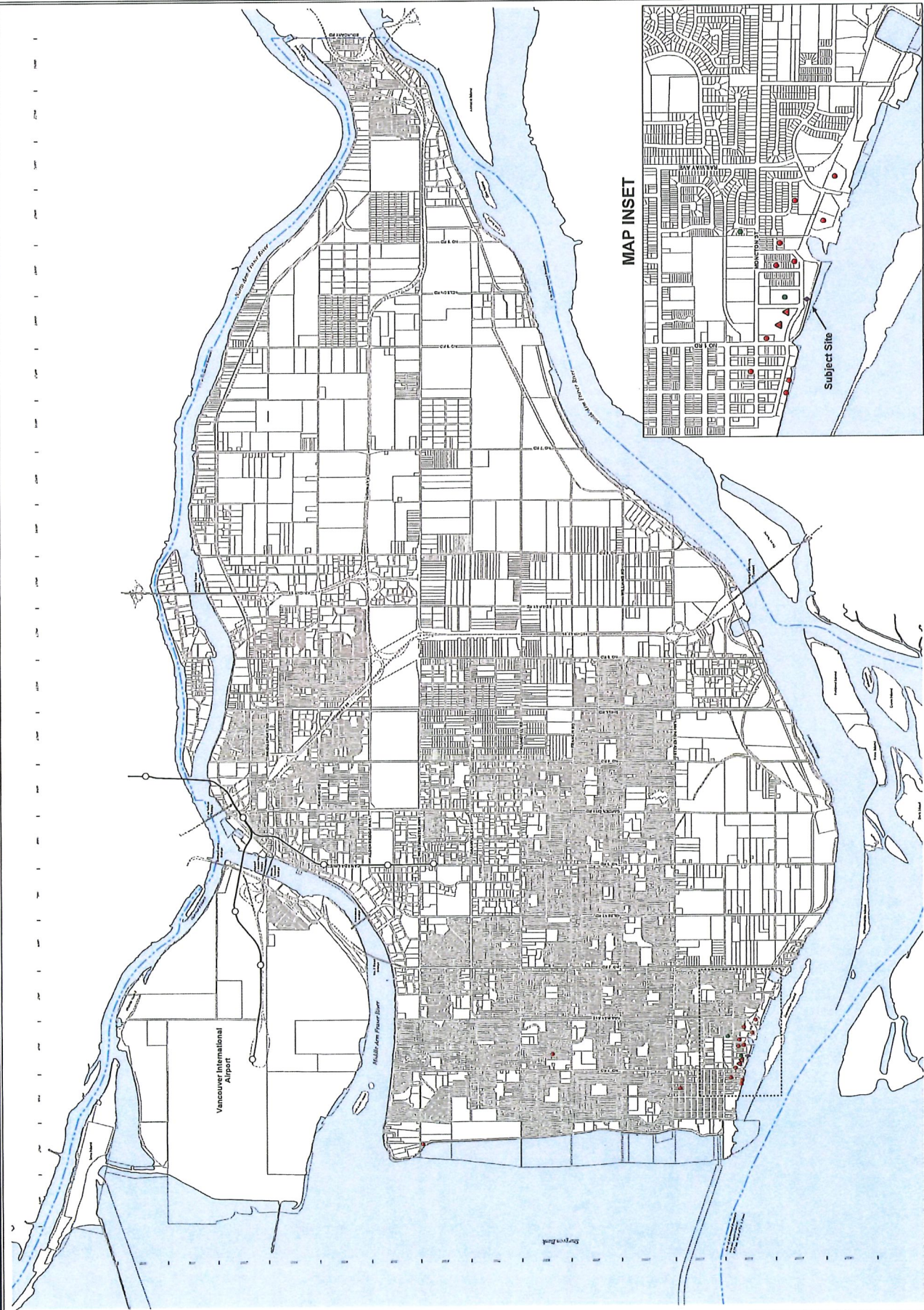


4020 Bayview Street - Public Correspondence Submitted to ONNI Map Inset





4020 Bayview Street - Public Correspondence Submitted to the City

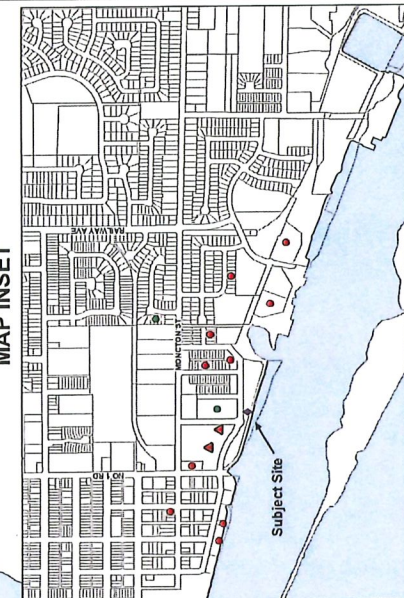


Legend

- ◆ Subject Site
- Support Rezoning
- Single Address
- ▲ Do Not Support Rezoning
- Single Address
- Multiple Address

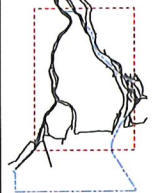
40 Total Respondents
-2 households support the rezoning
-32 households do not support the rezoning

MAP INSET

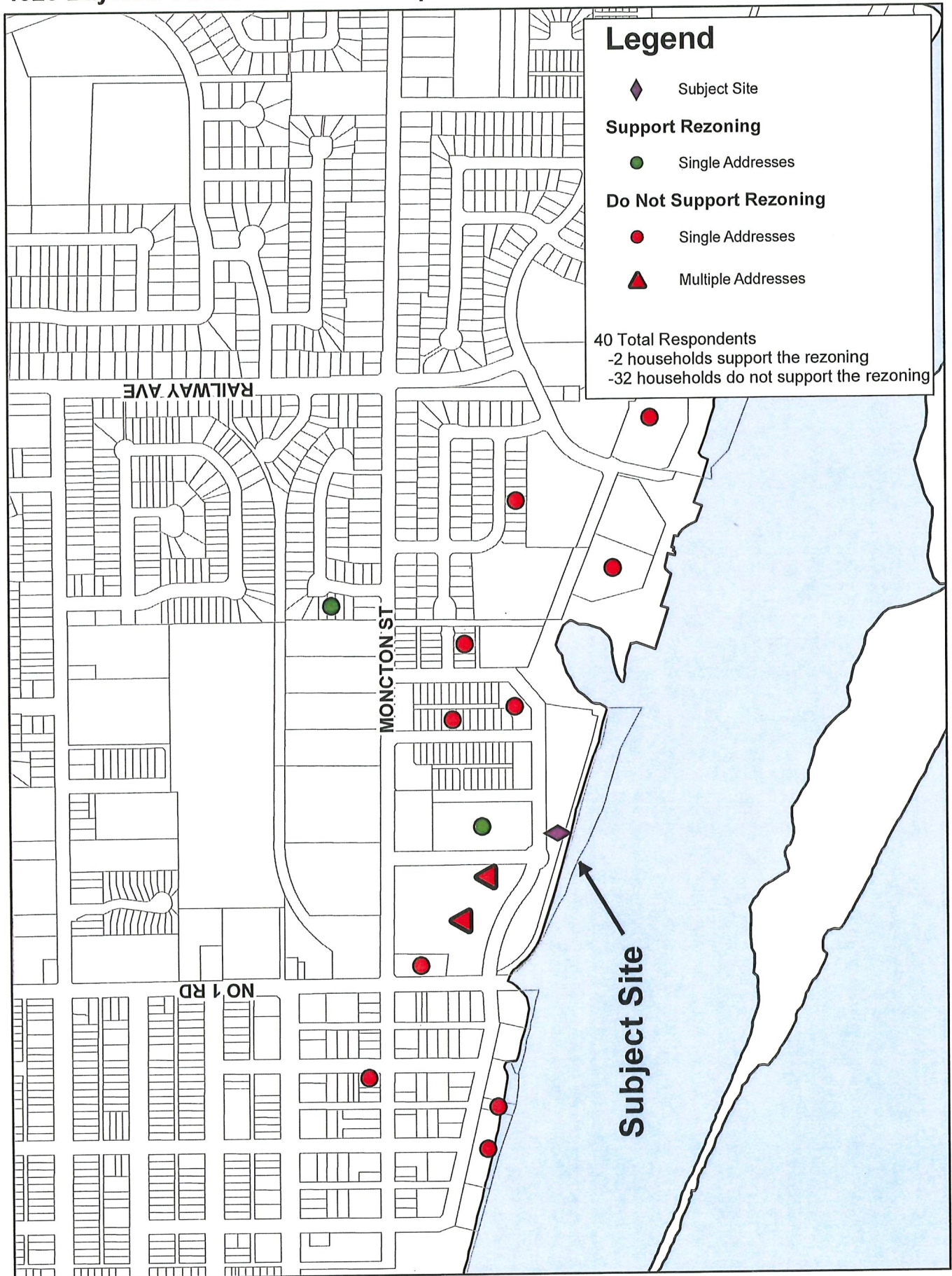


November 6, 2013
Present by Colin Butler

Map of Richmond showing the location of the subject site and surrounding area. The map includes a scale bar and a north arrow. The subject site is located at 4020 Bayview Street.



4020 Bayview Street - Public Correspondence Submitted to the City Map Inset



Public Correspondence

**Submitted to
City**

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 16 September 2013 09:56 AM
To: Badyal, Sara
Subject: 4300 Bayview St - Onni Rezoning

-----Original Message-----

From: John Roston, Mr [<mailto:john.roston@mcgill.ca>]
Sent: Friday, 13 September 2013 11:18 AM
To: Badyal, Sara
Cc: MayorandCouncillors
Subject: RE: 4300 Bayview St - Steveston Pool

Dear Sara Badyal,

With regard to the Onni Imperial Landing rezoning request, I have spoken to Jim Young and the construction cost (excluding design costs) of a permanent roof for the Steveston Pool is around \$4 million. This figure sounds about right for a donation from Onni as part of the re-zoning. It will also save the City from spending a little over half that amount on a temporary roof.

The alternative would be for Onni to provide the space in one of the eastern buildings rent free for a new library or similar community facility.

I hope that you will include holding out for \$4 million as part of your recommendations to Council on the re-zoning.

Regards,
John Roston

john.roston@mcgill.ca
John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

Adjunct Professor of Music Research
Centre for Interdisciplinary Research in Music Media and Technology, McGill University

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

PC: Wayne Craig } FYI
Joe Erceg }

Dear Mayor and Council of the City of Richmond,

I, MARGARET BRAUTMAN (please print) ^{NOT} am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

← This
is too
vague

M. Brautman

(Name: Signature)

4331 Coventry St

(Address)

(Phone number **optional**)

Quai has built higher
than the original plan of
2 stories. There is no
park area & too much
concrete — Not
enough parking for
what they propose to
have.

We don't need more
fast food outlets.

Please see attached letter to
Editor in Review. It seems
to sum it up well. /

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: M. BRANTICAM

Address: Domestic Dr. Road

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

Possibly A KINS VEG. STORE (like at Blundell): LIBRARY as one
in Domestic Dr. Pk is very small.
~~We don't want more restaurants or other shops.~~
NO FAST FOOD PLACES.

What do you think is missing from this community?

A place to display local artist's work

See attached Letter to Editor by Dave Fairweather - it
seems to sum things up well.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

If you bring in more retail there is not enough parking - there will be
dumpsters - where do they go? There will be a constant noise of
trucks arriving & backing out

letters

How Onni can contribute to the community

Editor:

The Onni public information meeting notice re Imperial Landing, suggests a visit to its website at www.waterfrontrezoning.com.

On checking, the fourth line states "Over the course of this development, Onni has made consistent contributions back to the community." This may create the impression that Onni contributed: the revitalization of Phoenix Pond, including the pedestrian connection bridge; the entire boardwalk from No. 1 Road to Railway Ave.; public art/historic artifacts throughout the site. The facts are that the approved development plan produced by B.C. Packers included a commitment for these needs and that Onni, in purchasing the site and development plans were obligated to complete them. Onni was effectively compensated for undertaking this important work by the sale of homes, condos and townhomes on the site between Bayview and Moncton Streets.

Has the Onni Group incorpo-

rated anything of significance in their development of the B.C. Packers property which enhances the character and charm of Steveston and provides benefits for residents and the community?

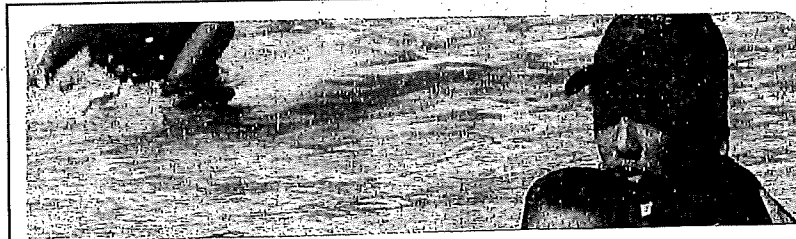
What became of the potential \$1.5 million contribution offered by Onni toward future waterfront or other community amenities. What happened to the amenity contribution of one residential condo valued at \$300,000, offered as an affordable rental unit? Why did Onni decline to consider providing commemorative recognition of the history of this special Steveston waterfront land and its contribution to the economy and the growth of the community. Where are the green grass areas for relaxation and public enjoyment? Why was the priority of the public calling for no more than two-storey buildings not respected?

In 2007, Onni rezoning proposals were based upon a division of residential to the east of Easthope Avenue and commercial/retail to the west.

As the only vehicle access to the Imperial Landing site is via Bayview Street, this division was a positive approach in limiting congestion and served to protect the residential and less active nature of the eastern section. Adopting this concept, would serve the community well.

I feel that in seeking a bail-out from the community, Onni should first explain its motivation for increasing building space and creating the vacancy problem. I strongly believe that any acceptance of commercial/retail, would be best restricted to the two buildings west of Easthope Avenue. Building 3 should be dismantled to open up the outlook to the waterfront. The ground floor of Building 4, with adjacent parking, would be appropriate for a child care centre. The ground floors of Buildings 5 and 6 should be turned over to the city for use in a way which will serve the best interests of the community.

Dave Fairweather
Steveston



Can I give myself a raise?

July 23/13

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: ANNETTE WEGNER

Address: #408 - 4111 BAYVIEW ST V7E 6T5

E-mail (optional): NANANNETTE36@GMAIL.COM

Phone (optional): 604-271-6914

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☐

Would you like general retail, office and service based tenants?

YES ☐

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

A QUALITY GROCERY STORE - (NESTERS, CHOICES) -
HALLMARK CARD SHOP (WHOLE FOODS, THRIFTYS)

What do you think is missing from this community?

PLEASE! - NO PHARMACY - WE HAVE 4 WHICH ARE JUST DOING O.K.
NO LARGE NEON SIGNS - NO DELIVERY TRUCKS
LATE AT NIGHT

PLEASE DO NOT ACCEPT BUSINESS WHICH WILL KILL OFF
THE "MOM & POP" OWNERS IN OUR VILLAGE

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

A DAYCARE? - NO SPACE FOR DROP OFFS & PICK UPS

WHAT WE REALLY NEED IS A LARGER LIBRARY

July 23/13

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: _____

Address: _____

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

NONE I consider this development a "blot on the landscape"
It should have been a residential +
why are you calling this "The Village"? we already have
a village!

What do you think is missing from this community?

The area is not large enough for more
customer parking & definitely not deliveries
around the clock to retail businesses.
Steveston is being "crowded out" & will

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

no longer be considered the "gem" of
quoted in the newspapers (local) by
Richmond City councillors. The atmosphere

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

PC: Wayne Craig - for appropriate
action
Joe Erceg - fgi

Dear Mayor and Council of the City of Richmond,

I, Pat Montgomery (please print) am ^{not} in support of adding community-based retail/commercial uses such as general retail, personal services, financial services ^{no!} and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement ^{no!} the village and provide some much needed amenities ^{no!} for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Pat Montgomery

(Name: Signature)

2400 Westminster Hwy

(Address)

604-278-5679

(Phone number **optional**)

PHOTOCOPIED

JUL 23 2013

& DISTRIBUTED

* attachment



Re: Onni's Imperial Landing Proposal

On Saturday, July 13th I attended Onni's Open House. Once again, Onni is asking for changes to their original proposal. I questioned them regarding two-storey high buildings, green space, etc with no reasonable response.

It is my opinion and the opinion of many others I've talked to, that what Onni has done on the Imperial Cannery property has had a negative impact on Steveston as a Historic Fishing Village. And this recent proposal will only increase this negative impact.

Any changes that are made to the commercial space should be ones that support and enhance the historic value of Steveston.

It's time that Onni gives back to the Community!

They asked for suggestions for their empty "commercial" space.

Here are a few suggestions:

- a Steveston Museum that would be an extension to the Richmond Museum in Minoru. Its prime focus would be on the amazing history of Steveston.
- An extension to the Steveston Community Centre
- An extension to the Japanese Cultural Centre
- A Visitors Info Centre
- A public market that supports local artisans and farmers - - similar to the Granville Island Market
- A reasonable child-care centre
- A studio for Richmond artists

Onni is proposing "additional retail uses and services". There is no need for additional retail/services.

I live in Terra Nova. I have friends that live in Steveston. We are within 10 - 15 minutes of all the "commercial/retail services" we need, for example: doctor/ dentist/ credit union (all in Steveston); grocery store (Terra Nova, Seafair); drug store (Seafair); Notary Public (No 3 and Westminster Hwy); physio-therapist (Minoru) and so on....

Pat Montgomery

Badyal, Sara

From: Zoning
Sent: Monday, 29 July 2013 02:28 PM
To: Badyal, Sara
Subject: FW: Onni Open House regarding rezoning application RZ 13 633927
Attachments: city onni.jpg

This is being forwarded from the Zoning Information email address.

From: Sharon Renneberg [<mailto:renneberg@telus.net>]
Sent: Thursday, 18 July 2013 14:14
To: Zoning
Subject: Onni Open House regarding rezoning application RZ 13 633927

Good Afternoon,

Onni has invited the public to submit their feedback form to the City.

Please find mine attached. I am totally against their repeated applications to have the waterfront at Bayview rezoned.

Thank you,
Sharon Renneberg

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: SHARON RENNEBERG

Address: 307-4211 BAYVIEW ST, RICHMOND

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☐

NOT BY ONNI
YES BY CITY

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants? YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

REPLACEMENT STEVESTON LIBRARY

What do you think is missing from this community?

BOARDWALK ACCESS AND GREENERY
WATERFRONT PARK NOT CONCRETE
STREET LEVEL WATER VIEW

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: TERRY & JANICE PREIST

Address: 3640 HUNT ST / OWN AND RESE 4211 BAYVIEW ST

E-mail (optional): tpreist@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☐

☒ NEUTRAL

What retail, commercial or services do you think should be considered at Imperial Landing?

I THINK IT SHOULD STAY WITH ORIGINAL PURPOSE -
ONNI KNEW FROM BEGINNING THEY WERE GOING
TO TRY TO CHANGE PLANS. NO TO DAYCARE!!

What do you think is missing from this community?

NOTHING - IT WAS PERFECT BEFORE
THIS CONCRETE BEHEMOTH WAS BUILT - SHOULD
HAVE BEEN A PARK TO ENJOY FOR VISITORS
& RESIDENTS Alike.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

CITY OF RICHMOND
INFO CENTRE

JUL 15 2013

ONNI HAS GOTTEN AWAY WITH TOO MUCH

JUL 15 2013

Feedback Form**Thank you for attending! Please tell us what you think.**

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:Name: Mathew WongAddress: 409-4280 Moncton St.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐NO ☒

Do you support the rezoning?

YES ☐NO ☐*Maybe.*

Would you like general retail, office and service based tenants?

YES ☒NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

Community use space in the development. Onni should contribute a lot more than 1.5M to this area development. Onni should be a corporate citizen and either give reasonable amount of free space to the community or larger cash donation to upgrade the local library or the pool.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Cash donation of 1.5M is not enough contribution comparing to the windfall of the land value if the re-zoning is granted.

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 12 August 2013 04:42 PM
To: Badyal, Sara
Subject: 4300 Bayview St - public correspondence - Salomon-De-Friedberg Jul 13

Importance: High

From: donotreply@richmond.ca [<mailto:donotreply@richmond.ca>]
Sent: Saturday, 13 July 2013 01:48 PM
To: InfoCentre
Subject: City of Richmond BC - General Comments, Compliments and Questions - Case [0713-CS-COMMENT-001547]
Received



Attention: Administrator

A general comment, compliment, or question has been submitted through the City of Richmond online Feedback Form. Below is the information which was provided by the person submitting the feedback.

General Comments, Compliments and Questions

Category: Comment

Comment/Compliment/Question:
Re: ONNI Request for Re-Zoning on Bayview

I just attended ONNI's open forum on their rezoning intention. There are several concerns that I have and would like to touch on them.
1. ONNI was only collecting favorable support statements which lends a bit of bias to their process
2. Though I sympathise that their business plans for maritime use have not come to fruition, their proposed business alternative does not appeal to me personally. I would rather see simply more condo units instead.
3. Bayview Ave is simply not set up to accept the proposed increase in peak flow traffic - from the current 3 vehicles/min to the estimated 9 vehicles per min. We forget that the relatively quiet neighborhood is why most chose to live here - to get away from mangled traffic.
4. Their #2 building is a dreadful eyesore - corrugated sheet metal + concrete. This degrades our otherwise nice neighborhood. Is this ONNI's attempt at cutting cost to the bone?
5. I strenuously oppose giving ONNI "carte blanche" to pursue any tenants that will pay the bills. By changing the current status, we are effectively "trusting them" to do what is best for the community (see item 4).
6. I hope the City will remain vigilant in protecting the unique character of Steveston village.

Thank you for your consideration.
Henry

Personal Information:
Henry Salomon-De-Friedberg
305-4111 Bayview St
Richmond
V7E 6T5
778-298-4960
778-298-4960
henrysdf@telus.net

Tech Information:
Submitted By: 154.5.61.215
Submitted On: Jul 13, 2013 01:47 PM

Click [Here](#) to open this message in the case management system. You should immediately update the Case Status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message to the customer, add any additional comments you wish to and click Save & Send Email. Close the browser window to exit.

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 26 August 2013 09:58 AM
To: Badyal, Sara
Subject: FW: 4300 Bayview St - public correspondence - Roston Aug 23

-----Original Message-----

From: John Roston, Mr [<mailto:john.roston@mcgill.ca>]
Sent: Friday, 23 August 2013 05:37 PM
To: Badyal, Sara
Subject: RE: 4300 Bayview St - Steveston Pool

Dear Sara Badyal,
I have been travelling this week, but will be back next week. Many thanks for the information. I will give Jim Young a call.

On traffic impact, a large child care centre as proposed by Onni would result in an impact twice a day as parents arrive. Another reason to remove this use from zoning.

At the open houses, Onni claimed that they provided the parking along Bayview when in fact the City provided this parking before Onni built anything.

Is there currently a commitment from Onni for a \$1.5 million donation to be spent on whatever Council decides?

John Roston

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 12 August 2013 04:38 PM
To: Badyal, Sara
Subject: FW: Steveston Onni/Imperial Landing Development

-----Original Message-----

From: sjeades@direct.ca [<mailto:sjeades@direct.ca>]
 Sent: Thursday, 11 July 2013 9:24 PM
 To: MayorandCouncillors
 Cc: byee@onni.com
 Subject: Steveston Onni/Imperial Landing Development

Dear City Councillors,

I attended Onni's open house tonight to see their latest attempt to persuade Steveston of their vision for our community.

I have attended all of the past open houses and have been opposed to this project since construction began.

I must voice my disappointment first at Richmond city council for allowing this project to be built at all. It is an eyesore and a sad separation of the waterfront which can now only be seen from the 'other side'.

Now that it is here the debate rages as to what will go into that 60,000 square foot that was meant to be Mixed Maritime Use but of course that was never Onni's intention. And now the fight continues, to see how much more strain will be put on the already low inventory of parking in the village.

The representatives from Onni tonight were so poorly prepared they couldn't even say if it would be free or paid parking, but of course it will be paid parking as they aren't offering anything back to this community. If so, the residents across the street and on surrounding side streets will scramble to park near their own homes. In addition, the existing free parking in the village will also be further strained.

I am deeply concerned about exactly what businesses will go into this 60,000 square feet if it is rezoned? The economy is already weak, additional coffee shops, gift shops will be of no benefit to Steveston.

The existing businesses have been here fighting through a poor economy for several years now and obviously new conflicting businesses will put further strain on our livelihood.

Onni should be offering up a huge percentage of this space for city services such as moving the pitifully small Steveston library to the waterfront and open up additional public spaces - create a rental space for public use, or artist galleries like Granville Island- unique ideas that are not in direct conflict, nor will these options "drive" so many vehicles into the village.

Ultimately there is no turning back the clock, but now it is time that as city councillors you put the breaks on this zoning issue, this is within your power.

I sincerely hope the right thing will be done.

Thank you

>

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 12 August 2013 04:37 PM
To: Badyal, Sara
Subject: FW: Reactions and recommendations re Imperial Landing

Importance: High

From: Dave Fairweather [<mailto:dmfairweather@shaw.ca>]
Sent: Friday, 12 July 2013 15:56
To: byee@onni.com
Cc: Erceg, Joe
Subject: Reactions and recommendations re Imperial Landing

Hello Brendan:

My wife and I attended the Onni – Imperial Landing presentation in Building 5. last evening.

It must be said that the many signs headed “The Village of Imperial Landing” are totally inappropriate. Imperial Landing is an extension of Steveston Village, however what has been created by Onni with the excessive use of concrete, hardly reflects the unique village character of Steveston.

The decision by Onni in 2008 to expand the approved MMU zoning by adding 19,406 sq.ft. of building covered land area and compounded expected vacant maritime space to approx. 56,866 sq.ft. lacked integrity and openness, leading to the expected ‘hat-in-hand’ approach to the community for a ‘bail-out’. The Community deserves an explanation!

This move effectively eliminated any chance of having a green grass park/plaza area with an outlook to the waterfront, for public enjoyment.

The very positive concept brought forward by Onni in 2007 rezoning proposals, provided for a division of residential to the east of Easthope Ave., with commercial/retail to the west. In my view, even at this time, this concept would best serve the community, particularly those living on Bayview and north.

It is time for Onni to make ‘amends’ for their failure to produce a result in the development of Imperial Landing, which ignored key public priorities and was not what the community expected on this special and historic piece of waterfront land.

1. Put aside the \$1.5 million offered for City use.
2. Dismantle Building 3, which as a single level of 1855 sq.ft. and two and a half stories in height, offers nothing to deserve its existence. When removed, this would result in a significant improvement in the outlook to the waterfront.
3. The ground floor of Building 4 (or part thereof) with adjacent parking, would be appropriate for a Child Care Centre.
4. Turn over the ground floors of Buildings 5 & 6 to the City for use in a way which will serve the best interests of the community.

Onni would probably benefit by a reduction in administrative commitments in managing the lease of premises and would likely improve action on residential rentals.

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 19 August 2013 10:43 AM
To: Badyal, Sara
Subject: 4300 Bayview St - public correspondence - Burke
Attachments: photo 1.JPG; photo 2.JPG; photo 3.JPG; photo 4.JPG; photo 5.JPG

Importance: High

-----Original Message-----

From: Coll Burke [<mailto:collburke@me.com>]
Sent: Sunday, August 18, 2013 7:21 PM
To: Wei, Victor
Cc: Crowe, Terry
Subject: Bayview Street near Onnerville

Hi Victor and Terry,

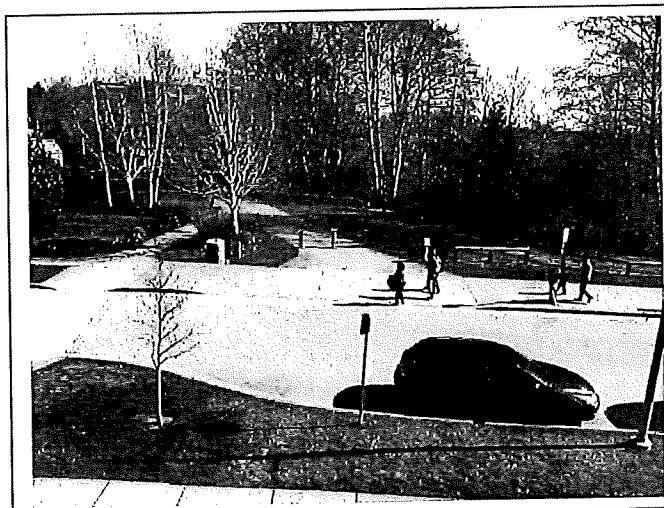
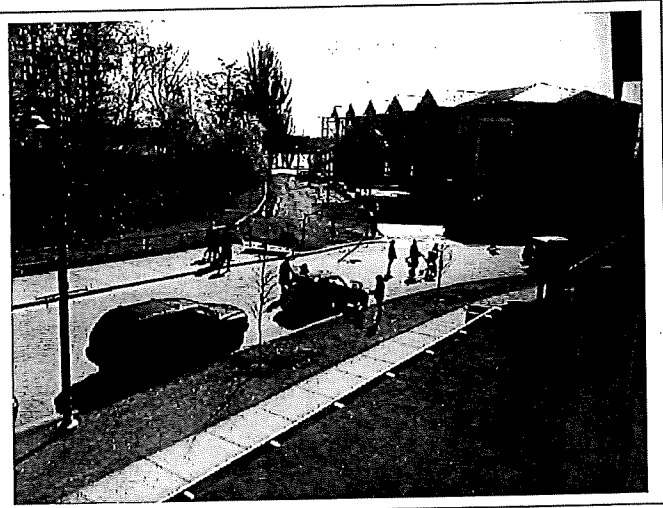
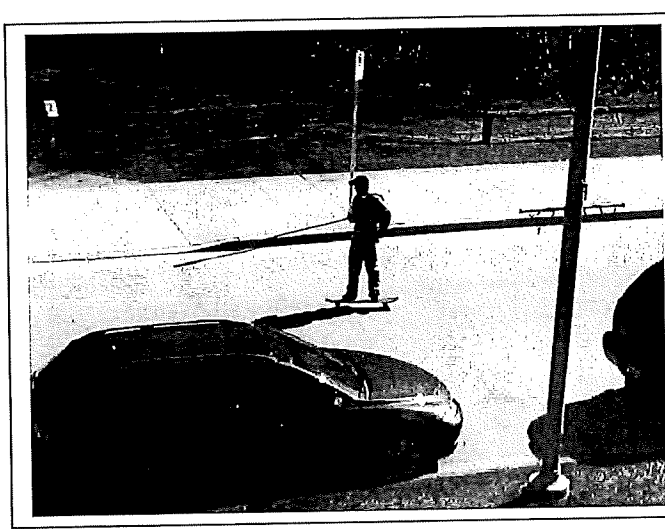
A while back, the City's Open House at Steveston Community Centre, I was telling you about the traffic patterns on this part of Bayview and my concern about the high potential for vehicle crashes involving pedestrians, cyclists, skateboarders and such coming and going from the walkway near Phoenix Pond.

Mt townhouse faces that walkway and green space. Here are some photos taken from my second floor window at 8 - 4311 Bayview one morning this spring. Time frame about 10 minutes.

As this street curves around this corners the sight lines for drivers is limited and many, especially driving eastward, do not seem to anticipate the kind of thing shown below. I have seen some very abrupt stops and near misses. While the sidewalk built on the south side along Onni's new development has helped keep people off the street a bit, the traffic calming ridges at Easthope do not cause traffic to slow much on Bayview. If anything, vehicles seem to speed up after passing those devices and are going full speed by the time they are rounding the bend northward at the east end. Also, at least 4 preschoolers and some older kids play in our laneways between Bayview and Ewen, and sometimes non local vehicles come swinging in to use the lane instead of Bayview Street. Going much too fast and without being able to see around a bend in the lane where the kids are.

It will not be surprising if allowing commercial traffic to increase along little Bayview Street in this area, along with the rezoning Onni wants, will result in some tragic events.

Yours truly
Colleen Burke
8 - 4311 Bayview



For discussion with Wayne Craig – July 26, 2013.

Have you had any feedback re the Onni Open House sessions?

Building 2 – Ground: Grocer? What are the access alternatives?

Second level: Daycare? No convenient drop-off/pick-up parking.

Present plan allocates this as 'Indoor amenity space for residents'.

What is Onni obliged to commit as an amenity for residents?

I have recorded on several occasions that the proposal made by Onni in their rezoning submissions in 2007 to have residential east of Easthope and commercial/retail west was a very appropriate concept and should be adopted at this time.

Building 3 – Dismantle the building to open up the outlook to the waterfront.

It appears that the 22' ceiling has now been installed, but the roof level is only about 8 to 10 feet below the roof line of the 3 storey Building 4. As a concession, an option would be to press for lowering the roof height, consistent with that of a 12' ceiling one level building.

Building 4 – This is a much more logical location for a Child Care Centre- Adjacent parking!

Could part of the area meet the needs of Onni for an administrative/Landlord office?

Buildings 5&6 –The 1998 B.C. Packers Development Plan had identified a sizeable area bordering the east side of No.1 Road and south from Moncton St. for a Community Mixed Use Facility to include: a Library; Child Care; and Community Police.

- I have pressed Onni to turn over the ground floor areas of Building 5 & 6 to the City for use in a way which will serve the best interests of the community.

Having learned from Greg Buss, Chief Librarian that they would need around 24,000 – 25,000 sq.ft. of space for a new library in Steveston and realizing the need for convenient parking, I recently left the thought with him of considering the ground floor of the two buildings, should it become available, which together total just over 24,000 sq.ft.

- Has there been any dialogue with Greg Buss or the Library Board as to any possible interest? If they can make the separate buildings work, a move would open up the existing location for Community Centre use.
- What are the odds of Onni stepping forward? If Onni doesn't make the offer to the City, would a move be considered to open discussion with Onni re the thought of providing a home for a new Steveston Library?

Has the need for Public Washrooms been considered on the site?

Who had responsibility for clearing the manner in which the concrete areas south of the buildings meet the walkway? There is a drop of about 7-8 inches south of Building 5 and west, between the concrete planters. During the Ships to Shore, I alerted Public Works to the hazard of people walking toward the walkway over the concrete to concrete surface and stumbling down over the drop. The potential for injury is high. A senior neighbour lady friend of ours experienced this, but was agile enough to catch her balance without falling. Very inadequate red marking was placed on the edge of the drop. It needs a better fix.

Dave Fairweather - Steveston - #328-12931 Railway Ave. (244-3788)

λ

Badyal, Sara

From: Jade Burke [burkejade@yahoo.ca]
Sent: Tuesday, 23 July 2013 10:05 AM
To: Badyal, Sara
Subject: rezoning file RZ 13-633927 regarding 4300 Bayview Street.

Hello,

We are Jade Burke and Anthony Burke, the owners of 12300 Ewen Avenue (604-284-3838). We are concerned about the proposed re-zoning regarding 4300 Bayview Street - specifically as it relates to parking.

Our house is the last house on Ewen before Bayview. We are very concerned that patrons of the proposed re-zoned businesses at 4300 Bayview will occupy parking spaces on our street. We already experience parking issues currently, especially during weekends and holidays.

We spoke with Onni representatives during the recent re-zoning open house, who had indicated the all the underground parking would be paid parking. Meaning that people will opt to park for free on the streets in front of our residences.

Onni needs to include 2-hours free parking for business patrons, so as not to negatively impact parking availability for the surrounding residents.

We also feel that Onni should re-introduce it's original proposal of a rent free building for community use, so that re-zoning should then be the same as that for London Landing.

Sincerely,

Jade Burke & Anthony Burke

Mayor and Councillors

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

From: Mayor and Councillors
Sent: July 26, 2012 12:15 PM
To: 'Walter Nieboer'
Subject: RE: Onni Development on Bayview Street

Re: B. Jackson for response

Categories: 08-4060-05-03 - Planning - Steveston - Waterfront - Imperial Landing

Dear Mr & Mrs. Nieboer:

This is to acknowledge and thank you for your message to the Mayor and Councillors in relation to the above noted topic, a copy of which has been forwarded to the Mayor, each Councillor, and City staff for information.

In addition, your email has been forwarded to Brian Jackson, Director, Development for response. If you wish to contact Mr. Jackson directly, he can be reached at 604 276 4138.

Again, thank you for contacting City Council with your viewpoint.

Gail Johnson
Acting Director
City Clerk's Office
City of Richmond

-----Original Message-----

From: Walter Nieboer [mailto:w.nieboer@shaw.ca]
Sent: July 13, 2012 8:01 PM
To: Mayor and Councillors
Subject: Onni Development on Bayview Street

Dear Mayor and Councillors,
I wrote to you by email on February 23, 2012 where I expressed strong opposition to the Onni strategy to change the zoning of this development from MMU to Commercial. I expect we all understand the developers motivation for this zoning change. Just because an opportunity was missed to have this prime land designated as green space and instead permitted Onni to proceed with the current MMU development does not mean that we have to perpetuate this direction in city planning by ultimately caving in to the power of a developer and let him dictate City Planning and Development. As stated previously, any commercial occupancy in the Onni development along Bayview street will have a serious detrimental affect on the existing businesses in the Village of Steveston and hence change the heritage village character of Steveston for ever. That said, there is a very real problem over what to do with, as I understand it, some 60,000 square feet of space on the ground floor of 6 building currently under construction.

There is no market for MMU space other than the residential component. The ground floor of these buildings is the problem. There MAY be a market for commercial space but to approve a change to commercial would be terrible planning.

So what to do?
There will have to ultimately be a solution that works for both the developer and the community/City/The Village of Steveston.

What that solution is, is not altogether clear but options would include:
1. Configuring the ground floor into residential space 2. Moving all or part of the Steveston community centre and library into this space 3. A combination of the above I fear that you the Mayor and Councillors are going to be put in a box on this issue by Onni.

I respectfully suggest you get ahead of the game and come up with a solution that works for all concerned before Onni puts you on the defensive.
Please lead us away from the unthinkable, a commercial strip mall along Bayview and the river front.

Thank you for your consideration,
Respectfully submitted,



X

Badyal, Sara

From: John Roston, Mr [john.roston@mcgill.ca]
Sent: Thursday, 11 July 2013 07:47 PM
To: Badyal, Sara
Subject: RE: 4300 Bayview St - Onni development

Dear Sara Badyal,
I attended the Onni open house this evening and was told by Onni personnel that they have modified their application. Is this true and if so, is it possible to e-mail me any new documentation? In particular, they said that they have removed their request for allowing liquor primary establishments. They also said that they have offered a \$1.5 million no strings donation to the City of Richmond.

There was also obfuscation about the pay parking underneath the complex. Two different Onni representatives initially told me and other nearby residents that this parking would be free. When I pointed out that this was not stated on their display board about parking and that at the meetings last year, they had said that it would be pay parking, both representatives went off to get further information and returned to say that it hadn't been decided. Have you asked them this question as part of your review?

Thanks for your attention.
John Roston

To Wcy 24/12/13

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

#102-111 Bayview St.
Richmond,
B.C. July 10/2013

PC: Wayne Craig - for appropriate action
Joe Erceg - F41

		INT
	DW	
✓	MJ	mb
	DB	

RZ-1B-63827

Dear Council

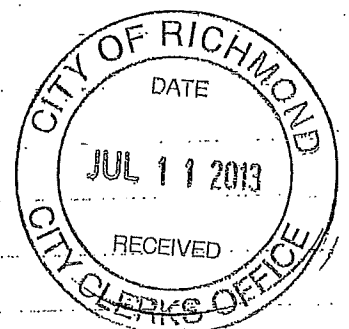
I don't think I need
add anything extra to this letter
sent by a concerned citizen in
Feb 13/2013.

We have kept our
village atmosphere with wonderful
little stores depicting village life
that are enjoyed by many citizens
of Richmond & visitors. Allowing
Unni to bring in "big box" stores
will surely kill them off one by one.

Please listen to your constituents
& tell Unni what you told them when
they were given the permit to build
subject to Marine development on the
bottom floors. "Don't come back in
5 yrs & tell us this is not feasible
& want Commercial Zoning - for
that is not going to happen!!!!

A Most Concerned Citizen

J. Mc-Harrop



Say NO to Onni

You may or may not be aware that Onni is currently in the process of gaining support to change the current zoning of its site on Bayview Street from the current Marine uses to retail commercial and proposes large grocery and drug stores among other retail possibilities.

If Onni was to be successful with this re-zoning it would have a significant impact on your community.

- The total commercial area of the site is 60,000 sq ft. *This is not an insignificant development.* It would equate to taking a shopping mall the size of Terra Nova Shopping centre and plunking it down beside one of the most beautiful and used public waterfront walkways in Richmond.
- If you think the current noise and commotion at the site is bad now, hang onto your muddy boots because this proposal would generate considerable additional vehicle traffic including that from heavy duty delivery trucks running their engines at all hours, and annoying beeping noise as they back up all day and night. This would also generate additional noise from garbage trucks and delivery vans.
- Currently, Steveston pretty much shuts down by 7pm. This development, if approved, would no doubt attract big National type tenants, many who have already been contacted by Onni. These tenants would require their hours of operation to be much longer than 7PM. Just as Onni has come back to the table, they would push back for longer and longer operating hours, perhaps past 11PM, then, along with the stores comes the bright signage and lighting from the mall.
- Onni was unsuccessful in their previous attempts to gain City approval for grocery store retail uses and went into their current development knowing full well what their zoning would permit. I'm sure their attitude was OK lets go along with it then get the zoning change before we open.
- This re-zoning if approved would be a financial wind fall for Onni. The type of tenants they are currently zoned for would only be capable of paying a

fraction of the rent that Retail uses could pay. The difference could well be upwards of \$10.00-\$20.00 per square foot or more rent. Based on 60,000 sq ft that works out to **\$600,000 to \$1,200,000** per year additional income for Onni. If Capitalized at 6.5% the additional value of the site to the developer would increase by approx. **\$9,200,000.00 - \$18,400,000.00**. You can bet your britches that Onni will be pushing very hard to gain your support and will *not* back off on this one and will be lobbying city hall hard.

- The current retailers in Steveston will no doubt feel the impact of such a re-zoning. Their sales would be cannibalized by an additional 60,000 sq ft of stores. Our existing Steveston merchants have played within the rules and have been able to provide us with such an eclectic and unique shopping environment that we have become so proud of. They deserve our support as many operate on a shoe string. Most are mom and pop operations with very thin margins.
- The Onni proposed re-zoning flies in the face of good planning. Can you imagine the outcry if a 60,000 sq foot retail commercial development such as this were to be proposed on the waterfront at a location such as Granville Island. Your City planners have worked hard to keep the authentic fishing village atmosphere which we are known for world- wide and the current zoning reflects that history and ambience. The big bill board that Onni erected on their site showing a worker with a blow torch working on a big metal boat is misleading and tries to imply that this would all be a heavy industrial site when fact this is far from the truth. The current zoning is intended to encourage an assortment of marine type establishments such as you find at Granville Island has incorporated including custom workshops; Maritime educational services, offices, light industrial all in keeping with the current flavor of Steveston .
- Do not let Onni slip this one by. Please call your mayor and aldermen and let them know how you feel.

Onni has arranged for some open houses: February 23rd at 5:30 - 8:30 pm and February 25th 12:30 - 2:30 pm to be held at 3711 Georgia St, Lord Byng Elementary Gym. Their web site is www.waterfrontrezoning.com

A resounding NO from public!



City of Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

July 11, 2013
File: 08-4060-05-01/2013-Vol 01

Finance and Corporate Services Department
City Clerk's Office
Telephone: 604-276-4007
Fax: 604-278-5139

Harold Bacon
#407-4111 Bayview Street
Richmond, BC V7E 6T5

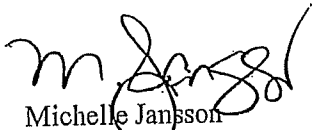
Dear Mr. Bacon:

Re: Bayview Street Rezoning

This is to acknowledge and thank you for your letter of July 6, 2013 in connection with the above matter. A copy of your letter has been forwarded to the Mayor and each Councillor for their information, as well as Wayne Craig, Director of Development.

Thank you for taking the time to make your views known.

Yours truly,


Michelle Jansson
Manager, Legislative Services

MJ:lb

pc: Mayor and each Councillor (with letter)
Wayne Craig, Director, Development

To WC
July 12/13

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE
1AROLD BACH
407-4111 Bayview St.
Richmond, V7E 6T5

DIRECTOR OF DEVELOPMENT,
MAYOR AND CITY COUNCIL
THE CITY OF RICHMOND

PC: Wayne Craig - July 6, 2013
for appropriate action
Joe Erceg - FYI

	2013	INT
	DW	
V	MJ	my
	DB	0

SUBJECT - "DAN'S COMMENTS REZONING TO COMMERCIAL
SPACE WILL BETTER SERVE THE PUBLIC"

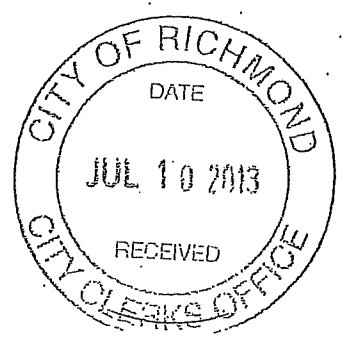
DAN'S PROPOSED PLAN FOR REZONING, APPARENTLY
P.R. D'AMORE, WILL IMPOSE A HARDSHIP ON THE
VARIED SHOPPERS IN THE COMMUNITY OF STEVESTON.
NOT ONLY WILL IT SPILL IT CURRENT VILLAGE
ATMOSPHERE, BUT INTRODUCE A FLOOD OF BOTH
PUBLIC AND COMMERCIAL TRAFFIC IN A AREA THAT
AT TIMES IS ALREADY BUMPER TO BUMPER WITH
BOTH VISITORS AND TOURISTS LOOKING FOR PARKING.

THIS TYPE OF REZONING IS NOT THE COMMUNITIES
NEEDS THEY ARE INTERESTED IN. IT IS WHAT WILL
GENERATE THE MOST INCOME.
PLEASE CONSIDER THE EFFECT THIS CHANGE WILL
BE ON THE RESIDENTS AND CURRENT BUSINESS OF
THE STEVESTON AREA. THANK YOU

Respectfully
Arnell Zucchi

PHOTOCOPIED
JUL 11 2013

& DISTRIBUTED



Badyal, Sara

From: Badyal, Sara
Sent: Monday, 08 July 2013 04:38 PM
To: Badyal, Sara
Subject: FW: Onni Developments - Imperial Landing
Attachments: Onni.docx

Importance: High

From: MayorandCouncillors
Sent: Monday, 08 July 2013 04:32 PM
To: Craig, Wayne
Subject: FW: Onni Developments - Imperial Landing

From: RobertsGallery@Telus.net [<mailto:robertsgallery@telus.net>]
Sent: Monday, 08 July 2013 7:49 AM
To: MayorandCouncillors
Subject: Onni Developments - Imperial Landing

Please find attached - letter stating our concerns.

Thank you,

Jan Drake
Roberts Gallery & Gifts
115- 3866 Bayview St

Roberts Gallery & Gifts Ltd

115 – 3866 Bayview St, Steveston, BC

Re: Proposed Retail – Onni Developments – Imperial Landing - Bayview St.

I am writing to state our concerns re: post construction rezoning of the Imperial Landing Project by the Onni Group.

As a small retailer located in Steveston – the impact of expanded retail will delute the tourist and local trade to a point that would be detrimental to our business.

The City of Richmond issued building permits based on the current zoning – this approach by Onni to construct under the current zoning and then -“bully” their way into expanding the retail area in Steveston for increased revenue without any concern for the existing retailers should not be tolerated or approved.

Regards,

Jan (Roberts) Drake

Roberts Gallery & Gifts Ltd

www.robertsgallery.ca

Badyal, Sara

From: Badyal, Sara
Sent: Monday, 08 July 2013 04:56 PM
To: Badyal, Sara
Subject: FW: Onni Request

Importance: High

From: sanderson/potschka [<mailto:sandy63@telus.net>]
Sent: Saturday, 06 July 2013 2:23 PM
To: MayorandCouncillors
Cc: Irving, John
Subject: Onni Request

I find this process with Onni, to construct the waterfront property in Steveston to be never ending. We have gone through meetings with the developer and city staff on many occasions, meeting with Onni alone also, and their attempt to lure residents of this area away by proposing towers, and yet they are requesting yet another meeting to discuss what has already been decided.

The concern here is changing the original zoning to accommodate their wants. This was originally decided to be for uses within the marine industry, but because they cannot generate revenue with this classification, they want to appeal, appeal, and appeal until they get what they want. I ask that you councillors (and the planning department) remind them of the agreement they signed up for at the beginning and turn their request down.

If Onni was having problems filling the rental condo portion of this development, it would not be up to us to get them ample residents, so why should we do any different for commercial customers. They agreed to marine industry, so let's see them complete all facets and be good neighbours.

If, in my worst case scenario, council did agree to their whining, I would make sure that they donated one ground floor unit (of the largest sq.ft.) and gave it to the city as a new library - free of charge!!!! But that is only my worst case scenario.

I Trust you will see their attempts as they were originally agreed for!!!!

Maryann Potschka & Michael Sanderson
2471 Phoenix Drive
604 271 4488

X'

Badyal, Sara

From: Walter Nieboer [w.nieboer@shaw.ca]
Sent: Monday, 08 July 2013 11:01 AM
To: Badyal, Sara
Subject: Bayview Rezoning Application by Onni

Sara, we just got notice from Onni that they have filed a rezoning application with the City to rezone their development along Bayview from Maritime Mixed Use to Commercial/Retail zoning.

You will recall my expressions of concern over the years about this very thing happening. Now that the space has been constructed it is difficult to see any way out of this except to approve Onni's application. The alternative is to let the space sit empty, not a realistic option at this juncture.

My concern are still the same:

- a) the detrimental effect on the existing commercial /retail stores in the village of new large retail operators in the Onni space, for example we already have 4 drugstores.
- b) truck noise making late night/ early morning deliveries to the proposed grocery store and other retailers, as well as the noise from the garbage trucks at all hours.

My simple request is that as the City considers Onni's application that you impose strict and enforced limits on truck traffic making deliveries and garbage removal. Remember this is primarily a residential community and these large noisy trucks are very disruptive to the residents, especially in the evenings, at night and early morning.

The noise from these trucks can best be absorbed by the higher ambient noise of the daytime. So if the city is going to approve the Onni application, PLEASE, impose limits on the hours of large delivery and garbage truck operation.

Restricting operation of these vehicles in our residential neighborhood to the hours of 8am to 8pm is surely not unreasonable.

Thank you for considering the needs of the residents.

Sincerely,

Walter & Shirley Nieboer
#406 4111 Bayview Street
604 241-1471

Badyal, Sara

From: Pharmasave Steveston Village [stevestonpharmasave@gmail.com]
Sent: Saturday, 29 June 2013 12:37 AM
To: Badyal, Sara
Subject: letter against rezoning on Bayview
Attachments: Letter regarding rezoning application.pdf

Hello, as per my conversation with you approximately one week ago, here is my letter detailing my concerns with the rezoning application at Bayview Street. Thank you,

--

Peter Tong
B. Sc. Pharm, CDE
Pharmasave Steveston Village
105-12420 No. 1 Road, Richmond, BC, V7E 6N2
604-232-0159
stevestonpharmasave@gmail.com
www.stevestonpharmasave.com
facebook.com/steveston.pharmasave
twitter.com/@mypharmasave

105-12420 No.1 Road
Richmond, BC
V7E 6N2

June 28, 2013

6911 No. 3 Road
Richmond, BC
V6Y 2C1

To the City of Richmond:

RE: Rezoning application for 4300 Bayview Street, Richmond, BC

My name is Peter Tong and I am the owner of a small business in Steveston Village. Specifically, I am owner of Pharmasave, a community pharmacy that opened approximately 2 years ago. Last year, I attended an assembly held by ONNI Real Estate Group on their intention to rezone their development at the Bayview block from the existing and previously agreed upon Mixed Marine to Commercial Retail. During that discussion, I, along with a number of other owners within Steveston, as well as the many concerned residents of the Steveston area, spoke out against the intent to rezone. Since then, I have not heard much about the rezoning application until this past month. As a business owner, I am constantly in touch with residents of the area, as well as other business owners, and feel the need to express our concerns with the rezoning application moving forward.

Foremost, I would like to address the process by which this rezoning application is being put forth. It is my understanding that during the initial application to rezone the current area and allow for the building of the townhome / residential components, that this was approved contingent on there being no commercial retail. Instead, it was approved to be Mixed Marine. It was ONNI that wholefully agreed with this Mixed Marine zoning arrangement, without prejudice and persuasion from the City, in order that their residential components of the development were approved. Since then, it is my feeling, shared by many among Steveston, that ONNI's stance was to simply reapply once their complexes were built. In other words, although they fully accepted the previous arrangement with the City in order to build their residential component, their full intention from the start was to simply reapply for rezoning once their buildings were close to completion. This has resulted in their current rezoning application. It is my strong belief that ONNI had no intention at all for mixed marine when they originally agreed with the city on building their developments. This presents an issue because by the law of probabilities, I would say that they have not been bargaining in good faith.

To illustrate the way ONNI has approached the rezoning application, I would like to use the following example. If a customer comes to my business right now and gets a quote for a prescription at \$20, that client may agree to the cost and give me his or her business based on my quote of \$20. If however, when the client picks up the prescription the next day, I have prepared it but am now charging \$30, it would not be good practice. In essence, I would have given them an initial quote, in order to get their business, but at completion, am asking for more money. In the same way, ONNI had agreed to the Mixed Marine rezoning in order to get their initial approval for the residential components, but upon completion am now looking to rezone

in order to make more money from renting to Commercial Retail. This is not good practice and should not be something the City takes lightly.

Moving past the process that ONNI has approached the city with on its rezoning, I would now like to address my concerns as a business owner with the new development. I know that some of these concerns are shared by the businesses in the Steveston Merchant Association (SMA), as well as independent businesses not part of the SMA. First, as with other business owners, I did much research prior to opening my pharmacy at its current location. This research included possible new developments, possible competitors, an examination into traffic patterns, parking issues, etc. Having known that the new developments were being built, I took solace in knowing that no new retail would be opening at the Bayview block. With this knowledge in mind, and a good grasp of my business model and the community itself, I invested over \$500,000 in my location for a pharmacy and a lease that goes up to 20 years. All loans and lines of credit in order to start my business are linked to personal guarantees tied to my home. To give the City a quick synopsis, my pharmacy will have paid upwards of \$900,000 in rent and CAM costs by the time my business completes 10 years of its rental agreement. All these risks were based on knowledge I researched and was provided by. To change the zoning, even after an initial agreement was in place for Mixed Marine, would greatly decrease my capacity to survive and would have significantly altered my thinking just two years ago when I opened for the first time. I would say similar decisions for other businesses to open (or in some cases keep a business in Steveston and not move away) have been made also on this previous knowledge of Mixed Marine zoning.

This transitions into why I think the ONNI rezoning would hurt Steveston businesses. To understand this, it is crucial that the City understands the current traffic issues that Steveston currently encounters. Year round, and especially during the summer, traffic can be horrendous and parking is sparse. It is an issue that I know the City is aware of because the SMA have been working closely with the City to monitor and change parking and traffic rules within Steveston. This limitation is currently an existing barrier for my business to grow as customers cannot find parking close by or in some cases, stop coming because traffic is too difficult to navigate. The current proposed plans for 50,000+ square feet of retail is bound to complicate the existing traffic and parking issues. This is because there are currently only two main routes to access the proposed "anchor businesses" for the new development on Bayview Street if the rezoning passes. The first is to head South on No. 1 Road past the light at Moncton Street and the other is to turn onto Easthope. The last access, more Eastward, would be via Bayview Street. It is my belief that none of these 3 possible accesses can handle the traffic being proposed by a 50,000+ square feet retail plan. These are small streets, built for one lane each way, not meant for large trucks, and initially built for local traffic and for the residents of the apartment buildings in the area. With traffic getting worse in the area as a whole should rezoning occur, it will quickly start to deter our existing clients from coming to us. The second issue is parking. Having seen the plans for parking last year at the initial assembly, it is my thoughts that parking will remain insufficient, as developers have overlooked the parking required by staff and under-estimated the parking required for customers for the new businesses. It will quickly lead to more parking issues within our area and again, lead to financial shortfall for existing businesses.

"But if more people visit Steveston, why wouldn't profits for existing merchants go up?" you may ask. Well, there are multiple reasons why this is the case but I will share with you just the major two reasons. Foremost, the type of "anchor businesses" that ONNI are looking to put in

are grocery stores, pharmacies, and banks. ONNI may indicate that those are just representations and that any business can lease there but the truth is that only major "anchor businesses" will be able to afford the rent that ONNI will be looking for if the area was being zoned as retail. As I stated above, these type of "anchor businesses" tend to be grocery, bank, and large-scale pharmacies. It is my belief that these type of businesses are very much "destination locations" within itself. What I mean is that customers of destination locations, who aren't already residents of the Village, will tend to drive to the store, shop, and leave. It is my full expectation that if the new complex were rezoned to retail, that customers would drive to park, shop at that destination, and leave. At no point do I expect the person going to the new "destination location" business to be walking the Village and contributing to business within the Village. In other words, the rezoning would bring little additional profits to the current Steveston merchants. Rather, it is more likely to hurt existing merchants through increased traffic, worse parking, and more competition and lead to businesses going under.

To illustrate this, imagine Nester's Market moving in to the new location (this is the rumor of the month). They will have 10,000+ square feet, more than any other business within Steveston. As there is no similar style business in South and West Richmond as a whole, Nester's could attract a large amount of people to drive to their location. Once there, because Nester's has a bigger footprint than any other business currently open in Steveston, they will be a one stop shop for meat, produce, toiletries, florists, coffee, snacks, ready-made meals, specialty foods, etc. This customer who is driving to Nester's then, would have little need to walk Steveston for meat, fish, flowers, toiletries, food, etc. after visiting Nester's. Rather, they will simply take a look at maybe the one or two adjacent merchants to Nester's (also part of the new complex), and go home. As illustrated here, they would have very little positive impact on existing Steveston merchants. Instead, they would just cause more traffic and parking concerns that deter existing Steveston customers, replacing them with customers that do not shop the Village, and over-saturate the business community here at Steveston.

My second major reason why I think rezoning would have a detrimental effect on the Steveston merchant community is that there is already sufficient competition for the style of businesses that ONNI would be putting into the new project. Aside from the anchor stores, which again would attract more of a "destination customer", the smaller layouts on their current plans would invite any and all retail into their location. Unfortunately, that will most likely mean more restaurants, cafes, and gift shops; none of which the community really needs. Instead, it will simply further split the pie of monies that would be spent in Steveston. Rather than \$50,000 in sales each day for 20 coffee shops in Steveston, it might be \$55,000 for 25 coffee shops. Instead of \$18,000 in sales for 10 gift shops, maybe now it is \$20,000 for 15 gift shops. Is this really a good thing? Same with restaurants, pharmacies, etc.

Lastly, I want to express my concern with ONNI and their strategic approach to getting this project rezoned successfully. In every conversation that I have had with residents and business owners, I have heard that "this business" and "that business" is moving in. In my conversations with business owners, I have also learnt that many of them have been approached to move into the proposed new location. They've been told "it's a done deal" even though they have not been approved for rezoning. It is strategic by ONNI to make it sound like the rezoning has been completed and "a done deal" so that less residents and business owners will make the effort to oppose them during future assembly sessions. After all, residents and business owners who feel helpless, who feel like opposing ONNI is useless because "it's a done deal" anyways, are less

likely to show up and express their concerns, especially in a public stage where some might be afraid to speak up. When talking to other business owners, I believe them completely when they mention that they have been approached to move in because I myself, was asked whether I wanted to move my pharmacy to the new proposed location on Bayview. When I told the realtor that it hasn't been approved and what he thought of it, he simply told me that "it's pretty much a done deal". This occurred just four months ago in February! Moreover, during last year's information assembly, ONNI made it sound like any business can move in once they have been rezoned. Without quoting the ONNI presenters, they made it sound like the new retail would offer exciting opportunities for any and all businesses, and even a library was mentioned which made some of the crowd optimistic. For example, it could be a dance studio, could be an art gallery, could be a children's learning center, could be anything! However, this is a complete attempt to mislead the public as the rent that ONNI will be asking should the property be rezoned would be a market value of upwards of \$40 per square foot including CAM. This would be much higher than alternative sites for those style of local and artisan businesses. In fact, that rent would make it extremely difficult for most local, artisan, or educational businesses to thrive. Instead, those painted pictures of artisan stores by ONNI will quickly turn into more cafes, restaurants, pharmacies, banks, and grocery store. And because ONNI realizes that most of the public does not understand the financial complications of running businesses in Steveston, I feel they were trying to paint a much greener pasture than what reality will actually provide.

Overall, I remain optimistic that the City will reject this application to rezone by ONNI and will continue to reject their applications moving forward in regards to this site. As a business, I believe that the SMA may have some thoughts on how to approach the rezoning but I as one individual business owner, humbly ask that for the preservation of mine, and other like minded businesses in Steveston, that you reject the ONNI application to rezone Bayview Street.

Please do not hesitate to contact me should you require more information about my concerns with the ONNI project. Thank you.

Sincerely,

Peter Tong
Pharmacist Owner
Pharmasave Steveston Village

105-12420 No. 1 Road
Richmond, BC
V7E 6N2
604-232-0159
stevestonpharmasave@gmail.com

Badyal, Sara

From: John Roston, Mr [john.roston@mcgill.ca]
Sent: Sunday, 23 June 2013 06:20 PM
To: Badyal, Sara; Mayor and Councillors
Subject: File RZ 13-633927 regarding 4300 Bayview Street

Dear Sara Badyal,

Many thanks to you and the City Hall staff for providing me access to the above-mentioned re-zoning application file. It is a pleasure to live in a city that operates so efficiently.

I hope that the staff report and subsequent discussion by City Council will take account of four important issues:

1. requirement for substantial benefit to the local community
2. permitted commercial uses in a similar situation (London Landing)
3. the parking situation
4. public feedback submitted by the applicants

1. Substantial benefit to the local community

The applicants will derive a very substantial benefit from the requested re-zoning and the community should likewise receive a substantial benefit from the process. While the applicants state that, "Steveston is a growing community that lacks the provision of everyday amenities," few Steveston residents and merchants would agree and feel that there is any urgency to the re-zoning. We can wait as long as it takes for the applicants to offer an appropriate benefit to the community. The applicants previously recognized in principle the necessity for a benefit to the community by offering a \$50,000 contribution to the Steveston Community Centre as part of their proposed re-zoning of the subject property in 2012. Local residents at the February 2012 open houses held by the applicants suggested instead that the entire commercial space in one of the buildings be provided rent free in perpetuity to the City for an expanded Steveston Library or similar activity as a more commensurate benefit to the local community than the relatively small \$50,000 contribution.

2. Permitted commercial uses

Obviously the permitted uses will have a major effect on the character of Steveston and on the residents (including myself) of the Imperial Landing project surrounding the subject property. In particular, loud and disruptive activities incompatible with a residential neighbourhood, such as bars, amusement arcades and kennels, should not be permitted. Although the application letter characterizes the requested activities as, "food outlets, restaurants, financial institutions, professional services, personal services and fitness facilities," the actual list of requested uses goes much further to include liquor primary establishments, amusement centres and animal day care centres among others.

It seems to me that the subject property is similar to the commercial mixed use London Landing property which is zoned Commercial Mixed Use (ZMU8) London Landing (Steveston). However Maritime use should be added and Industrial General use and Veterinary use should be deleted from the ZMU8 list as more in keeping with the subject property. One should also seriously consider deleting Child Care use. There is a considerable river bank and water hazard for young children that may leave the City open to liability by permitting that use. These modifications would result in the following zoning:

Commercial Mixed Use (ZMUx) Imperial Landing (Steveston)

- education, commercial
- health service, minor
- housing, apartment
- housing, town
- manufacturing, custom indoor
- maritime
- office
- parking, non-accessory
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support

- service, financial
- service, household repair
- service, personal
- studio

3. Parking situation

The applicants assert that the existing public parking spaces in their garage at No. 1 Road and Bayview are rarely used and should be added to the total parking spaces available underneath the subject property. They neglect to mention that these spaces are rarely used because they require payment while patrons of nearby commercial establishments fight over the free parking on the surrounding streets. This is clear evidence that the new spaces underneath the subject property will be similarly under-utilized while the street parking shortage will extend to the residential streets adjacent to the property. The applicants should be required to provide two hours free parking in both the existing garage and the new garage to patrons of commercial establishments in the subject property. Prominent signage should make patrons aware of the free parking in the garages.

4. Public feedback

The file includes some positive feedback on the requested re-zoning solicited by the applicants on their own website and submitted by them. Since only positive feedback was solicited and submitted and this feedback does not give the residential address of the persons commenting, it should be rejected. There was a good turnout at the two February 2012 open houses organized by the applicants. Considerable verbal opposition to the re-zoning was expressed by local residents. The written feedback has not been submitted by the applicants. Added to that, they waited more than a year to submit a re-zoning application. One wonders if the feedback was sufficiently negative to give them pause. In any case, dropping the \$50,000 contribution to the Steveston Community Centre in the present application isn't likely to positively influence community reaction. While the application should be rejected out of hand for lack of substantial benefit to the community, if such benefit materializes in future, the City should solicit and receive directly any further community feedback.

Thank you again for your attention.

Yours sincerely,
John Roston

john.roston@mcgill.ca

John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254

STEVESTON WATERFRONT PROPERTIES INC.

#110-3800 Bayview Street, Richmond, British Columbia V7E 6K7

Tel: 604-274-3393

Fax: 604-274-8665

May 23, 2013

Planning Department
City of Richmond
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1

RECEIVED
MAY 28 2013
RZ 13-633927

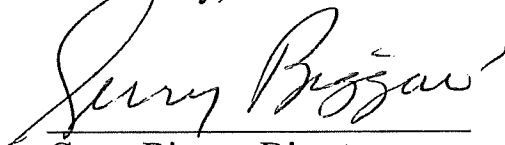
Dear Sirs:

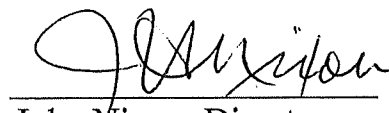
Re: Proposed Onni Developments Bayview Street Rezoning

Steveston Waterfront Properties Inc., the owners of Steveston Landing located at 3800 Bayview Street and 3711 Bayview Street, wish to express our opposition to the rezoning application by Onni Developments for their project on Bayview Street from Maritime Mixed Use to Commercial.

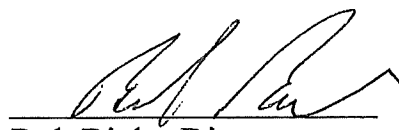
We feel that the addition of approximately 62,000 square feet of commercial space in the Steveston area is far in excess of the demand for retail space in this area and would result in many vacancies with some smaller retail businesses going out of business. Further, we feel that the parking situation for commercial space in that development is extremely inadequate.

Yours truly,


Gerry Biggar, Director


John Nixon, Director


Savannah Sheriland, Director


Bob Biely, Director

cc Mayor Malcolm Brodie

THE MAYOR & COUNCIL
CITY OF RICHMOND.

HAROLD & GLORIA BACON X
407-411 BAYVIEW STREET
RICHMOND, B.C.
APRIL 28 2013

SUBJECT - DANI SEEKS REZONING IN STEVESTON

DANI CONSIDERS REZONING TO ALLOW A GROCERY STORE ~~LAND~~
PHARMACY ETC WOULD BENEFIT AND ENHANCE THE VILLAGE
IMAGE (AS REPORTED IN RECENT RICHMOND NEWSPAPER) RZ 13-633927

THIS REQUEST DOES NOT IN ANYWAY CONSIDER STEVESTON AND
IT'S HERITAGE NOR APPEAL THAT IT CURRENTLY ENJOYS. FIRSTLY
THE AREA OF PROPOSAL IS PRIME WATERFRONT WITH A PROMENADE
THAT PROVIDES BOTH VISITORS AND LOCALS TO WALK ALONG, PASSING
PHOENIX PENY AND ON TO ONE OF OUR LAST HERITAGE SITES
BAYANNA SHIPYARDS AND ADJOINING BUILDINGS. THE WALKWAY
IS HEAVILY USED ESPECIALLY ON WEEKENDS AND HOLIDAYS NOT
ONLY LOCALS BUT MANY OF THE VILLAGES VISITORS WHO FREQUENTLY
STOP AND ENJOY THE VIEWS ON AND ABOUT SANDY ISLAND ALONG
WITH THE VARIOUS MARINE TRAFFIC AND MARINES ABUNDANCE
THAT INHABIT THE AREA.

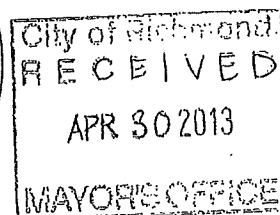
FURTHER BY INTRODUCING A SEEMINGLY PREPLANNED SHOPPING
AREA IT WILL INTRODUCE MORE HEAVY VEHICLE TRAFFIC FOR
DELIVERIES AND GARBAGE. SUCH TRAFFIC WILL FURTHER
RESTRICT PUBLIC PARKING WHICH IS ALREADY A PREMIUM
AND DISCOURAGE THE PUBLIC TO ACCESS THE AREA.

THIS DEVELOPMENT DOES NOTHING TO ENHANCE THE VILLAGES
IMAGE. AND ONE MAY ASK WHY A DRUG STORE THE VILLAGE
CURRENTLY HAS FOUR - COFFEE SHOPS THE ONLY PURVEYOR NOT
REPRESENTED IS THIS, AS TO GROCERY WHO KNOWS.

WE ARE AWARE THE TIMES HAVE CHANGED, BUT LET'S NOT
DESTROY THE STEVESTON THAT SOMEONE CURRENTLY ENJOY.

THANK YOU FOR YOUR

Harold Bacon
HAROLD BACON



Mayor and Councillors

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

From: carolynne palla [info@exploresteveston.com]
Sent: Wednesday, 10 April 2013 2:31 PM
To: Mayor and Councillors
Cc: Zoning
Subject: Onni's Imperial Landing Project on Bayview St
Attachments: Onni rezoning (Apr10_2013).pdf

PC-Wayne Craig - F41
Joe Erceg - F41

Categories: 08-4105-20-2008414809 - Onni - Imperial Landing - 4020 & 4300 Bayview St

Dear City Councillors,

ONNI'S IMPERIAL LANDING PROJECT ON BAYVIEW STREET

I am writing on behalf of the Steveston Merchants Association regarding Onni's Imperial Landing Project on Bayview Street and the proposed zoning changes for this project.

The Steveston Merchants Association understands that Onni will, or may have already started preliminary discussions regarding zoning changes for this site. We believe that any zoning changes need to be carefully reviewed and studied so we may have a real understanding of its impact on Steveston Village.

We understand that there will be a need for City Council to re-examine the current MMU zoning. The Steveston Merchants Association kindly requests the opportunity to contribute our input to future zoning change applications.

We are seeking feedback both from our members and the business community as a whole in Steveston. After we have summarized this information we will present the ideas and suggestions for any zoning changes on behalf of Steveston's business community.

Sincerely,

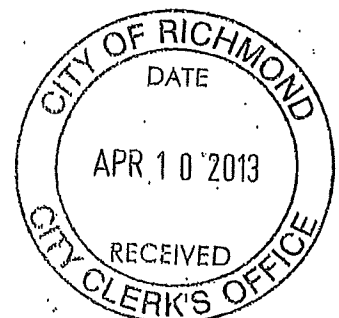
Jim Van der Tas

President
STEVESTON MERCHANTS ASSOCIATION
3811 Moncton St, PO Box 31856
Richmond BC V7E 0B5
info@exploresteveston.com
www.exploresteveston.com

PHOTOCOPIED

APR 10 2013

& DISTRIBUTED





Steveston Merchants Association
3811 Moncton Street
PO Box 31856 STEVESTON VILLAGE
Richmond BC V7E 0b5
www.exploresteveston.com

April 10, 2013

Dear City Councillors,

ONNI'S IMPERIAL LANDING PROJECT ON BAYVIEW STREET

I am writing on behalf of the Steveston Merchants Association regarding Onni's Imperial Landing Project on Bayview Street and the proposed zoning changes for this project.

The Steveston Merchants Association understands that Onni will, or may have already started preliminary discussions regarding zoning changes for this site. We believe that any zoning changes need to be carefully reviewed and studied so we may have a real understanding of its impact on Steveston Village.

We understand that there will be a need for City Council to re-examine the current MMU zoning. The Steveston Merchants Association kindly requests the opportunity to contribute our input to future zoning change applications.

We are seeking feedback both from our members and the business community as a whole in Steveston. After we have summarized this information we will present the ideas and suggestions for any zoning changes on behalf of Steveston's business community.

Sincerely,

Jim Van der Tas
President
Steveston Merchants Association
info@exploresteveston.com

FILE

TO: MAYOR & COUNCILLORS
FOR INFORMATION
From: City Clerks Office

Mayor and Councillors

From: InfoCentre
Sent: Monday, 03 December 2012 9:46 AM
To: Mayor and Councillors
Subject: FW: City of Richmond BC - General Comments, Compliments and Questions - Case [1212-CS-COMMENT-000187] Received
Attachments: ATT00001.jpg
Categories: 08-4105-20-2008414809 - Onni - Imperial Landing - 4020 & 4300 Bayview St

PC: Joe Erceg For Info.
Wayne Craig For response

From: donotreply@richmond.ca [<mailto:donotreply@richmond.ca>]
Sent: Saturday, 01 December 2012 19:51
To: InfoCentre
Subject: City of Richmond BC - General Comments, Compliments and Questions - Case [1212-CS-COMMENT-000187]
Received



Attention: Administrator

A general comment, compliment, or question has been submitted through the City of Richmond online Feedback Form. Below is the information which was provided by the person submitting the feedback.

General Comments, Compliments and Questions

Category: Comment

Comment/Compliment/Question:

This is about the ONNI construction site in Steveston. We had public interactions with ONNI where it was stated unambiguously that, we the community, were overwhelming opposed to any box stores being included in their construction. Yet, it would appear that what is being built is accommodation for precisely those types of enterprises. How can they proceed in this manner without Council approval? Has it been given and if so why was the community not advised of the change and given opportunity to respond. This is bad for Steveston and I commit to making this an election issue if this moves ahead.

Personal Information:

Henry Salomon De-Friedberg
305-4111 Bayview St

V7E 6T5

778-288-4960

778-288-4960

henrysdf@telus.net

Tech Information:

Submitted By: 164,583.86

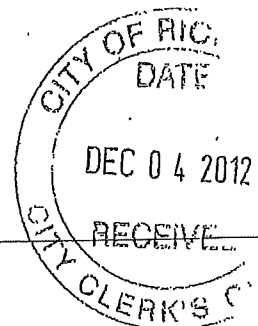
Submitted On: Dec 01, 2012 07:51 PM

Click [Here](#) to open this message in the case management system. You should immediately update the Case Status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message to the customer, add any additional comments you wish to and click Save & Send Email. Close the browser window to exit.

PHOTOCOPIED

DEC 4 2012

& DISTRIBUTED



From: Meredith Woodward [mailto:mlbw09@gmail.com]
Sent: Monday, 01 October 2012 11:20
To: editor@richmond-news.com; MayorandCouncillors
Subject: Here's an idea

Interesting that the Richmond Arts Strategy 2012-2017 includes the point that Richmond doesn't have enough space to meet our needs, artistically speaking (Richmond News, September 26, 2012).

So here's an idea. While property developer Onni is working at finishing their new rental housing/commercial project in Steveston, they are also trying to change the zoning under which they were granted permission to build in the first place--that the commercial space they wanted to include would have to be marine related. In signs posted on the site they have warned neighbours that if their proposal to change their current zoning restrictions aren't approved, we will be faced with the "dirty end" of marine business -- large, messy, noisy enterprises like boat building, welding, engine repairs, and so on -- not the small tasteful marine-related shops that we were led to believe would be there. So they are proposing to change the zoning to include large non-marine retail instead: a big grocery store and a big drug store are among the examples. These big retail outlets are not in keeping with Steveston's village atmosphere, are a ridiculous waste of prime waterfront property, and really destructive to a residential neighbourhood. And what's to say that if the zoning is changed that large, messy, noisy non-marine enterprises wouldn't be among the occupants?

I wonder if city council or the planning department has given any thought to working with Onni to subsidize those currently large empty spaces with the express purpose of turning them into artist spaces -- galleries, studios, live-work studios, rehearsal spaces, small performance venues, etc. Certainly more in fitting with the "village" concept. Certainly less invasive to a neighbourhood. Very likely adding to the development of Steveston as a tourist destination. And most certainly addressing one very clear need identified in the city of Richmond's long-term arts strategy.

This city does a wonderful job of supporting arts and culture through several programs and special events. Here is a perfect opportunity to go one step further.

Meredith Woodward

422-4500 Westwater Drive, Richmond, BC V7E 6S1
604-274-7601

((X

From: Vern Renneberg [mailto:vrennebe@telus.net]
Sent: August 26, 2012 10:08 AM
To: MayorandCouncillors
Subject: Onni proposed rezoning at Imperial Landing

OUTRAGEOUS!

Onni and the City of Richmond should be ashamed of themselves! The attitude of 'build it and they will come' is not acceptable.

The zoning for Imperial Landing is Industrial Marine and Onni knew it going in. Onni's plan all along was to get the zoning changed and the City of Richmond has closed their eyes so far.

Onni wants to be a Community player. They have failed badly. The City of Richmond council should be wary as votes do count.

VernRenneberg

X

From: MIKE WILLIAMS [mailto:mfwilliams@shaw.ca]
Sent: June 12, 2012 1:45 PM
To: MayorandCouncillors
Subject: ONNI Site Steveston....interesting concept?

I send the following to the ONNI people today this was a suggestion I made at one of their open houses earlier this year.

Perhaps you could look at this option:

<http://www.vancouver.sun.com/Vancouver+convert+industrial+buildings+into+artists+studios/6769930/story.html>

Mike Williams
4482 Gerrard Place
Richmond B.C.

Mayor Malcolm Brodie
Mr. Joe Erceg – Gen. Mgr. Planning & Development
City of Richmond

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

April 16, 2012.

As you well know, the ONNI Group (Imperial Landing), circulated a 'flyer' inviting attendance at Open House gatherings on February 23rd and 25th. Its purpose was to advise that the existing zoning restricts commercial uses to those that support the maritime economy. ONNI is contemplating an application to add 'permitted uses' allowing for commercial/retail uses and asked for feedback. They provided a layout plan of the Imperial Landing site and in an overlay fashion have shown 'potential uses' as follows: Building 1(West end)-Pharmacy; Building 2- Grocery; Building 3-Coffee; Building 4-Financial/Personal Services; Building 5-Fitness; Building 6(East end)-General Retail/Food.

When ONNI bought the B.C. Packers Site & Development Plans in December of 2001, the Imperial Landing portion included 37,460 sq.ft. of Maritime Mixed Use (MMU) space. Even back at that time, ONNI should have been aware that a significant part of Steveston's commercial fishing support industry had already disappeared. Several members of the Citizens Planning Committee who had worked with B.C. Packers on their application, had expressed concern that as the MMU zoning restricted ground floor uses to maritime related businesses, much of this space could remain empty.

The first 'visions' for the Imperial Landing site were presented in Open Houses in November of 2003 and over the past eight years, many zoning changes were proposed. To the surprise of many, in August of 2008, ONNI requested amendment of the existing zoning permit to add 24,036.1 sq.ft. for a new total of 61,486.1 sq.ft. This was to include 6 buildings and 52 dwelling units, above the maritime ground floor in 4 of them. The significant decline of Steveston's commercial fishing activity, was obvious to many of its citizens and that success under the MMU zoning would be very doubtful.

At the Development Permit Panel meeting of May 27, 2009, five Steveston residents, including myself stated in part, that the MMU: 'did not make sense'; 'was in conflict with the area's residents'; 'is a mistake – Steveston has undergone much change'; 'is not feasible – the fishing industry has declined significantly'; 'is a bad idea for the area - cannot be sustained'! During this meeting, the Chair raised a number of appropriate issues; concern was expressed that the project may be designed more for mixed commercial and residential use; ONNI representatives responses to questions, suggested that they were experiencing something less than certainty in finding 'allowable uses'. The motivation behind ONNI's decision to proceed with this significant increase in MMU space, is questionable and deserves an explanation! The fact that their request moved on to Council and was approved on July 27, 2009, was also surprising. I feel that the best interests of the community and our citizens were not well served!

Following ONNI's withdrawal of the greatly opposed 'Two-Tower' proposal and prior to proceeding with the larger scaled MMU development, I am aware that City Staff had a number of discussions with ONNI representatives about a variety of different development options. This included a proposal which I had submitted to Council on Sept. 12, 2010 based upon the residential/commercial split at Easthope Ave. which ONNI had brought forward in 2007. I thought it had great potential and respected the residential nature of the area. It would also have provided ONNI the opportunity to recognize the Imperial Landing site as a very special piece of waterfront land, on which, to create a green public plaza area to commemorate its history in supporting the fishing industry and the resulting economic and social growth of Steveston. Instead of continuing to work with our Planning & Development staff to find a compromise solution and despite the 'red flags', ONNI decided to implement the amended MMU zoning. Large equipment soon took over the site and pouring of concrete quickly followed.

Now ONNI is back, with 'cap-in-hand', as predicted, looking for a 'bail-out' in an attempt to rectify the major mistake, which was of their own making!

The 'potentials' offered by ONNI for 'better serving the community's needs', would create an unacceptable change in the character of the area. As entry to this very narrow piece of land can only be from Bayview Ave., any significant increase in people presence; the unmanageable traffic congestion including the regular service vehicle activities; the lack of convenient parking and the increased noise and safety/ security issues, would be detrimental to this prime residential community. In my view, only Buildings 1 & 2, west of Easthope Ave. would be acceptable for commercial/retail convenience use and support services for activity on the water.

There certainly appears to have been a lack of frank and open communication in good faith, over the past eight years in which I have been involved and I have gained the impression that if it is not - 'The ONNI Way', it is 'No Way'! What is best for the residents in the area and the Community, should now be respected.

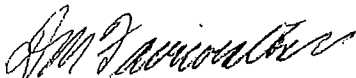
I hope that staff of our Planning & Development Dept. & Council, share some of my concerns. If there is a generally negative reaction to the 'potentials' presented by ONNI, rather than wait for them to come forward with a proposal, would it not make sense to present to them, an outline of what the City is prepared to consider. We now hold the controlling hand and must use it to gain positive results for the City.

I realize that the following may not be feasible, but for what they are worth, these thoughts have been on my mind:

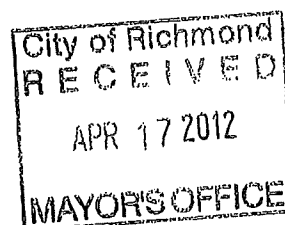
- a) If the City is prepared to allow ONNI to convert the MMU ground floor of buildings No. 4,5 & 6 to residential units, this should only be on the condition that buildings No. 4 & 5 will be no more than two storeys in height. This was one of the 'Don'ts' of the major themes from public responses at the 2003 Open Houses. (Construction as of today, is only at the first level). In addition, any residential units in building No.1, should be restricted to second storey only!
- b) I had thought that another trade-off for any concessions being considered, might be to require ONNI to cede the Building No.2 site to the City. I had initially thought that this might be a suitable location for the much desired 'Museum', in a waterfront setting, but I later learned that even duplicating the 17,014.4 sq.ft. of the ground floor with the re-design of the second floor for a total of just over 34,000 sq.ft. , would not come close to what is being contemplated. I suppose also, that there is no provision in the capital budget.

AS a closing thought, it seems wishful thinking on ONNI's part to expect any significant changes to be processed as an amendment of the existing zoning, rather than as a new Zoning Application!

Sincerely,



Dave Fairweather - 604 244-3788



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

pc: B. Jackson for information

115-7631 Steveston Highway
Richmond, BC V7A 4L7
7 March 2012

		INT
	DW	
V	GJ	
	KY	
	DP	

Onni Group
300 - 550 Robson Street
Vancouver, BC V6B 2B7

Dear Onni Group

Re Steveston Rezoning Plan

I was utterly dismayed to see the article in the Richmond Review today entitled 'Onni floats rezoning plan in Steveston'. Has Onni not put enough of a blight on the waterfront of the community of Steveston. It appears not. Onni just wants more and more of what was once a beautiful waterfront. It is no longer.

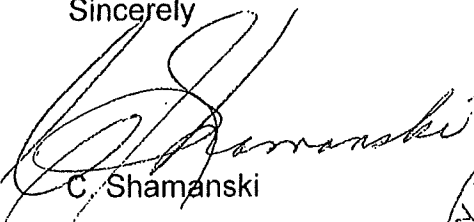
Last week I was again totally dismayed walking in front of the construction at Imperial Landing and to see how natural beauty of this area has been totally destroyed with the buildings being built right up to the edge of the sidewalk. All we need are commercial buildings right along there which will totally change the flavour of that area and not for the better.

I attended and signed against any development in that area initially, but of course, it doesn't matter what the public says, the almighty dollar always wins.

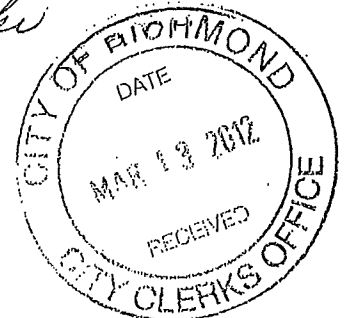
I am sadly disappointed in the Richmond City Council for approving this development and I sincerely hope the plan to rezone this area to accommodate commercial properties will not be approved.

Onni has put a blight on the beautiful community of Steveston and it saddens me deeply.

Sincerely


C. Shamanski

✓ c Richmond City Hall



From: kelvin higo [mailto:khigo@hotmail.com]
Sent: March 8, 2012 10:03 AM
To: byee@onni.com
Subject: RE: Imperial Landing

Firstoff, I agree that "maritime use" for your retail space is unrealistic in todays market, but having said that I believe that Onni Development needs to comply with the intent of the original zoning in providing ground level retail opportunities. I think that a variety of small retail businesses similar to what is currently offered in Steveston and that complements the existing businesses in the core Steveston retail area is my preference. I do not want another satellite business area built that competes with the core Steveston village concept. I think having more fish and chip/coffee houses/pharmacies or similar businesses that currently operate in Steveston is redundant.

I believe that the Steveston area is a unique and that some of the businesses should reflect this historical and cultural past. They should also be businesses that cater to walk by traffic and not be specific destination type businesses such as Wal-Mart/Home Depot/etc.

Though you might technically be correct that you meet the zoning bylaw with respect to parking regulations, reality dictates that public parking in Steveston does not meet the demand. If you visit Steveston during a busy weekend, you will find that parking is at a premium and one has to park in the residential areas and walk into Steveston.

I also do not support any rezoning application that would convert any of the commercial use to residential use unless it was related to low cost housing/daycare/assisted living type accomodation or public space such as a public library.

I believe that the retail development in your current project has the opportunity to define the future of Steveston. It is ideally situated along the waterfront walkway and could be developed into something similar to other fisherman wharf type developments. Ideally it would be an extension of the development along Bayview St and would have several casual type eating establishments with outdoor seating; smaller retail stores catering to tourists but also local residents. Your development should also act as a further link along the waterfront connecting the Steveston village to Britannia Shipyards/Princess Rd area development/London Farm rather than just being an isolated pocket of development that doesn't fulfill any community need or add to the ambiance of our area.

From: byee@onni.com
To: khigo@hotmail.com
Date: Thu, 8 Mar 2012 09:26:29 -0800
Subject: Imperial Landing

Kelvin,

Thank you for your concerns. The type of 'Potential' retail outlets that were shown on our plan were intended to serve purely as placeholders to give people a better idea of possible retail options. Onni has not been in discussions with any pharmacy, fitness centre etc. The design of the retail outlets is being built to integrate with the residential units above them and Steveston village. Our design will not compromise to suit 'big box retailers'. Moreover, the leasable space is not going to be by building, all buildings will be divisible to create small retail spaces for tenants. In regards to parking the City of Richmond's by-law requires 3 stalls per 1,076sq.ft of commercial space. Onni will be providing 4.83 stalls per 1,076sq.ft which is significantly higher. In total we are building 267 parking stalls intended for commercial use plus additional stalls to meet our requirement for residential tenants.

Currently we are building to our current zoning which restricts the ground floor commercial space to Mixed Maritime Use. Would you like to this area permitted for retail uses? What types of retail would you like to see?

Sincerely,

Brendan Yee
ONNI GROUP
300 - 550 Robson Street
Vancouver, BC V6B 2B7
T: (604) 602-7711
ONNI.COM



From: Bill Armerding [mailto:bill_armerding@telus.net]
Sent: March 7, 2012 2:56 PM
To: Mayor and Councillors
Subject: Rezoning at Onni Monstrosity on the waterfront in Steveston

Dear Mayor and Councilors:

We were out of town when the open house was held but have advised Onni that we are opposed to the bizarre plan they propose although we are sympathetic to their problem of being able to build only what is not needed - more maritime economy uses. We are opposed to manufacturing or industrial uses since none were originally planned and many people purchased adjoining residential properties with the understanding the additional waterfront buildings would be primarily commercial and retail. It is already more of a concrete fortress than what was in the proposals and we are certainly glad we don't own residential property in the old BC Packers sites.

We think the city should figure out what kinds of commercial uses are really needed and which would not simply flood the market in Steveston with an already surplus amount of pharmacies, coffee shops and financial services and the grocery store idea is too small for a major chain such as Safeway or Savon which is what would be fair to the established SuperGrocer as competition. The idea of a large fitness facility would not be negative towards the surroundings but we already have one white elephant down at the Olympic Oval that is substantially underused and costing us a bundle whether the Mayor wants to acknowledge that or not.

So, we hope you will say "No" to the ideas Onni has put forward and perhaps form a citizen's advisory group such as existed with the BC Packers rezoning to help you come up with something better.

William H. (Bill) and Joy R. Armerding
12071 Hayashi Court, Richmond, BC CANADA V7E 5W2
Tel: 604-241-0487 Email: Bill_Armerding@telus.net

From: jeff jones [mailto:jefflynn@shaw.ca]

Sent: March 2, 2012 6:54 PM

To: Mayor and Councillors

Subject: Onni Development at Bayview

Ladies & Gentlemen

I live on English Ave which is adjacent to the current development site, my wife and I have lived in this same location since 2005 having moved to this beautiful area from Alberta. For the past seven years we have looked at that vacant lot hoping that one day it would be rezoned and developed into either purely residential or a combination of residential and commercial, not industrial as is the current zoning. Onni has made numerous proposals for rezoning which I supported but in their ultimate wisdom City Council in the form of the Development Permit Panel chose to vote against it. At various times city staff, city managers, and Mayor Brodie have supported the rezoning from maritime industrial to residential/commercial. Please if ONNI makes another rezoning application don't turn them down, put pressure on the DPP to accept the rezoning and preserve the beautiful waterfront and not let it fall back to industrial, the way it was for so many years without public access. Please listen to the residents in the immediate area and not vested business interests who may not live here and do not care what business locates to the water front as long as it does not remotely impact them, real or perceived. As you may know there is an unsigned letter which was delivered to area residents painting a totally misleading picture of the industrial part of the development, so people are being misled or choose to ignore the facts. I am tired also of writing emails to mayor & City Councilors and not even getting an acknowledgement or a reply. The way you people operate right now is undemocratic, for instance you don't have a ward system so no one is responsible for an area in the City, I can't phone you or email you direct, and you have staff who conveniently refers the emails and letters to City staff instead of dealing with the issues yourselves. I wish I had a job like you guys where you are well paid with salary and expenses, and not really answerable to any one except the few people who bother to vote every four years. I hope some of you will respond to me either by phone or email in the near future.

Kind Regards

Jeff Jones
English Ave Richmond
Ph 604-241-4153

X

404 - 4233 Bayview St.
Richmond, B. C.
V7E 6T7

February 29, 2012

Mayor Malcolm Brodie
City of Richmond
6911 No. 3 Road
Richmond, B. C.
V6Y 2C1

Dear Mayor Brodie:

We understand that Onni is seeking to change the current zoning of its site on Bayview Street to include additional commercial outlets. As a resident of Bayview Street (whose view of the Fraser estuary will be blocked by Onni's structures) we urge strongly that Onni be not given authority to change the current zoning.

Stevenson has long enjoyed the ambience of a village and is now already served well by an adequate number and variety of shops and other services. Further development along these lines is entirely unnecessary and will diminish Stevenson's attractiveness both to residents and to visitors.

We would urge that the City of Richmond consult widely in Stevenson and follow the wishes of its people.

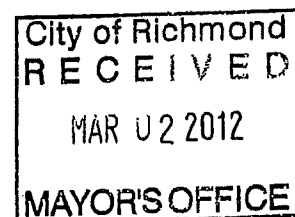
Yours respectfully,

Donald F. Maclean

Donald F. Maclean

Frances R. Maclean

Frances R. Maclean



X

From: Henry Salomon-De-Friedberg [mailto:henrysdf@telus.net]
Sent: Thursday, 23 February 2012 8:35 PM
To: MayorandCouncillors
Subject: ONNI Re-Zoning Initiative

23 February 2012

Dear Richmond Council,

ONNI held the first of its 2 sessions this evening in Steveston to obtain feedback on possible re-zoning of its current development on Bayview east of #1Rd.

Their proposal to change zoning to permit larger commercial space was not well received in general. My personal concerns are:

- The already limited traffic access to that area – even before any site development has taken place – particularly in the summer time. The presence of a large store in this area would make the situation untenable.
- Supply trucks entering the area at all hours of the night are a most unwelcome intrusion in this, up to now, quiet area. I believe most truck drivers would find it extremely challenging to negotiate the narrow Bayview St. that effectively has no exit for them on the east side where the roundabout is located. It would be very sad indeed if this roundabout with its lovely summer flowers were to be removed or damaged.
- The impact of larger commercial properties on the very character of Steveston and its many small quaint shops is not a consideration in ONNI's decision.

Steveston is a community whose character is worth preserving. The diversification it offers within Richmond adds greatly to the city as a whole.

May I take this opportunity to congratulate Council for its far sightedness and steadfastness in refusing to permit tall complexes in this area of town. I strongly support the notion that the closer one approaches the water, the lower the buildings should be. Let the tallest buildings dominate the center of the city which is as it should be.

Thank you for your consideration.

Sincerely;

Henry Salomon-De-Friedberg
305 – 4111 Bayview St.
Metallurgist,
778 296-4960 (w)

X

From: Graham Corrigan [mailto:grahamandkathy@gmail.com]
Sent: Thursday, 23 February 2012 9:18 PM
To: MayorandCouncillors
Subject: Onni

I must register my concern with you about Onni's proposal to change what they agreed to with the City and have the the Bayview property rezoned to allow what amounts to a large shopping mall on the waterfront. Steveston has more than enough commercial enterprises, we already have a supermarket, banks, coffee shops, restaurants, pubs, dentists, doctors and pharmacies, Onni's contention that their proposal is all about the public is just spin-doctoring and flimflam, it's all about money and you know it. The village proper would lose that small, slightly untidy, intimate charm if it's retail sector was expanded along to Phoenix Pond and it would be grossly unfair to the merchants in the village to have to compete with chain stores in an already overcrowded market. I urge you to reject Onni's proposal, they obviously care little or nothing about the history and heritage of the Steveston community,

John Corrigan,

604-271-9016.

From: Annette Wegner [mailto:nanannette36@gmail.com]

Sent: Thursday, 23 February 2012 9:20 PM

To: MayorandCouncillors

Subject: Onni Rezoning@ Bayview St.

I sincerely hope you will not consider this request. This neighborhood is completely unsuited to a Commercial area of this magnitude. The narrow street, lack of adequate parking, even before the construction started, is already a serious problem. An apartment complex with appropriate landscaping and adequate parking will be an asset to our community. A large commercial complex such as Onni is proposing would forever change the wonderful Village that Locals and Visitors have come to appreciate and love. Please, do not allow this to happen.

Mrs Annette Wegner
408-4111 Bayview St. Richmond
604-271-6914 .

X

From: Richard [mailto:rihamilto@shaw.ca]
Sent: February 22, 2012 10:55 AM
To: MayorandCouncillors
Subject: Onni development

February 21, 2012
Mayor Brodie,
Richmond, B.C.

Dear Mayor Brodie,

Re: The plan from Onni Corporation for the retail space planned on Bayview St. in Steveston.

Onni is currently developing a new marine/retail space on Bayview St. in Steveston. They do have approval from the City of Richmond for marine-type workspace. Now Onni is proposing a new plan for that space -- large retail grocery and drug stores as well as other Shopping Mall shops.

We oppose this idea and we would like to ask our council to vote against it when the proposal is made.

We have many small shops in Steveston that make Steveston an interesting village that hundreds of people flock to. They come to Steveston for an afternoon or evening of strolling, dining, shopping, and walking on the dyke. They come for the relaxed atmosphere and the experience of the river, the boats, the birds and the food.

A Shopping Mall as Onni is proposing would take away our village atmosphere. There are other malls in Richmond. Shoppers who want and need to scurry around a mall - shoppers who enjoy an afternoon of the hustle and bustle of visiting a mall - have many other options to choose from in Richmond.

Please don't let them take away the village atmosphere we have in Steveston..

Thank you, Mayor Brodie.

Sincerely,

Richard and Eleanor Hamilton
105 4233 Bayview St.
Richmond. B.C.

ad & distributed
to all.

Date:

Feb 27/12

Initials:

UM

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

FEBRUARY 20, 2012

		INT
DW		
GI		
KY		
DB		

MAYOR, BACON AND COUNCILLORS - CITY OF RICHMOND

SUBJECT - ONNI DEVELOPMENT ON LAND BETWEEN BAYVIEW STREET AND RIVERFRONT PROMENADE - STEVESTON.

WE MAKE REFERENCE TO ONNI'S PUBLIC OPEN HOUSE ON FEBRUARY 23, 2012, AT WHICH THEY ARE REQUESTING A CHANGE IN THEIR DEVELOPMENT OF THE AFOREMENTIONED AREA FROM MARITIME USE TO COMMERCIAL.

SUCH PROPOSAL WOULD COMPLETELY SPOIL A MOST PUBLIC WATERFRONT WALKWAY WHICH IS BEING USED AND ENJOYED EXTENSIVELY BY INDIVIDUALS, COUPLES AND FAMILIES TO STROLL AND LINGER ON.

THE FACT THAT THE CURRENT DEVELOPMENT UNDERWAY IN THIS HISTORIC AND PRIME AREA WAS IN THE FIRST PLACE ALLOWED TO HAPPEN IS BAD ENOUGH. BUT TO TURN PRIME WATERFRONT INTO PROPOSED LARGE GROCERY AND/OR OTHER RETAIL POSSIBILITY WOULD DESTROY THE CURRENT AUTHENTIC ATMOSPHERE THAT MAKES STEVESTON WHAT IT IS. A ENJOYABLE VILLAGE FOR BOTH RESIDENTS AND THE MANY AND COUNTLESS VISITORS WHO FREQUENT THE AREA YEAR ROUND.

PLEASE DO NOT BEND TO ONNI'S REQUEST FOR CHANGE. THIS AREA WAS UNFORTUNATELY NOT CONSIDERED PRIOR TO IT BEING OBTAINED BY DEVELOPERS AND FURTHER REZONING WOULD HAVE SIGNIFICANT IMPACT AND EVENTUAL DESTRUCTION OF THE VILLAGE OF STEVESTON.

RESPECTFULLY -
HAROLD AND GLORIA BACON
407 - 411 BAYVIEW STREET



From: John Grauer [mailto:grauer@telus.net]
Sent: February 20, 2012 1:39 PM
To: Mayor and Councillors
Subject: Onni Development Bayview Street

Dear Mayor Brodie and Councillors,

I am sending you this e-mail to express my concern over Onni Development's current attempt to gain public support to change the existing zoning of its site on Bayview Street from "Maritime Mixed Use" to "Retail Commercial". They have suggested uses such as grocery store and drug store uses among other retail uses including coffee shops etc.

My concerns are as follows:

- 1) The total commercial area of the site is 60,000 sq ft. This is not an insignificant development. It would equate to taking a shopping centre of the approximate size of Terra Nova Shopping Centre and plunking it down beside one of the most beautiful and used public waterfront walkways in Richmond without any consideration to layout, additional traffic, or impact studies, and additional noise to adjacent residents.
- 2) Currently, Steveston pretty much shuts down at 7pm. This re-zoning, if approved, would attract National type tenants, many whom have already been contacted by Onni. These tenants would require their shopping hours to be much longer than 7pm. Just as Onni has no hesitation to push back for amendments these retailers would inevitably push for longer operating hours as well, then along with the retail stores comes the bright signage and lighting of the mall.
- 3) The existing retailers in Steveston would no doubt feel the impact of such a re-zoning. Their sales would be cannibalized by an additional 60,000 sq ft of retail. Our Steveston merchants have played by the rules and have been able to provide us with the eclectic and unique shopping environment that we have become so proud of. They deserve our support as may are mom and pop operations that operate on a shoe string.
- 4) I know that Your Worship and Councillors along with planning staff have worked very hard over the years to keep the authentic fishing village atmosphere which we are known for world-wide and the current zoning reflects this history and ambiance. Onni knew what they were permitted to do before breaking ground on their project, but then just a few months after commencement of construction they want to go back to the drawing board and muscle through their new agenda. The part about Onni's attempt to persuade the public that annoys me the most is the big bill board that they have erected on the site showing a worker with a blow torch working on a big metal boat next to happy shopper with in big black type INDUSTRIAL <> RETAIL COMMERCIAL. This is very misleading and irresponsible as it implies that the entire site would be primarily heavy Industrial when in fact this is far from the truth of the varied uses that are available under the current Maritime Mixed Use zoning.

Thank you for taking my points into consideration and I encourage you to hold the current zoning in place should Onni approach the City with any public petition and application to re-zone.

John Grauer

X

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

		INT
	DW	
	GJ	
	KY	
	DB	

Annette Leger
408 - 4111 Bayview St.
Richmond BC
V7E 6T5

PC: B Jackson for response

00-4105-20-2000414809

To - The Mayor & Councillors

re - Conne - Waterfront Development

I remember a council meeting when Conne Construction was told "don't come back in five years and try to change this plan," and yet, here they are!

I sincerely hope you will all stick to your guns, and not allow this latest attempt to pass.

I live on Bayview but my view is to the west, so I would have to look at it from afar, but I think this would be a travesty.

The people of Steveston are trusting in you not to allow these changes that would forever spoil our beautiful River Walk.

Yours sincerely,

Anneta Leger
604-271-6914

City of Richmond
RECEIVED
FEB 20 2012
MAYOR'S OFFICE

C.C.

Chack Lee
Linda Barnes
Wesley Wong
Esther Halsey Brandt

Ken Johnston
Bill Mc Neilly
Linda Mc Pherson
Harold Steen

CITY OF RICHMOND
DATE
FEB 22 2012
RECEIVED

-----Original Message-----

From: Walter Nieboer [mailto:w.nieboer@shaw.ca]
Sent: February 18, 2012 11:48 AM
To: MayorandCouncillors
Subject: Onni Development along the River & Bayview

Dear Mayor and Councillors,

I am responding to a Notice of 'Public Open House' that Onni has put out in the community, requesting feedback on their proposal to seek a zoning change for the above noted development from MMU to Commercial.

We are absolutely opposed to such a change.

We note from Onni's notice that the FOOTPRINT of Onni's development seems to have changed from the originally approved development.

This is very upsetting and we wonder how such a change can take place without notice to affected landowners.

The change in footprint that is of concern is with respect to building # 1 , the most westerly building. The orientation of this building is now shown to have been squared and made parallel to Onni's westerly property line , a significant change from the approved angular orientation which would also have more or less doubled the existing public plaza. This affects the residents in the existing building on Bayview and as such should at least have been advertised to those residents. Are there other changes since the original development permit? Has the building # 1 orientation and footprint change been approved , if so when and on whose authority?

With respect to the proposal to change the zoning of the site to Commercial we can only appeal to the good sense of you the Mayor and Councillors.

It is difficult enough to have an MMU zoning designation , to now migrate to a Commercial zoning designation is pure folly.

The fact that a development is taking place at all along the Fraser River is sad enough. We do not need to now make it worse by essentially letting Onni develop a shopping centre along the river, a historic, prime tourist and recreational area.

Over the years with hard work by many citizens much has been done to maintain and develop the historic nature of the river front. A true treasure that is enjoyed and appreciated by residents and visitors alike.

Do Not spoil it by allowing commercial activities on this site.

Commercial activities on this site will also jeopardize the commercial viability of the merchants in the Steveston Village proper.

Onni will argue that the MMU is too restrictive and that they will be handicapped in leasing this ground floor space.

I suggest they went into this development with open eyes.

I further suggest that it is not too late to change the zoning to ALL residential, this will be a whole lot less intrusive than MMU or Commercial, and will also support the existing commercial activities in the Village .

Mayor and Councillors do not let us down.

Walter & Shirley Nieboer
406 4111 Bayview Street
Richmond BC
604 241-1471

From: Iain Barrie [mailto:ibarrie@idrccm.com]
Sent: February 17, 2012 9:21 AM
To: Mayor and Councillors
Subject: ONNI proposed change of use for Bayview Street

Good morning

I'm sending the attached to make you aware of what ONNI is up to, and wanted to be sure you were aware of the latest stunt they were pulling. Since construction began we have had no lights at all on the boardwalk, despite City assurances, the cracks caused by ONNI's construction crew in the public boardwalk continue to grow and ONNI continues to do as they please. At least to those of us that live here; that's how it appears **with zero updates from the City** to the residents of the area.

If you review the attachment you will see they are proposing to commercialize the entire area, considering there is no parking, and no commercial delivery access how is this proposal even contemplated? **Will the City have representation at the coming meeting?** I would, and I'm sure my neighbours would; love to hear how the city will cope with the trash generated, the parking, the deliveries and commercial trash collections, noise and actual pollution. Considering we already have 6 coffee shops in walking distance, numerous restaurants, gyms, financial planning services and retail in the village, your guess would be as good as mine as to the real use of the space. We are short of parks here not coffee shops!

Please, we need our council to step in and do something here and protect the rights and environment of residents of Steveston Village, not allow big business greed to destroy it.

Iain Barrie
213-4211 Bayview Street,
Richmond, BC
Canada, V7E 6T6
604-842-8608

From: Angela Gauld [mailto:angelag@shaw.ca]

Sent: February 15, 2012 3:54 PM

To: MayorandCouncillors

Cc: Evelina Halsey-Brandt; Bill McNulty

Subject: Zoning decisions

Mr. Mayor and City Councillors

I wish to draw your attention to an announcement on page 32 of the *Richmond News* and page A29 of the *Richmond Review*, both dated February 10 2012. This announcement, by The Onni Group, gives notice of a public information meeting concerning Imperial Landing, and contains the following interesting statement: "...*The Onni Group is contemplating revising the existing zoning to permit community-based commercial/retail uses.*"

I am under the impression that only City Council can revise zoning. Is this impression correct? If so, then this announcement

is somewhat presumptuous on the part of the Onni Group, and surely, it is in the interests of Richmond City Council to put these people straight regarding who is ultimately responsible for zoning decisions. I might add that the announcement could easily be misconstrued by members of the public regarding exactly who is in charge when it comes to land use, zoning etc. On the other hand, it may well be an example of lazy writing and editing, but, but even so, I suggest that it should still be publicly corrected by the City.

Thank you for your attention.

Respectfully

Angela Gauld

-----Original Message-----

From: russell ruttan [<mailto:russman@telus.net>]

Sent: February 14, 2012 4:06 PM

To: MayorandCouncillors

Subject: <http://waterfrontrezoning.com> ONNI is at it again..

Greetings Mayor and Council

I am quite sure you are all aware of the latest ONNI marketing <http://waterfrontrezoning.com> scheme to wiggle out of it's prior agreements with the City of Richmond.

If you have not seen the latest propaganda posted at the waterfront site in Steveston I really encourage you all to drop over a have a look.

We have a lady and child strolling a bucolic supermarket isle (potential retail) juxtaposed against a welder flashing up a steel boat (industrial use)

I do hope council will stand firm on this issue with ONNI, if you start backsliding on your agreements with developers now, who knows what the future may hold?

I also think a great many citizens will be disappointed that Richmond council caved in to ONNI's marketing machine.

Stand firm please, Onni needs to learn to play nice, and live up to it's agreements. Not make an agreement to get what it wants, (the 2001 development,) and plan all along to press for rezoning when it suits Onni, treating the bargain process like a chump, and the people of Richmond as morons who will fall for cheap marketing billboards and "potential retail".

What supermarket will open up against Super grocer? None, because the can not compete that is why none have bothered so far.

It is plain this is only about Onni's bottom line, they do not care about Richmond or it's people.

We do not need more t shirt, coffee and ice cream shops in Steveston, we need to build and sustain our maritime environment, for now and for the future.

Best Regards

Russ Ruttan
Steveston BC

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

PC: Wayne Craig - for response

Feb. 12/12

Joe Erceg for info.

Mayor and Councillors
Richmond City Hall

re: Omni Development
Bayview St.
Richmond Bb.

		INT
	DW	
✓	MJ	✓
	DB	

4060-05-03

We see "For Lease" signs going
up in various areas of this complex. We
wonder if there are any changes to
the zoning of this development.

Our concerns re - deliveries, garbage
collection, hours of operation and parking
are still of great importance to many in
this complex.

I would very much appreciate any new
information on these issues.

Thank you for your assistance.

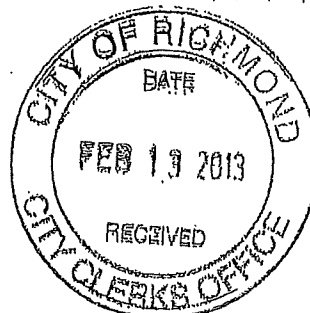
Mrs. Annette Meger
408-4111 Bayview St
Richmond Bb
V7E 6T5

tel. - 604-271-6914

PHOTOCOPIED

FEB FEB 14/13

& DISTRIBUTED



Submitted to
Onni

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 28 October 2013 05:29 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#78]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Monday, October 28, 2013 5:23 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#78]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I support the retailers and new business we need the services in Steveston.

Name *	katrina wilson
Email *	wilson1238206@yahoo.ca
Phone Number	(604)370-0231
City	Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Tuesday, 15 October 2013 08:51 AM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#77]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Monday, October 14, 2013 11:17 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#77]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I support rezoning for retail purposes

Name *

Kate Macdonald

Email *

kmor@shaw.ca

Phone Number

778-386-9216

City

Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 30 September 2013 08:36 AM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#76]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Sunday, September 29, 2013 6:38 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#76]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * Help keep Steveston vibrant and growing.

Name *

Shelley Gray

Email *

shelley.grat@me.com

City

Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 09 September 2013 03:18 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#75]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Sunday, September 08, 2013 4:35 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#75]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Waterfront areas are the optimal areas to enjoy sightseeing, nature and the calming serenity of the water but it's important for such areas to be made vibrant and alive. Relevant commercial enterprise in such a prime area serves the local community and draws tourists in, thus boosting the economy and providing more options for goods and services. Granville Island and Lonsdale Quay are good examples of that reasoning. Caution must be taken to ensure that only desired and responsible businesses and services be approved but I fully support the retail aspect of the waterfront.

Name *

Kris Ladd

Email *

kl777@telus.net

City

Steveston

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Tuesday, 03 September 2013 02:07 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#74]

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Sunday, September 01, 2013 12:16 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#74]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

It will provide added service to the community and help attract tourists and visitors

Name *

Andy Lai

Email *

andy@laica@yahoo.ca

Phone Number

7785580798

City

Richmond BC

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 26 August 2013 04:35 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#73]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Saturday, August 24, 2013 11:57 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#73]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I support the move to add retailers to the waterfront. Steveston has become a burgeoning residential area and the local businesses, though quaint, are antiquated and do not meet the needs of most local residents.

Name *

Jeff Anthony

Email *

jeffanthony70@gmail.com

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 19 August 2013 05:36 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#72]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Saturday, August 17, 2013 1:57 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#72]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I live near the Imperial Landing and I notice that lots of your resident & commercial units are still empty. I don't know much about how to attract more people to rent your place and I know that there are many restrictions from some of the residents living there. I do hope that it should be changed and trying to attract more people to live there, because the near by shops & restaurants need more people to enjoy their business too.

Name *

Raymond Wong

Email *

RWong218@hotmail.com

City

Richmond

Badyal, Sara

From: Badyal, Sara
Sent: Thursday, 15 August 2013 10:44 AM
To: Badyal, Sara
Subject: Imperial Landing: I Support [#71]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Tuesday, August 06, 2013 8:59 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#71]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

With the ever growing community that is Steveston and our determination for a better environment; it makes complete sence to add quality shops and restaurants to better serve the community that can walk to the amenities instead of drive. I truly believe that new retail and commercial is a necessity for our neighborhood to grow and flourish within the community.

Name *

Emily Gravestock

Email *

emilygravestock@gmail.com

Badyal, Sara

From: Badyal, Sara
Sent: Thursday, 15 August 2013 10:44 AM
To: Badyal, Sara
Subject: Imperial Landing: Feedback [#37]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Tuesday, August 06, 2013 9:04 PM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#37]

Please tell us your feedback on why you do or do not support additional community based resources for Imperial Landing *

I would love to see a fitness facility locally in Steveston. Currently I have 15 min to the nearest gym. I personally have no use for more marine related stores in steveston.

Name *

Greg Trojanoski

Email *

gregtrojan@hotmail.com

City

Steveston

Badyal, Sara

From: Badyal, Sara
Sent: Tuesday, 13 August 2013 10:35 AM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#69]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Friday, July 26, 2013 6:33 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#69]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I would like to see a vibrant and energizing waterfront. Steveston needs a more up-market food market; speciality shops; and more to attract visitors. Please ensure that the commercial along the waterfront are geared to walk in traffic and not things that have shuttered windows much of the time and closed on weekends.

Name *

jane lee

Email *

tony_davies@telus.net

Phone Number

604-277-9983

City

Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Wednesday, 10 July 2013 07:00 PM
To: Badyal, Sara
Cc: Konkin, Barry
Subject: FW: Imperial Landing: I Support [#68]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, July 10, 2013 4:23 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#68]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

As a Steveston home owner I look forward to a wide variety of shops in The Village at Imperial Landing. I am dismayed at how long it is taking the City of Richmond to realize the potential vitality and enhancement to quality of life for Steveston residents. Most importantly the opening of a wide variety of shops will provide a boost to our tourism which is second only to the fishery in its value to our economy.

I believe it appropriate to require retailers to reflect the past and present fishery in the design and signage of the shops. I believe it inappropriate to restrict the variety of retailers permitted.

Name * Marsha Zalik

Email * leoracz1@gmail.com

Phone 604-448-0026

Number

City Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Wednesday, 10 July 2013 07:05 PM
To: Badyal, Sara
Cc: Konkin, Barry
Subject: FW: Scanned from estudio520 07/10/2013 14:37
Attachments: DOC071013.pdf

From: Karen Wighton [mailto:karenw@elandatamakers.com]
Sent: Wednesday, July 10, 2013 2:44 PM
To: Brendan Yee
Subject: Fwd: Scanned from estudio520 07/10/2013 14:37

Hi Brendan,

Please find my signed letter of support attached.

Thanks,

Karen

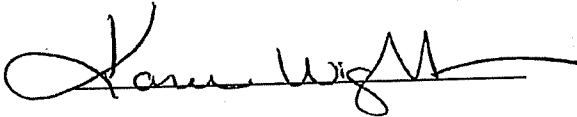
----- Forwarded message -----

From: reception <printer@elandatamakers.com>
Date: Wed, Jul 10, 2013 at 3:37 PM
Subject: Scanned from estudio520 07/10/2013 14:37
To: Karen Wighton <karenw@elandatamakers.com>

Scanned from estudio520.
Date: 07/10/2013 14:37
Pages:1
Resolution:300x300 DPI

Dear Mayor and Council of the City of Richmond,

I, Karen Wighton, am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical uses such as general retail, personal services, financial services and office uses that will enhance the residential community as opposed to the Mixed Maritime uses that the property is currently zoned for. The current zoning of Mixed Maritime use is outdated and would provide no benefit to the community. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents living in the surrounding area, creating a community where residents can live, work and play.

A handwritten signature in black ink, appearing to read 'Karen Wighton', with a long horizontal flourish extending to the right.

Karen Wighton

Unit 11 4360 Moncton Street

Richmond, BC

V6E 6R8

604-244-3063 (Home)

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Tuesday, 09 July 2013 08:54 AM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#67]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Tuesday, July 09, 2013 7:38 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#67]

Please tell us your feedback on why you
support the proposed retail uses for Imperial
Landing *

The city has allowed so much growth to happen in this small community
and now needs to allow services to support that growth. I live here for the
walkability of this community. Allowing non-marine based business will
keep more of us on foot/bikes rather than in our cars. By allowing so
many new developments in Steveston, that automatically changes the
need for maritime only based businesses. Common sense!!!!

Name *

K. Dickson

Email *

kirstid@telus.net

City

Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 08 July 2013 02:44 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#66]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Monday, July 08, 2013 11:16 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#66]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Better growth for the area. Good for tourism. BC lacks good tourism when compared to other cities in North America.

Name *

Stanley Tam

Email *

stanley_tam@hotmail.com

Phone Number

6044533822

City

Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 08 July 2013 03:18 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#65]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Sunday, July 07, 2013 10:57 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#65]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

It would serve the community needs better.

Name *

Jennifer Vi

Email *

jenn_328@hotmail.com

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 08 July 2013 05:17 PM
To: Badyal, Sara
Subject: Steveston Support
Attachments: image001.gif

Hi Brendan,

Thanks for the update. I am FULLY in support of your application to rezone these properties.

I sat on the City's Steveston Waterfront Sub-area Planning Committee 15 years ago when we formulated the OCP and zoning policies for the BC Packers site (Imperial Landing). I fought, unsuccessfully, very hard to avoid the restrictive maritime mixed-use zoning that is in place and predicted then that we would be doing this rezoning one day.

Permitting those normal commercial uses one would normally find in an areas like that along the waterfront will "complete" Steveston. Your application makes perfect sense.

For 103 years, my family has resided in Steveston and me and members of my family have tried to contribute to making our little town a good place for people to live, work, learn and play as it has evolved over the last century. It hasn't been easy. With each generation, one encounters small-minded people without vision, who try to stop progress-- the kind of progress that has constantly improved Steveston and made it the special place it is today.

I will make my views known publicly when the public hearing takes places. My voice will likely have little impact, as many of the so-called "community leaders" have shown they have no vision and have ignored many of my ideas and concerns in the past.

Since my time is limited, as I am involved professionally in managing public engagement with a number of urban development proposals, I likely won't find time to attend your public information meetings. Will the background information be posted on a web site?

Please keep me informed as this application progresses.

By the way, who is managing your public engagement on this issue?

Bob Ransford
ransford@counterpoint.ca
1-866-824-8337

Brendan Yee
ONNI GROUP
300 - 550 Robson Street
Vancouver, BC V6B 2B7
T: (604) 602-7711
ONNI.COM



Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Saturday, 06 July 2013 12:49 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#64]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Saturday, July 06, 2013 9:56 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#64]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

While I appreciate the original intent behind the zoning, the community will not be well served by maritime industrial and manufacturing. Provide businesses and services that we, as residents, will access. I strongly support a grocery store, daycare center, health/medical facilities, restaurant and retail space. The village does NOT need another coffee house, hair salon, or drug store. I support the retail uses as proposed for Imperial Landing so the space becomes a vibrant hub of activity that adds to the character and charm of the village while providing useful business opportunities.

Name * Sharla Narduzzi

Email * snarduzzi@sd38.bc.ca

Phone 604-272-6644
Number

City Richmond

John A. Doyle
4848 Duncliffe Road
Richmond, BC, V7E3N1

July 6th, 2013

City Council
City of Richmond

Regarding the re-zoning application by ONNI Group for the Steveston Water Front Development.

As a 20-year resident of Steveston we've seen a lot of changes over the years. And frankly they've all been positive and wonderful. We've raised our family here and are big users of many of the amenities our community has to offer.

We are in favor of ONNI Group's application for rezoning the waterfront development from only marine use to the type of zoning that suits and permits a diversified and growing community.

Please approve the rezoning application. We think they've done a fabulous job with this project and we look forward to welcoming additional businesses to our growing community.

Thank you very much.

John A. Doyle
(604) 241-3775
jdoyle4848@gmail.com

Badyal, Sara

From: Badyal, Sara
Sent: Friday, 05 July 2013 04:59 PM
To: Badyal, Sara
Subject: 4300 Bayview St - public correspondence - Gould

From: Brendan Yee [<mailto:byee@onni.com>]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Thursday, July 04, 2013 4:59 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#63]

Please tell us your feedback on why you support the
proposed retail uses for Imperial Landing *

I live in the area and would like to see retail stores. Steveston needs a grocery store with
quality food! The closest one is always a cars drive away.

Name *

sharon gould

Email *

sharonggould@hotmail.com

Badyal, Sara

From: Badyal, Sara
Sent: Friday, 05 July 2013 04:58 PM
To: Badyal, Sara
Subject: 4300 Bayview St - public correspondence - Mark T

From: Brendan Yee [<mailto:byee@onni.com>]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, July 03, 2013 7:14 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#62]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I support the addition of community based retail! What I think Steveston needs most of all is a good healthy choices grocery store. A store such as whole foods, thriftys, or choices would make an excellent addition to the village, and provide the much needed access to organic items that are lacking in the village.

Name *

Mark T

Email *

mjwk@shaw.ca

City

Steveston

Badyal, Sara

From: Badyal, Sara
Sent: Friday, 05 July 2013 04:57 PM
To: Badyal, Sara
Subject: 4300 Bayview St - public correspondence - Libby

From: Brendan Yee [<mailto:byee@onni.com>]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, July 03, 2013 6:59 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#61]

Please tell us your feedback on why you support the
proposed retail uses for Imperial Landing *

Steveston is an amazing neighbourhood. I live just a few blocks away from the imperial landing area. While we have starbucks and other coffee shops, there is really a shortage of good fresh casual restaurants, non-marine shopping and a decent grocery store and other retailers. (The area really needs an upgraded grocery store). It would improve our quality of life if such businesses could become available in that area. I think the imperial landing area would be amazing with new cafes, stores, coffee shops and grocers.

Name *

Mike Libby

Email *

michaeljlibby@hotmail.com

City

Richmond / Steveston

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Saturday, June 01, 2013 6:34 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#60]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

We dont want vacant buildings along the waterfront. By allowing a larger base of potential businesses that respect the residential nature of the area,a more vibrant and successful waterfront will emerge.

Name *

MW Carey

Email *

michael.carey@supremex.com

City

Richmond

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Monday, May 13, 2013 4:26 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#59]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I think the proposed plan for Imperial Landing is fantastic and will be great for the community. Steveston is a vibrant, growing community filled with many young families like my own. In order to keep up with the needs of the community it is important the City of Richmond realizes what we are lacking - ie. full service grocery store.

Name *

Shelley Lyons

Email *

shelleymlyons@gmail.com

Phone Number

604-760-7555

City

Richmond

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Wednesday, May 08, 2013 2:21 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#58]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

As a resident of Steveston village, I fully support the addition of retailers in the village in the new Onni space. Current businesses will be forced to improve their services and offerings in order to compete in a free market place and consumers will be given more choice to shop and use services locally.

Name *

Karen Wighton

Email *

karenw@elandatamakers.com

Phone Number

604-244-3063

City

Richmond

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Friday, April 26, 2013 2:06 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#57]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

It's called progress. More shopping more restraunts more choice!! A little tired of super grocer dictating what happens.

Name *

Bernie Crump

Email *

bernie.crump@shaw.ca

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Monday, 22 April 2013 07:47 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#55]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Would appreciate retail over marine commercial. The community has changed and for the boardwalk to be enjoyed by the many new residents it would make most sense to offer stores that bring pedestrians and give them a place to relax and enjoy a meal. I personally would enjoy a lounge or restaurant/bar with an enjoyable patio. Marine stores tell to look grungier and bring a limited and specific amount of people to the area.

Name *

Melissa Goldie

Email *

melcgold@hotmail.com

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Monday, 22 April 2013 09:28 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#56]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Retail uses in this section of the Imperial Landing site have always made sense. Fifteen years ago, when the Waterfront Sub-area Plan was being formulated, this restrictive zoning was merely a tool used to try to block the development that was eventually approved. A number of people warned that the desperate attempt to block the Imperial Landing plan, using this zoning, would fail to preserve the property for no longer viable industrial fish processing activities and would jeopardize a vision for vibrant waterfront from being realized.

Name * Bob Ransford
Email * ransford@counterpoint.ca
City Steveston, BC



D . P A T E R S O N B R O S . I N V E S T M E N T S L T D .

January 4, 2012

To the City of Richmond Planning

Re Completion of Imperial Landing

I have lived in Richmond for 59 years and a fourth generation family member. Most recently I have resided in Steveston for 35 years and currently live @ 5071 Moncton Street.

Over the years the Landscaping and Architecture of Steveston has seen a dramatic enhancement and specifically the former Steveston Packers site.

The current zoning for commercial and light Industrial does not make sense and impedes what the Steveston Village should be offering.

I believe that additional Retailing is what should be considered to give the overall area the complimentary look for the completion, in the best interest of what the Steveston people are looking for.

Personally, my family and I would like to see a grocer and a provision for additional banking.

Regards,

Doug Paterson

January 19, 2012

TO: The City of Richmond Planning

Regarding the completion of Imperial Landing

To whom it may concern,

I am a recent new resident of Richmond, moving in August of 2011. I currently reside at 3711 Rosamond Ave, Richmond BC.

I and my family enjoy coming to Steveson and spending a lot of time and money at the current retail outlets in the area. We do find at times that the area is lacking and would benefit substantially with more retail. It truly is becoming a destination for shopping and eating and with more retail in the area, it would only enhance Steveson.

Sincerely,

A handwritten signature in black ink, appearing to be 'CP' or 'Corey Kemp'.

Corey Kemp

January 18, 2012

To: The City Of Richmond Planning

Re: Completion of Imperial Landing

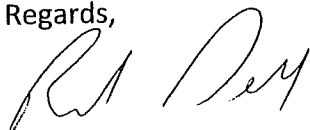
I have lived in the Lower Mainland for the past forty years and reside in Langley at 20536-95A Ave.

Over the years the landscaping and architecture of Steveston has been a dramatic enhancement and specifically the former Steveston Packers site.

The current zoning for commercial and light industrial does not make sense and impedes what the Steveston Village should be offering.

I believe that additional retailing is what should be considered to give the overall area the complimentary look for the completion, in the best interest of what the people are looking for when they come to Steveston.

Regards,

A handwritten signature in black ink, appearing to read 'Rick Dell', written in a cursive style.

Rick Dell

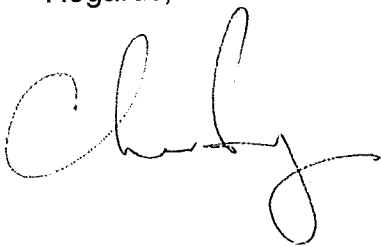
January 19, 2011

To whom it may concern,

My family and I have lived in the Steveston/Richmond area for over a decade and I am very excited to see the changes that are happening on the Steveston waterfront. However, I am concerned to see the latest plans for the development of the Bayview site that includes a large industrial presence right in the VERY residential section of Steveston.

As a frequent visitor of Steveston and user of the boardwalk, I would be more excited to see stores that would serve the general public like shops, restaurants or a grocery store that would populate the boardwalk as opposed to industrial type stores.

Regards,

A handwritten signature in black ink, appearing to read 'Chris Tang', with a stylized, cursive script.

Chris Tang

January 19, 2012

To: The City Of Richmond Planning Department

Re: Steveston Zoning

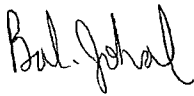
My name is Bal Johal and I have been living in Richmond for the past 36 years.

My home address is 4480 Danforth Drive and my family and I visit Steveston quite often to shop, walk, ride bikes or show this beautiful part of the Lower Mainland to our out of town visitors.

I fully support the initiative to amend local zoning and change the classification from commercial and light industrial to retail zoning.

Additional retail storefront would add to the current positive ambience and is what the majority of residents and visitors would prefer.

Sincerely,

A handwritten signature in black ink that reads "Bal Johal". The signature is written in a cursive, flowing style.

Bal Johal

January 18, 2012

To: The City Of Richmond Planning

Re: Completion of Imperial Landing

I have lived in the Steveston area for the past 35 years and utilize the board walk on a daily basis.

Over the years the landscaping and architecture of Steveston has been a dramatic enhancement, specifically the former Steveston Packers site.

The current zoning for commercial and light industrial does not make sense and takes away what the people living in Steveston will want in their community.

I believe that additional retailing is what should be considered to give the overall area a balanced look.

Regards,

A handwritten signature in cursive script, appearing to read "Tarra Paterson".

Tarra Paterson

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, February 13, 2012 3:05 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#1]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

My thoughts would be to ensure developing the waterfront business to provide residents and visitors with resort and riverside type facilities ie: a theme seaside pub - family food & beverage services - boating/fishing related quality art & gift services...as much outdoor seating (convertible to weather) as possible... other public services could enhance the BC visitor information services - Great location - not sure about a large grocery stores unless it could include theme design food & beverage services...such as Urban Fare in Yaletown....The last of the "best" waterfront in Steveston....Watching the development with interest accross the walk bridge - in Copper Sky West
William Weigand

Name * William Weigand

Email * bweigand@shaw.ca

Phone 604 271 3272

Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, February 14, 2012 4:55 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#3]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Steveston desperately needs a quality grocery store such as Whole Foods, Choices, Nesters, Stongs. Considering the growing demographic of young families, many from Vancouver (and such communities as Cambie/City Hall, Kitsalano etc), a grocery store such as one mentioned above would be ideal. This space that has sat barren for so long would be the ideal place for such a store, and I know that all of my neighbours/friends would agree. Please push for as large an area as possible for a grocery store. Other retail would be welcome too, but grocery is top of the list. Frankly, maritime use in such a key area in town (and most likely the most expensive retail space in the village) seems ridiculous. We have many areas in the village that are still dedicated to maritime use, as well as the industrial area on Trites.

Name * Melissa Woodward

Email * missywoo01@yahoo.ca

Phone 604.271.8405

Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, February 14, 2012 5:48 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#4]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Maritime usage is antiquated and non-essential for a thriving tourist village.
We have enough maritime stores that barely survive servicing a dying industry.

If anything, build a marina where the floating dock stands.

Name *

Jim Ptycia

Email *

jpcreativeconcepts@gmail.com

Phone Number

6045555555

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, February 18, 2012 12:38 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#5]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

It would be impossible to rent all that space to marine type enterprises and there are more than enough such businesses in the village proper. Steveston has changed, it'll never be a fishing mecca again so a variety of retail, financial and recreational outlets makes a lot more sense,
Graham Corrigan.

Name *

Graham Corrigan

Email *

grahamandkathy@gmail.com

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, February 20, 2012 11:51 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#6]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I support the proposed retail uses for the land; however, I do not support the introduction of fast food chains in the spaces (Jugo Juice, Subway, McDonald's etc).

Name *

Mike Wallberg

Email *

passportandpocketchange@gmail.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, February 18, 2012 3:27 PM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#4]

Please tell us your feedback on why you do or do not support additional community based resources for Imperial Landing *

Hi, i'm interested in the outcome as i'm within a block of the project.. I have no problem with the re-zone, i think it would support a better community in the end.
I'm also interested in the residential, my wife would like to investigate moving into the residential part.
Also, she's a Yogo/fitness instructor and would be interested in setting up a fitness center possibly as a comercial part of the project, or at least investigating it.

Name *

al wall

Email *

al.wall@telus.net

Phone Number

604.277.4486

City

richmond

Beau Jarvis

From: Ed Chan [emlchan@hotmail.com]
Sent: Saturday, January 21, 2012 2:50 PM
To: Beau Jarvis
Subject: support of zoning change

Hi Beau,

This email is to confirm that I support the re-zoning of the new Onni development at Imperial Landing in Steveston from light maritime commercial only to general light commercial zoning. I would like to see regular retail shops, restaurants and grocery stores in the new development.

Sincerely,
Ed Chan
4671 Garry St.
Richmond, BC

February 18, 2012

Onni Group
300-550 Robson St.
Vancouver BC
V6B 2B7

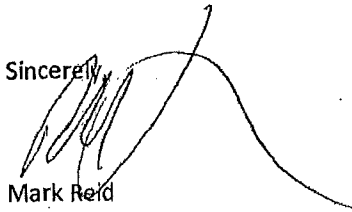
Re: Permitted uses with the Mixed Maritime Zoning, Imperial Landing, Steveston BC

To Whom it May Concern:

I am writing this letter to demonstrate my support for additional permitted uses such as retail to be included in the zoning at Onni's Bayview St. Development. The current maritime zoning is antiquated and is not appropriate for what has become a vibrant residential neighborhood. The maritime industry has suffered over the years and is no longer able to fill 60,000 sq ft of space.

My understanding is the current permitted uses allow for light industrial, manufacturing and various forms of maritime industry. This is not supportable from a community perspective. We need community serving retail such as a grocery store to keep people from having to shop outside of Steveston, and to further complement the existing retail in the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Reid', with a long, sweeping horizontal line extending to the right.

Mark Reid
8471 Fairfax Cres.
Richmond BC
V7C 1X9

From: Nicole Allen <info@stevesboardshop.com>

To: Beau Jarvis

Sent: Tue Feb 21 18:08:26 2012

Subject: In support of Imperial Landing

As a small business owner in Steveston I feel that the new Onni development will only make a positive impact on driving new business to Steveston as well as establishing the Village as a place for locals to feel that Steveston can offer everything from a great grocery experience to retail.

Nicole Allen

778.297.7422

150-12240 2nd Ave

stevesboardshop.com

Steve's
BOARD SHOP

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, February 23, 2012 2:09 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#8]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Steveston has become a busy community with many young families and retirees. It is no longer a fishing village as the fishing industry has drastically changed in the past 15 years. I imagine that the remaining fishing retailers are struggling to survive. We need retail space available for businesses that can support the current and future community.

Name *

Janet Kine

Email *

jkine00@yahoo.ca

City

Steveston

Brendan Yee

From: Barry Magrill <barrymagrill@shaw.ca>
Sent: Friday, February 24, 2012 11:31 AM
To: Brendan Yee
Subject: Steveston Project by Onni

Dear Brendan

I have positive thoughts about the renderings I saw for the proposed project in Steveston drawn up by the Onni Group. The project is impressive in the way that it respects the past and present of Steveston. I've been asked to attend at a public meeting to give an opinion and as an architectural historian I would have little problem supporting it. Thank you for showing me the renderings. As a resident living adjacent to Steveston I am in favour of ground floor retail, particularly retail that competes with Safeway to reduce traffic heading north on No. 1 Road.

Sincerely,

Barry Magrill, Ph.D
Architectural Historian

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, February 25, 2012 12:49 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#9]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

1. The fishing industry left Steveston. The fish left Steveston. No welder, net-mender, sail-rigger or barnacle-scraper can bring either back.
2. Marine industry will naturally exhibit demand for suitable space when/if recreational marine use matures. Soviet-style "assignment" via zoning cannot hope to accelerate the (entirely unsupported) idea.
3. The City of Richmond has injected many thousands of persons into the village that was. The shops & services that naturally follow will tend to "uptown" use, not industrial.

That leaves one issue: the terrible examples used (our two pharmacies, several grocers and innumerable coffee shops have trouble keeping their doors open NOW) - and parking facilities will not tolerate streetside retail at the site. You need pedestrian destinations consistent with the local condo population/demand.

Name * Thomas Miller

Email * tmiller@diacon.com

Phone 604.218.5132

Number

City Richmond



To Whom This May Concern,

I, DOUG GOODWIN (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

DOUG GOODWIN

(Name: Signature)

Doug Goodwin

#405 4500 WESTWATER DR

RICHMOND B.C.
(Address) V7E 6S1

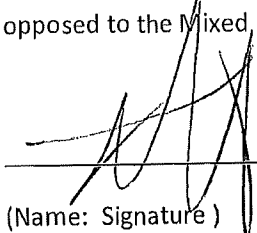
604 274 8117

(Phone number **optional**)



To Whom This May Concern,

I, ED SAMWORTH (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

H 407-4280 MONCTON ST.

(Address)

604 277 1908

(Phone number **optional**)



To Whom This May Concern,

I, Anita G. Kaycee (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Anita G. Kaycee

(Name: Signature)

12286 Ewen Avenue, Richmond, B.C. V7E 6S8

(Address)

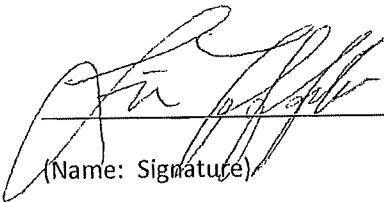
604.657.1788

(Phone number **optional**)



To Whom This May Concern,

I, LISA TOFFOLO (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

201-4211 BAYVIEW ST. RMTD

(Address)

604 763 0220

(Phone number **optional**)



To Whom This May Concern,

I, Michelle Jasper (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Michelle Jasper
(Name: Signature)

80-11491 7TH AVE Richmond

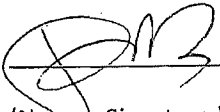
(Address)

(Phone number **optional**)



To Whom This May Concern,

I, Dave Bilh (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

4373 Bayview St.
(Address)

604-813-5778
(Phone number **optional**)



To Whom This May Concern,

I, Terra McKenzie (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Terra McKenzie

(Name: Signature)

103-4111 Bayview St.

(Address)

778-997-2534

(Phone number **optional**)



To Whom This May Concern,

I, MARKO O'HARA (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Marko O'Hara

(Name: Signature)

4300 Bayview Street

(Address)

(Phone number **optional**)



To Whom This May Concern,

I, ALICE SAMWORTH (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

A. Samworth

(Name: Signature)

#407- 4280 MONCTON

(Address)

604 277 1908

(Phone number **optional**)



To Whom This May Concern,

I, MARGARET BIDDLECOMBE (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012 / February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Margaret Biddlecombe

(Name: Signature)

9786 Pinewell Place
Richmond, BC V7A 2X9
(Address)

604 273.1811

(Phone number **optional**)



To Whom This May Concern,

I, Ian Boddlecombe (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

A handwritten signature in black ink, appearing to read "Ian Boddlecombe", written over a horizontal line.

(Name: Signature)

9786 Pinewell Place, Richmond, BC V7A 2X9

(Address)

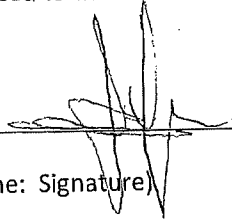
604 657-1365

(Phone number **optional**)



To Whom This May Concern,

I, JEFF JONES (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

#7-12333 ENGLISH AVE. RICHMOND

(Address)


604-241-4153

(Phone number **optional**)



To Whom This May Concern,

I, Mark Mazzoni (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

2160 Inverness Dr.
(Address)

(Phone number **optional**)



To Whom This May Concern,

I, Row Field (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Row Field

(Name: Signature)

9571 Wob Road

(Address)

(Phone number **optional**)



To Whom This May Concern,

I, Christine Durga (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012 February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

C. Durga
(Name: Signature)

1-11500 No 1 Rd Richmond
(Address)

(Phone number **optional**)



To Whom This May Concern,

I, MARY E. MARTIN (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Mary E Martin

(Name: Signature)

16 - 11291 - 7th Ave

(Address)

Richmond BC

(Phone number **optional**)

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, February 27, 2012 4:12 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#10]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I strongly urge you to get the rezoning. The Maritime mixed use designation currently in place would mean empty buildings which does nothing for the Steveston Community. Sleepy Steveston has long disappeared!!!!

Name *

Vytas & Theresa Abromaitis

Email *

vytas.abromaitis@intria.com

Phone Number

604-274-1909

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, February 28, 2012 12:34 AM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#10]

Please tell us your feedback on why you do or do not support additional community based resources for Imperial Landing *

I'm not prepared to completely support the plan at this point because I don't have sufficient details although I agree that the zoning should likely change. Here are my concerns: 1) I don't think businesses should be placed here that will be in competition with existing and well-established steveston businesses. In this proposal I'd like to see evidence that onni will work with the Steveston business association to identify businesses that will "fit" the area. For example - Steveston currently has 4 pharmacies (2 on chatham, one in the super grocer and the new pharماسave on the corner of 1 and Moncton. To use the best location on the site (closest to foot and pedestrian traffic) for a pharmacy is ridiculous. We definitely do not need more pharmacies and we need businesses there that fit the location. 2) NO CHAINS or FRANCHISES. The last thing we need are macdonalds signs or pharماسave signs etc etc. The businesses that go here must abide by strict signage regulations so as not to detract from the beauty of the location. A whole foods or capers type of grocery store with subdued signage would be okay. I would love to see a little toy store, some nice food stores or cafes, an arts store (gallery or art classes), a yoga studio, a flower shop. It will be crucial to have a very tight selection process to make this successful. If I could see evidence that all this had been considered and that there was a better plan for the site then I would support the rezoning.

Name Sally Breen

*

Email indigo@shaw.ca

*

Brendan Yee

From: Hon Yee <hyee1122@yahoo.com>
Sent: Tuesday, February 28, 2012 8:04 AM
To: Brendan Yee
Subject: waterfront rezoning in steveston

good morning brendan,

can you provide additional information regarding the residential units that will be available as part of onni development on bayview street? when will you expect these units to be on the market? i am currently living across the street (a previous onni development) and would be interested into moving into a new unit closer to the waterfront. i would certainly lend support to the rezoning, provided a boutique grocery store similar to urban fare or whole foods was a tenant.

regards,

hon

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, February 27, 2012 10:41 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#11]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I support the rezoning of "The Village at Imperial Landing" to reflect the proposed retail uses.

The area for which these building are located is residential, therefore, a variety of retail stores /grocery/ coffee shops/ restaurants, etc. should meet the needs of the neighbourhood/ large community. I would like to see the Village at Imperial Landing as an extension / expansion of Steveston Village, which actually reflect a variety of retail/grocery/food outlets.

I would particularly like to see a local community based grocery outlet leased in the grocery building. Either a Nester's Market, Choices Market or Donald's Market would be perfect. Thrifty Foods would be fine as well. These stores are environmentally friendly and support BC growers.

I am opposed of maritime marine/light industrial buildings simply because they do not meet the needs of a large neighbourhood community.

Name * Linda Lum

Email * llum2@telus.net

Phone 604-271-0604
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, February 29, 2012 10:37 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#12]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Steveston Village is lacking in convenient grocery destinations and nearby amenities supporting the growth of residential units in the area.

Name * Veronica Pu
Email * v_pu@hotmail.com
Phone Number 604.771.7298
City Richmond

3160 Broadway Street
Richmond, BC V7E 2X3

February 29, 2012

To Whom It May Concern:

I am a long-time Steveston resident and I am writing to express my support for the expansion of the existing zoning of the last development parcel at Imperial Landing to include commercial and retail uses. I feel the Steveston community will be better served by allowing for commercial and retail uses on that parcel.

Steveston Village has seen a dramatic increase in the number of residents over the past 10 years, with more to come at the completion of this development parcel. The broader community will see greater benefits from having increased commercial and retail operations at this site. It will give residents more opportunities to shop and conduct business within their own community, thereby reducing car emissions and encouraging community engagement and involvement.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ron Ng', written in a cursive style.

Ron Ng

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, March 01, 2012 9:15 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#13]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

We support the proposed re-zoning, as we would like to support local businesses in the neighbourhood, and businesses that will meet the needs of our family (maritime-based businesses do not meet those needs). Steveston is a changing neighbourhood, and new developments, including retail, should reflect those changing needs. Requiring maritime-based businesses is simply setting those businesses up for failure. Also, Steveston is in great need of a good, new grocery store, such as Whole Foods/Choices/Capers/Thrifty Foods, etc.

Name *

Kacey & Bryan Carlner

Email *

carlner@telus.net

Phone Number

604 241 4127

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, March 05, 2012 4:03 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#14]

Please tell us your feedback on why you
support the proposed retail uses for Imperial
Landing *

Until a marina is built, there will not be enough business to warrant
marine based retail activity.

Name *

Peter McMillan

Email *

plmcmillan@shaw.ca

Phone Number

604-880-6285

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, March 06, 2012 10:43 AM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#11]

Please tell us your feedback on why you do or do not support additional community based resources for Imperial Landing *

I do support this and am looking forward to the new development. I would like to see a whole foods or a thrifitys go in for groceries.

My only concern is that the boardwalk has become damaged. Will this be repaired?

Name * Melissa Goldie

Email * melcgold@hotmail.com

Phone Number 604-506-5581

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, March 07, 2012 8:11 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#15]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

They better reflect the needs/desires of the people who live in and visit the area. Maritime uses are not being excluded but the area is now more residential than industrial and that reality should be recognized.

I would like to see open sitting places or patios for coffee/casual dining along the waterfront. It is difficult to see how much of that you are incorporating in this information. (Hopefully, fair amount.)

Name *

Ray Holme

Email *

rholme1@gmail.com

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, March 08, 2012 12:21 AM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#13]

Please tell us your feedback on why you do or do not support additional community based resources for Imperial Landing *

I'd like to see a Fitness Facility such as Club 16 Trevor Linden Fitness because it's affordable, \$15 per month membership you can't beat that price. Plus, Flat Screen TV's on All Cardio machines or Steve Nash Fitness Facility, but I think it's kind of expensive as I'm on Persons with Disabilities benefits through the Ministry. I do have a Richmond Access Card, which gives me 50% off from the Adult membership drop-in fee, but I do not like the equipment at Steveston Community Centre as I can't seem to use the weight machines. I'd like a Fitness Centre that is less than 10 mins to drive to and walk to. I'd like to see a Healthy Heart program like the one at VGH/Richmond Hospital at one of these Fitness Facilities. I use to live in Vancouver, and use to go to the Langara Family YMCA as it was close to my family home. The equipment is user friendly. I'd also like to see kind of a public market, like Granville Island. It's great because inside the market you can get fresh vegetables, fruit, meats, cheeses, etc, and have a variety of ethnic foods to eat (like little bistro's/vendors), and also have people who sell there stuff at tables/kiosks (handmade jewelry, paintings, crafts, jams, sauces/spreads, etc).

Name * Ravinder Dhillon

Email * ravinderdhillon@shaw.ca

Phone 778-837-4400
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, March 08, 2012 6:35 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#16]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

We need more community based retail options in Steveston. The area has grown dramatically in residential properties, yet the services to support the new residents to Steveston are just not there.

We would love to see more of a granville island option such as a market, maybe a year round farmers market, specialty food shops, etc...

We need more general grocery store options. The only grocery store in the village is run down and badly managed, and we need to drive miles away for grocery shopping. We need to stop living in the past, Steveston is more of a residential community and less of a 1930's fishing village, lets get real

!!

Name * Lorne Stevenson

Email * lorne Stevenson@shaw.ca

Phone 604-837-7985

Number

City Richmond - Steveston

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 09, 2012 7:25 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#17]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

As a person who grew up in Steveston and continues to live there, I am very protective of the community that I love. I feel strongly that the present zoning of mixed maritime commercial will be a poor use of the space and will be doomed to fail, both commercially and on what it fails to add to the vibrancy of the Steveston Village and waterfront. I am very much in favor of changing the zoning to the retail/office type zoning that you are proposing.

David Lindsay, Realtor
Macdonald Realty Westmar

Name *

David Lindsay

Email *

davidlindsay@telus.net

Phone Number

604-275-7599

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 09, 2012 8:01 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#18]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

There is already enough marine and commercial businesses in Steveston to service the fishing industry. With one of the prime residential locations on the waterfront in Steveston and Richmond, the first floor businesses should be oriented towards services and businesses that support the residents. I support the reasoning application as the current zoning is out of date.

Name * Robert Sangster
Email * sangster@shaw.ca
Phone Number 6042725953
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 09, 2012 1:32 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#19]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I support the new retail use for a broader retail and service opportunity for the residents and business owners of steveston

Name *

christie ertner

Email *

christien@nightelect.com

Phone Number

604-754-3703

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 10, 2012 8:54 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#20]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Steveston is a dynamic and growing community that requires the surrounding business and retail community to grow with it. Sub-standard current options for grocery retail and some other forms of retail are some of the common things I hear as a current Steveston resident.

If Steveston is to continue to attract new residents, especially families, then the community needs to type of retail and mixed used proposed under this rezoning application.

Name *

Philip Adams

Email *

philadams7@gmail.com

Phone Number

604-295-0954

City

Richmond, BC (Steveston)

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 10, 2012 8:11 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#21]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I went to the meeting on Feb 25th at Lord Byng. I think Steveston has to progress with the times while still keeping their Maritime Heritage. Only Onni has been able to do that with their various stages of construction at Steveston. You only have to look around to see that independent new buildings are a total eyesore to the community. Only Onni can do it right, as they have from the beginning.

As a resident of Steveston Imperial Landing, I want to support the proposed retail uses because they are more relevant to our times. I want to be able to bank in Steveston, without going to Richmond Centre. I want to shop locally, at a good grocer, without catching a bus to Safeway. I want to go to a restaurant, bookstore, gym, spa, copier, etc without travelling.

So please make this possible in MY STEVESTON. I also want to be able to look out at my waterfront, without seeing heavy marine industry at the Waterfront. This is my plea!

Name * Anita Kaycee

Email * anita.kaycee@gmail.com

Phone 604.6571788
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 10, 2012 8:18 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#22]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I want the rezoning In Imperial Landing to go through because, I want to own a property out there. With the current zoning of marine, they are not going to put residences on sale. That is criminal. Please approve the rezoning, because it is going to improve our society, community, and make us proud of our maritime heritage. I am an artist that themes "Maritime" in all my subjects. I love the waterfront and all of the life species it supports. I would love to own a home on this proud Steveston Maritime land!

Name *

Anita Kaycee

Email *

anita.kaycee@gmail.com

Phone Number

604.6571788

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, March 12, 2012 12:48 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#23]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Steveston is a fabulous and growing community, it would be even more fabulous if we had more retail geared to the residents of Steveston not just the tourists who frequent it. A grocery store is much needed as are good restaurants and shops that cater to it's residents. Please let this area be developed for all of us to enjoy.

Name *

Jane Kerr

Email *

jkkerr@telus.net

Phone Number

604 276 8779

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, March 14, 2012 11:57 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#24]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

We need a good grocery store, and more retail that is supportive of community living in our area, not just tourism!

Name * Tanya Schroeder

Email * tschroeder77@shaw.ca

Phone Number 778-297-1514

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, March 14, 2012 5:15 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#25]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Hi there,

I would love to see a Whole Foods, or Thriftys, or Choices go in. also nice bistro;s to sit out for lunch. I hope it all looks sophisticated, and or like Granville Island.

We need more retail, bike shop or swim suit shop, boutiques whatever.

I am sure it will materialize in time and come together.

Nice job so far, except for the cracks along the seawall. I bike along the boardwalk everyday. Hope it will all get repaired eventually.

Name *

Sherry Robins

Email *

redrobin@shaw.ca

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 16, 2012 10:23 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#26]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I think that more light retail along the boardwalk is a great idea. It would add atmosphere to the area and give those of us that live in Steveston another reason to stay and shop in our community.

Name *

Keith Kerr

Email *

zeke.kerr@kegrestartaurants.com

Phone Number

7783898779

City

Richmond, BC

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 17, 2012 12:54 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#27]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I believe the proposed rezoing will meet the needs of our community much better than maritime related industry zoning. It is a much better fit for the residents, the boardwalk setting, tourism and today's modern steveston. If there is still a legitimate demand for maritime industry in or near steveston (the extent of which I question), other areas should be considered, not prime Steveston boardwalk water front.

Name *

Jon & Laura Triance

Email *

triance@telus.net

Phone Number

604-275-2756

City

Richmond (Westwind)

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 17, 2012 2:33 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#28]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

It would be more inline with the growing residential community and it would offer more services too the residents of Steveston.

More information should be provided about the residential condos, townhouse of which contruction has started.

Name *

Wynn Webb

Email *

wyndhamaerospace@shaw.ca

Phone Number

604 842 5390

City

Richmond (Steveston)

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Sunday, March 18, 2012 3:45 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#29]

Please tell us your feedback on why you support the
proposed retail uses for Imperial Landing *

I'm positive that community will benefit from the planned development, as opposed to
Manufacturing and Maritime Use.

Name *

Alexey Krasnoperov

Email *

akrasnoperov@hotmail.com

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, March 20, 2012 6:47 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#30]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I live in this community, and I love Steveston. I was one of the first few residents to move into Imperial Landing, and since then have invested in more properties in Imperial Landing. I am waiting for the Waterfront to come alive with the final finishing touch that will add the cherry on the scrumptious cake.

Steveston's Maritime heritage surrounds us everywhere. There is already enough steeped in flavor of that in Steveston. The Waterfront that Onni is building right now gives us the opportunity to add a contemporary flavor to the culture that already exists. That is why I am supporting additional community based retail uses for Imperial Landing.

Name * Anita Kaycee

Email * anita.kaycee@gmail.com

Phone 604.6571788
Number

City Steveston in Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, March 26, 2012 5:07 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#31]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Steveston has more than sufficient maritime related retail/commercial outlets in the area. What we do need, first and foremost, is a quality grocery store that will draw people into the area to shop, aswell as other food related outlets.

The other retail uses proposed by Onni would also be welcome additions to Steveston

If the current zoning is not changed the store fronts will be vacant for a long time, adding absolutely no value to Steveston or its residents

Name *

Bruce Briggs

Email *

brucebriggas@shaw.ca

Phone Number

604 272 2621

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 30, 2012 12:18 PM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#20]

Please tell us your feedback on why you do or do not support additional community based resources for Imperial Landing *

I would love to see a more vibrant environment in the steveston area. T More retail stores are essential as a tourist spot and to satisfy the growing population in the area.

Name * Patrick Ho
Email * ho_p@yahoo.com
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 30, 2012 2:57 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#32]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

To: Mr. Beau Jarvis, Vice-President of Development.

Today in the March 30, 2012 "Richmond News", I read a cover story that states, "Residents plan to oppose Onni rezoning bid". Agh. I live in the Steveston area as well, and I think some residents are simply assuming the worst based on lack of information. For example, the article states, one resident in particular, fears that a mall like Ironwood would be built.

(article here: <http://www.richmond-news.com/business/Residents+plan+oppose+Onni+rezoning/6383927/story.html>)

I think the total of those individuals who oppose the rezoning are a minority at this point. Most Steveston residents would welcome an expansion of Steveston Village IF the retail stores/coffee shops/gyms/service establishments are locally owned, environmentally responsible and community based.

I think in order to have the rezoning approved by the majority of residents, your organization should use similar mandate of the SFU Community Corporation in its development of SFU's UniverCity. Overall, their mandate centers on building a community within a community.

If Onni's vision is ~ "To develop a complete community that complements and supports the [Steveston community] while implementing "the best sustainability practices" many Steveston residents would offer support of the new rezoning application.

Clear communication to alleviate any fears of some residents would be helpful at this point. Some of residents, who are vehemently opposed of the rezoning, are very motivated to spread their phobias/fears to others. Enough fear among residents might just shut down the rezoning of more retail/services outlets in my community. At the end, people like me, who want Steveston Village to expand ~ who will lose out.

I ask would it be possible to have ONNI representatives scheduled to speak regularly to the Steveston residents (face to face) .

I believe getting residents involved with discussions can help build support and cooperation.

Name * Linda Lum

Email * llum2@telus.net

Phone 604-271-0604
Number

City Steveston

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 31, 2012 11:30 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#33]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I live in a nearby house in Steveston and I deeply feel it is necessary to have more retail shops and even a larger grocery store in Steveston. Steveston is a beautiful place but most shops are for marine uses which do not associate the daily lives of people who lives here nowadays. More shops mean more convenient and more choices. Steveston is more densely populated than ever before but the number of retail shops/grocery stores does not increase proportionally. Having more shops allows people who lives here to spend here and to have more choices, instead of driving else to buy what we need. I love to spend my weekend in Steveston without having to drive but now I always have to drive to Ironwood/City Center to get what I need. I really hope that the new construction will have more retail shops and grocery store within my walking distance.

Name Winnie Ng

*

Email winnie_ng_canada@yahoo.com

*

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, April 09, 2012 1:30 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#34]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * The Steveston community is growing and the proposed additional community based retailers will better support the needs of the Steveston community.

Name * Brett Brown
Email * brtbrn@shaw.ca
Phone Number 604-271-4604
City Richmond, Steveston Village

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, April 13, 2012 10:49 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#35]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

The present zoning is ridiculous, who wants to have marine engine repairs on this beautiful waterfront. Restaurants, coffee shops and other community based retail should be there instead...

Name *

Mike Moshevich

Email *

mikemoshevich@hotmail.com

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, April 24, 2012 1:36 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#36]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * I am supporting restaurant/coffee shops type of development s along waterfront to maximize on the view! Services are OK at the back.

Name *

Jane BROWN

Email *

jbro603@gmail.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Sunday, April 29, 2012 3:15 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#38]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

It is vital for those who are in favor of additional community based retailers to be vocal among the community. Please feel free to send additional letters of support to the City of Richmond.

Name *

sarbjit bal

Email *

balfish69@hotmail.com

Phone Number

7787074820

City

surrey

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, April 27, 2012 8:53 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#37]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

Mixed maritime industry is next to none. The economic impact will be very low.

Name *

Joel Waithman

Email *

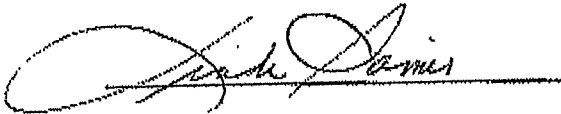
joelwaithman@hotmail.com

604-688-7907

ATTN: BRENNAN

To Whom This May Concern,

I, LINDA SAMIS (please print) am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.



(Name: Signature)

271-4600 WESTWATER DRIVE
(Address) RICHMOND, BC

604-626-2232

(Phone number **optional**)

I cannot stress enough how much the community has come alive since the ONNI project started. So many opportunities for high end shoppers, restaurants, money into the community. Maritime is no longer of value to us.

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, May 03, 2012 3:49 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#39]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I live on English Avenue and would love to have various retailers including a grocery store and a gym just at my door step. As long as there are enough parking spaces for customers, I totally support the proposed use of the community based retail.

I find it hard to comprehend why the City would like to keep the fisheries only retail zoning when there are many other fisheries retail in Steveston and most of them are not very busy. Steveston is growing and we need more community based retail. For example, SuperGrocer is the only grocery store in Steveston and I would love to have a Nester's grocery closeby. Steveston has a growing number of elderly people and young families. Having more community based retailers in Steveston will make life way easier for those people.

Name * Danny Michaud

Email * dannymichaud77@gmail.com

Phone 604-274-3434
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, May 10, 2012 8:45 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#40]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

As more people moving in, more infrastructure means more convenience for the residence in the area. Moreover, people in Vancouver will have a new place to hang out, perhaps creating a "Richmond Yaletown", making Steveston a vibrant community at the waterfront.

Name *

Ken Chan

Email *

uoft11@yahoo.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, May 14, 2012 2:18 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#41]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I have lived in steveston for over 22 years and I can say confidently that this will improve all aspects of our village. The retail locations will be incredible as it will offer a wider variety of shopping and experiences for visitors and residents. The only thing I wish to NOT see is paid parking(maybe even just on the streets)

Name * Trevor Burns
Email * trevor.burns@live.com
Phone Number 6042506567
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, May 17, 2012 4:25 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#42]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * Steveston needs more restaurants, cottage type stores and a grocery store that you do not have to worry about the expiration date on everything you by.

Having industrial shops in the middle of the residential area is not good at any level (noise, traffic, cleanliness ...etc.).

I currently live on Bayview Street, Richmond.

Name *

Lyle Watkins

Email *

lylew2@gmail.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, May 21, 2012 4:40 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#43]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * I enjoy the area very much, very peaceful.

Name * Jaime lee
Email * jamielee115@hotmail.com
Phone Number 778-858-8727
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, May 28, 2012 7:25 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#44]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I fully support the Onni Development plan for Steveston's Imperial Landing. Long term it would make Steveston a uniquely appealing area vis-a-vis ongoing development in other parts of BC.

Name *

Raffy Santos

Email *

raffyluntoksantos@yahoo.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, May 28, 2012 11:40 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#45]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * good for community

Name * linda thompson

Email * linda@colleywest.bc.ca

Phone Number 604 277 7511

City richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, June 06, 2012 9:45 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#46]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * We are residents at Steveston Village, we support this project and are interested in buying

Name * Robin Peng

Email * rcid99@yahoo.com

Phone Number 604-295-5545

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, June 25, 2012 3:18 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#47]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

There are so many reasons why the shopping component of this project should be comprised of fun, entertaining, and social types of retail. A pharmacy? Fishing supply stores? So wrong and short sighted. This is a tourist and entertainment part of town- let the locals and the visitors have a place to dine, buy a coffee, and sit outside and watch the world go by. Granville Island comes to mind. I love the boating supply stores where they are in the heart of the village. \One thing we could do without are tacky souvenir shops. Keep it tasty but make it fun and everyone in Steveston will profit.

Name *

Larry \Bradshaw

Email *

Larry@citruso.com

Phone Number

604-447-1641

City

Steveston

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, July 14, 2012 8:13 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#48]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

The community needs a variety of commercial businesses in the immediate area not just marine based. There are many more residents who are involved in other businesses making Syteveston their home and need and want to be able to have their needs met locally.

Name *

John Doyle

Email *

jdoyle4848@gmail.com

Phone Number

604-241-3775

City

Richmond, bc

Brendan Yee

m: Wufoo <no-reply@wufoo.com>
Sent: Saturday, October 27, 2012 9:13 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#50]

Please tell us your feedback on why you support the
proposed retail uses for Imperial Landing *

Steveston needs a large yoga studio like yyoga or bikrams yoga. It needs a choices market
to buy organic and natural groceries and household goods.

Name *

Rosalina Culzoni

Email *

rosalina_culzoni@hotmail.com

Phone Number

604-996-7418

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, November 09, 2012 7:50 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#51]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I have lived in Steveston for the last 25 years. I grew up here, and now that I am starting a family of my own, and have purchased a townhouse in the west water complex, there are several things that I am hoping for with this space.

For one, we BADLY need a grocery store. Currently in steveston, we are limited to Super Grocer which is notorious for its expired goods, and poor meat quality. One has the option to go to the bakery, Herringers and the local fruit/veggie stand, but that requires that you make three transactions at three different places. It would be sooo nice to have a Market Place IGA or something that meets the needs for an area that is seeing more and more families moving into it, as well as force Super Grocer to improve its standards if it wants to remain competitive.

Moreover, we would like to see a gym. Steveston has the community center, which is mainly used by elderly people, or the what once was "Fitness Vacation" on No. 2 Road, but with its inaccessible parking and being far removed from central steveston, can never keep clients. We are hoping for a gym with up-to-date equipment. No need for aerobic classes or the like, as we do have a community center and several yoga and pilate places. Just a nice, fresh way to go do some cardio on a treadmill, and lift a few weights.

Name * Chelsea Nilausen

Email * chelseanilausen@gmail.com

Phone 6042091349
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Sunday, December 30, 2012 9:37 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#52]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

We welcome a proper grocery store in Steveston Village!!

Commercial property in the Village of Steveston is currently in short supply, and we believe the additional space will allow for continued growth of the village. New commercial property will hopefully consist of a grocery store with locally sourced, sustainable items (hopefully with organics in mind - ie: whole foods-type) and a nice yoga studio (a la Yyoga).. We hardly need more banks , coffee shops (i count a minimum of 6 currently in a 6 block radius) or pharmacies. I would appreciate a mindful approach to restaurants as decent ones are in short supply in Steveston. I am all for supporting local business but only if it doesnt cost me my values.

I have been a vocal supporter of this endeavor from the get-go, having been a long-term Steveston resident, but am starting to worry about what could take up residence in my neighborhood.

Sincerely, Jennie Kittson

Name * Jennie Kittson

Email * lola-bean2000@hotmail.com

Phone 604-304-2821
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, January 24, 2013 10:27 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#53]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing *

I live on Bayview street with my husband and 2 kids. We really enjoy all of the amenities that Steveston Village has to offer and would love to see additional retailers come into our neighborhood.

Name *

Harman Biln

Email *

thebilns@hotmail.com

Phone Number

6047654276

City

Richmond

Brendan Yee

From: Dave and Raman Biln <thebilns@hotmail.com>
Sent: Thursday, January 24, 2013 10:31 AM
To: Brendan Yee
Subject: Steveston Development

Hi Brenden,

I am a resident of Steveston. I live on Bayview very close to the new development. I am just wondering if rezoning has been approved and what we can expect to see opening up in our neighborhood. My husband and I have 2 young children, and we would love to see more retail opportunities opening up in our neighborhood. We are desperately in need of a proper grocery store, perhaps more restaurants, and a proper gym! I am just wondering when the retail will open up, as it appears that the units are almost complete.

Thanks,
Raman Biln

**Submitted at
Open House**

July 11, 2013

July 11

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Mariko Kondo	230-12931 Railway Ave	mari_kon-j_tf@yahoo.co.jp
Shirley Zhang Ben He	824360 Moncton St 18-4388 Bayview St.	zxl806@twinkl.com bno3993@gmail.com
Bob Zuo	5800 SHERB PIRCH	
Liora Elkind	7776 Frubisher	loraelkind@yahoo.co
Shirley GEWART	39-12333 ENGUS H	
Donna Bosh	4828 Gamy St. Richmond	dmbooth@shaw.ca
Barb Munchuk	12279 Owen Ave	barbmunchuk@gmail.com
Leslie Gilker	6200 Constable Dr.	leslie.gilker@gmail.com
Carolina Venegas	5200 Bunting Ave	carvahan@shaw.ca
NERIO CERVANTES	11351 - GALEON CRT-	NVCERVANTES@YAHOO.COM
Sioney Goumer	11-12411 TRACES RD	
Breilea Finkelstein	3460-Regent St	jeffbrenlea@hotmail.com
John Kelayas	11631 NO 1 Rd	jkelayas@telus.net

[illegible]

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Kevin Skupniewski	28-5999 Andrews Rd.	kpskipeshaw.ca
Angel Fajardo	3712331 Avenue Dr.	604-241-1402
RISA COLBY	4628 Duncliff Rd.	604 272-0858
Larry Hudson/Hinds Hudson	7757 Decourcy Cres.	604 274 7624
J Lee.	4280 moncton st.	jleeuw@hotmail.com
B. Shown	5999 Andrews Rd.	b+brn@shaw.ca
FRANCIS LITM	11796, RAILWAY AVE	604-278-8378
MARK SARA	11762 FENTIMAN PR.	masake@telus.net
Kathy Luck	4930 Branscombe Ct.	katherine.luck@hotmail.com
Lori/Rilling/David Wendell	12517 Westcott St	davis.jwendell@gmail.com
Barb Elliott	4308 Bayview St.	
Tim Sackmann	230-12931 RAILWAY	he-shoots.he-scores@shaw.ca
April Fi	800 Ash Street	april-chen@gmail.com
Simon Luo	8280 Langdowne.	Simon.xe@live.ca

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Richard Cheah	2-4410 Hwy 41 Chertown	achesloct@gmail.com
Shirley Hardwell	3911 Moncton St Stevenson Family Dist.	604-277-6866
Saya Stuntz	1-3993 Chatham St.	604-282-7050
J. Lindson	4375 Brydies St.	604-278-6165
BRUCE & RUTH TRIGGS	417-4600 WESTWATER DR	604-272-2621
Andrews	24-5700 Andrews	AndrewSking@icb3.com
Elizabeth Anderson	11157 Smallwood Dr.	604 277 5422
Georgina Turner	12251 Hazel Ash Ct	604 271 7779
Tony Turner	" " "	" " "
Denise Joffe	18333 Langdon	DeniseJmae@gmail.com
Sheldin Joffe	" "	" "
Clair Lam	11711- Railway Ave- Richmond	ylayanglaine@hotmail.com
Richard Fiendall	12333 Emerald Ave,	
L. Lam	4800 Moncton St.	

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Junda Gray	28-4080 Garry St.	604-277-1270
Kayla Dolinell	4280 Bayview	Kdola15@hotmail.com
Assie Bain	808 martindale	(604) 818-8197
Lee Stewart	66-1177 Knapfield St	604-241-2576
Lillian Williams	224-12639 no 2 Road	604 241 1301
Aaron Williams	224 12639 no 2 Road	604 241 1301
Pick Humphrys	129 5600 Andrews	604-641-1451
K. Bhatnagar	4331 Convent Rd Lm	604 271-0381
Mike Dewar	110-4600 Westwinton Dr	604-340-8225
Alan Dolinell	414-4211 Bayview St	778-228-3268

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
A. McCornick	11751 Yoshida Court	604-271-7423
Jennifer Taylor	4333 Bayview	604-241-1120
Thomas Taylor	"	"
Janie Defrantes	102-5800 Andrews Rd	604-284-2445
Penny Grant	112-4600 Westwood Dr	604-277-6684
Diane Hopkins	218-12633 No. 2	604-644-8852
Antonio Anita Colautti	303-4233 Bayview	604-448-8857
Richard Zhong	326-123931 Railway Av.	604-298-6697
Terry & Janice Preist	3640 Hunt St	604-271-9070
Maclean Family	14-12331 Phoenix Dr.	604.241.2571
Linda Posas	201-4600 Westwater	(604) 275-4806
H.D. Karlsson	3560 Broadway St Steveston	604 277-7099
Graylin	4420 Bransell Ctr	Kathy lucell@delsanta
George	4520 Monahan St	martin 727 of street car.

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Philip FRANSEN	#229-1293 RAILWAY	fransen@ymail.com
John Bulmer	" " "	
Pr. dubbe	#27 4080 Garry St	604 312-2610
Odile Gagne	333-4280 Moncton St	604-271-1625
DOUG HARPER	105-3900 Moncton	604 448 9234
HER. Kinnmont	116-12871 RAILWAY AVE.	604-278-6075
G. R. Sore	#25-18355 64th Ave. Surrey	604.249.3325
James Campbell Kalfota	7008-1604 St. Surrey	R.SORE@shaw.ca
PAM ELDER	28-12323 English Street	willaparte@gmail.com
Marge Dorozi	329-4280 MONCTON ST.	
Chilren Williams.	206- Bayview St	MDorozi
	201- 4233 Bayview St.	

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Rose Finlay	11220 Gallatin Court Road	irma1073@yahoo.ca
Rhonda Graham	4603 Westwater Dr. Road.	604-277-6654
Jules Fabros	309-4280 BAYVIEW ST.	jules.fabros@bp.com.
SIEW MCINTOSH	2711 Dunsmore Rd	604-277-2396
Kim Console	9080 Parkville Drive	Kconsole@hotmail.ca
FRED BROME	308-4280 Bayview	FRED@FREDBROME.COM.
Edith Turner	3411 Chatham St.	returner2@shaw.ca
RALPH TURNER	✓ ✓ ✓	✓ - ✓
ZITA MORIN	#10-4388 Bayview	zitamorin@shaw.ca
M. MILLOS	225-12873 RAILWAY	604 271 1216
Carol HUBERT	488-12133 #2 Road	604 274 3771
PATRICK HO	4635 BRITANNIA DR.	778 828 8510
Louise + Penny Mazon	12100 Imperial Dr.	marzanes@ctelus.net.
Kristin Campbell	109-4211 Bayview St.	nitsirk35@hotmail.com

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Cheryl Vukobratovic	10199 Lawson Drive	noslenea@shaw.ca
Paula Toribu	10199 Lawson Drive	bccanuck1@shaw.ca
Keith & Carol Ingram	111-4000 Westwater Dr.	carolingram@shaw.ca
Tim & Rhonda Locke	5611 Platte Ct.	
Michele Delong	202-3031 Wilton Rd.	
Lana Johnson	11220 GALESON COURT	
Gerrit L. deVries	5-4311 Bayview	
Gail McIntosh	8171 Dolamore Rd Rnd	
Ann Ulyyoun	#127-12873 Paulson Ave.	
Ashley Consolo	9080 Parkville Estate	ashleyconsolo@hotmail.ca
DAVID NORMAN DEAN	303-4211 Bayviewest	dpovmand5@shaw.ca
Ana Mossman	12506 Wescott St.	anadamossman@yahoo.com
Betty Hsiao	6237 Hermitage Dr	
Robert & Vibeke Lewis	5177 Hollycroft Dr.	Robert.Lewis@telus.net

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Shawn Truland	4233 Bayview	778-297-0157
M-BALAJI	4500, Westwater Drive	241 3044
Gabriele Cuiley	4388 Bayview #12	604 272 9921
Danab	750 W. Pendar St	
TONY DALES	KAYMARAN ADVENTURE TOURS	KATSOCKOPS@GMAIL.COM
JERRY TOMASK	4040 Bonanza Dr.	604 715 3060
Anne Maunth	39-12333 English Ave	
Duke Sano	3333 Regent St	
ERNESTO BOLD	52-11291 7th AVE, RICH	604 274 2100
J. H. H. H.	405-4233 FAYVIEW STR.	604 448-9695
VEGA GARIBAY	409-5700 TURNERS RD.	gammuto@telus.net
LARA BEESLEY	411-5700 TURNERS RD.	LARA.BEESLEY@TELUS.CA
CATHIE CUNE	444-19333 ANDREWS RD	CATH@CSAW.CA
GRANNE WILKINSON	4331 Bayview	jwilk2@shaw.ca

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
VALERIE & PHIL THOM	ENCISOT Avenue.	valphth@comcast.net
Alan - Spencer Smith	4328-1243 Bayview	
Annex + Frances Nelson	404-4233 Bayview St.	-
DAVID WONG	403-4233 " "	-
JACK & HELEN BROWN	203-4233 " "	-
Don Grant	218-3751 SPRINGFIELD DR.	dhgrant@gmail.com
Kyla Hochstetler	#110 4280 Moncton St.	khochstetler@hotmail.com
BRUCE WANG	4335 BAYVIEW ST	BRUCEWANG@SILK.COM
Kara Hemminger	4280 Moncton St #207	kara_hemminger@gmail.com
Bill & Maria Wasthards	12331 Buchanan St	
Todd Rosten	12667 EUBEN AVE.	
Alex Faria	4500 WEST LATER DR	afaria@krf.freespace.net
Andy Highton	328-1263 20.2 Rd	andyhighton777@hotmail.com
Charles Highton	12633 #2 Rd.	chase9@gmail.com

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Kathy Jones	#7-12333 English Ave	Kathy Jones 747@yahoo.com
Jeff Jones	#7-12333 English Ave Ste	jeffjones@shaw.ca
Altho & Philippe Leroux	2-3891 Chatham St.	altho@philippe@hotmail.com
R Craig Hansen	303-4280 Moncton St.	604-274-1497
R+B Kirgopolnik	44-12331 Phoenix Dr	rkirkpatrick_98@yahoo.ca
Karen Petycia	#3-4311 Bayview St	karen@stogryn.ca
Derek Williams	11777 Yoshida Ct	bopackderek@gmail.com
Georgina Petho	290.12420 No.1 Rd.	georgina.p@shaw.ca
S I Petho	4	4
CAD Elzer	#17-12331 Phoenix Dr	skydriver@shaw.ca
Tennette Anderson	406-4500 Westman Dr.	
WELSON	5431 WARBURG AVE	
Matthew & Stella Wong	409-4280 Moncton St.	
Cecilia Martin	402-12911 Railway St.	

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
SUSAN BAYLES	318-4280 Moncton St	alsuz2@shaw.ca
Judith Ellis	317-41280 Moncton St	
Alice Samuella	407-4280 Moncton St	samwontha@telus.net
Peter Jones	105 12420 NO. 1 RD	pwtong@gmail.com
Charlie Ross	102.4280 Moncton St	charlie.v@telus.net
V-1/2 Bay	307 4211 Bayview	—
D. SIVAK	#3 4340 STERSON WAY	debbie@linda-services.com
D. Henriquez	4280 - Moncton St - 207	henriquez77@gmail.com
A. Rodriguez	# 202 6077 LAWSON RD.	
K. Howard BIGGS	12262 Ewen	604.274.2724
E. Gaudet	4646 Brunswick Rd,	604-274-6370
P. Bello	11291 TWE AVE	604 274 2100
W.B. Kenyon	4280 moncton St. 1	604 247 0332
M W Lee	203-4500 Westwater Drive	monhlee@telus.net

**Submitted at
Open House**

July 11, 2013

Opposed

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: _____

Address: _____

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

NEVER WANTED YOU HERE IN THE
FIRST PLACE - BEING IN THE GREEN
SPACE - SOME SMALL BUSINESS - NO Big
CROCKERY.

What do you think is missing from this community?

GREEN SPACE INTEGRITY
TRUTHFULNESS - CARE OF THE
COMMUNITY
STOP TRYING TO BLACK BALL
THIS TOWN

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name:

Address:

E-mail (optional):

Phone (optional):

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Marine Use!

What do you think is missing from this community?

Green Space - lawns, Trees etc.
Honesty

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: LINDA GRAY

Address: 28-4080 GARRY ST.

E-mail (optional): LLGRAY@SHAW.CA

Phone (optional): 604-277-1270

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

MARITIME

What do you think is missing from this community?

GREENSPACE

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: A. Brand

Address: 12931 Railway Ave #325 Richmond

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Keep as per initially stated & agreed upon
Marine Services which should (could)
include a library, a marine museum.

What do you think is missing from this community?

No "village feel". Whole site cemented - ugly
Remove cement & bricks & put some
grass in. Complex looks terrible. Tall new
flats on this site as to "how to not to build on the
waterfront". No look of history of the village,

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit the entire site
www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Brent Kirkpatrick

Address: 44 1234 Phoenix Dr

E-mail (optional): bkirkpatrick-98@yahoo.com

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

I think the zoning should have been sorted
before building. If the current zoning will not work
share the space with Richmond to community based
programs

What do you think is missing from this community?

More community based activities.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Peter Tong

Address: 105-12420 RD 1 RD, Richmond, BC V7E 6N2

E-mail (optional): puttong@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

Please keep existing zoning
do not need more retail
office use is good as part of

What do you think is missing from this community?

current zoning

- Would have appreciated more a discussion on
why this should NOT be rezoned rather
than a discussion on what should come.
- Whether this should be rezoned is a

Thank you for your feedback!

much more appropriate question

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: BLAN WILLIAMS

Address: 224-12639 #2 RD

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

NO MASSAGE CENTRES
NO AMUSEMENT CENTRES
NO - NO - NO

What do you think is missing from this community?

GREEN GRASS IN PARKLAND
RE STEVESTON AS IS.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

HOW MUCH LONGER ARE
GOING TO GET REZONING?
ANOTHER 10 YEARS!!!

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: _____

Address: _____

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

THE BEST OF "VILLAGE" HAS ENOUGH.

What do you think is missing from this community?

NOT MUCH.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: DAVE FAIRWEATHER

Address: 488-13831 BAYVIEW AVE.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

ONLY IN BUILDINGS 1 & 2. OFFLINE SERVICE PROVIDERS (e.g. car wash, etc.)
OF COURSE TO A FUTURE. FRUIT & VEGGIE STORE,
LAUNDRY/DRY CLEANING 6/14/2017.

What do you think is missing from this community?

GREEN SPACE, PARKS, ETC. A BIG AMOUNT - EVEN
IN THE FUTURE.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: J. LeBRON

Address: 102-4233 Bayview St

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

leave it Maritime. Do not Manipulate
any more than you have. You have
caused too much distrust in
your profession

What do you think is missing from this community?

We are a Village. Keep it

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: ALAN WILLIAMS

Address: 224-12639 no 2 Road

E-mail (optional): _____

Phone (optional): 604 241 1301

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

None
None
None

What do you think is missing from this community?

Green Grass and open space

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Sarah Eades

Address: _____

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

Mixed Maritime use as per
the original zoning
this is so wrong

What do you think is missing from this community?

The view that used to be here.
Onni has no vested interest in
this community and has caused a huge
rift in our village for residents
& businesses.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Genessee Langdon

Address: 311 - 11673 7th AVE

E-mail (optional): ness.adele@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

consideration should be given to the other businesses that struggle 9 months out of the year.

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

**Submitted at
Open House**

July 11, 2013

Other

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: _____

Address: _____

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

Grocery, Fitness, arts

What do you think is missing from this community?

Arts, music

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: AILEEN CORMACK

Address: 427-12931 RAILWAY RICHMOND V7E 6M5.

E-mail (optional): CORMACKATHOME@SHAW.CA

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, ^{ONLY} office and service based tenants? YES ☒ NO ☐

What retail, ^{ONLY} commercial or services do you think should be considered at Imperial Landing?

HIGH QUALITY TENANTS - LEASES 5-10 YRS.
NO EMPTY STORE - NO BILLBOARDS ON WINDOWS -
NO DRY CLEANING - NO 7-11'S - CLEAN - NO GARBAGE

What do you think is missing from this community?

NO GREEN SPACE - DANGEROUS WALKWAYS

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: L. Rosas

Address: # 201 - 4600 Midway Dr.

E-mail (optional): _____

Phone (optional): (604) 275-9806

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☐

Would you like general retail, office and service based tenants? YES ☐ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?
Some but not all could be the above

Performing arts center, Jazz / Music / Coffee Wine Bar
Club, Art Gallery, Canadian and only gift souvenir shop.
Massage, reflexology, Kite shop,

What do you think is missing from this community?

Performing arts center in the village,
Art Gallery
greenery in the waterfront,
MARINA

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Bill McCORMICK

Address: 11751 YOSHIDA CRT

E-mail (optional): WAMCORM@YAHOO.CA

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ / NO ☒

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

DAY CARE (FREE), SENIOR CENTRE (DROP IN)
ROW BOAT RENTAL, TRIPS TO SHADY ISLAND ETC.

What do you think is missing from this community?

FREE PARKING, 3 HRS IS NOT ENOUGH
TIME TO BROUSE, WALKS TO GARY POINT ETC.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: ALISON CORMACK

Address: 427-12931 RAILWAY AVENUE

E-mail (optional): CORMACKATHOME@SHAW.CA

Phone (optional): 604-244-8569

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

GROCERY STORE ONLY

* BIGGER LIBRARY

What do you think is missing from this community?

GREEN SPACE FOR THE STEVESTON COMMUNITY

SUFFICIENT PARKING - FREE.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Thomas Taylor

Address: 4333 Bayview Street

E-mail (optional): _____

Phone (optional): 604-241-1120

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

I object to large trucks driving past my
single family dwelling. When the construction
was going on it was most inconvenient.

What do you think is missing from this community?

Urban Fare or Thrifty's
Daycare Gym facilities for community
Centre

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name:

Tennifer Taylor

Address:

4333 Bayview St.

E-mail (optional):

Phone (optional):

604-241-1120

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

On the North-South end of East Bayview Street
we have free simple houses and object to large
delivery trucks bringing their goods to the retail stores.

What do you think is missing from this community?

Daycare, library and large community
centre, gym and facilities

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Triston Fajardo

Address: #37-12331 Phoenix Drive Richmond BC, V7E 6C4

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

Whole foods grocery, coffee shop, boutiques

What do you think is missing from this community?

Keep the town feeling "quaint"
-I do not support these structures

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Heidmeier Irma

Address: 405-4233 Bayview St. R. Rd. R.C. V7E 6T7

E-mail (optional): _____

Phone (optional): 604-448-4695

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☐

Would you like general retail, office and service based tenants?

YES ☐

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

Grocery Store Bakery, Restaurants.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Angela Fajardo

Address: 37-12331 Phoenix DR Rmly BC V7E 6C4

E-mail (optional): _____

Phone (optional): 604 _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☐

maybe

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Whole foods, grocery + public theatre areas
+ area for musicians to support the arts
- studio area?

What do you think is missing from this community?

Parking - not sure how you will accomodate
visitors & keep local parking available
accessible to locals.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: T. DOUGAN

Address: 222-12873 RAILWAY AVE RICH V7E6K3

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒ *

What retail, commercial or services do you think should be considered at Imperial Landing?

* one exception: We need a grocery store with adequate parking.
Other than parking, the Super Grocer does a good job serving this area.
offer them an opportunity to move into Building #2. we do not
need another grocery store to be in competition with the Super Grocer.
What do you think is missing from this community?

Nothing - we ^{already} have dentists, florists, and all other services
that you are suggesting. Ask for rezoning of one building only -
for a grocery store. You renew what the zoning was before you
built these buildings - live with it.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

By providing additional services in Steveston, you will only hurt
the present businesses.

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: PAIKO SI

Address: 12420 No 1 Rd.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☒

Parts

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Office, Bank, Restaurant, Supermarket.

What do you think is missing from this community?

Affordable housing for buyers

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: GEORGINA PATKO

Address: 290. 124-20 No. 1 RD.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

RESTAURANT, OFFICES, BANKING, SUPERMARKET

What do you think is missing from this community?

AFFORDABLE HOUSING

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: P. Nolan

Address: 4233 Bayview St.

E-mail (optional): —

Phone (optional): 778-299-0159

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Bank
Large grocery store - Thrift + Whole
Legal services Foodstall, etc.

What do you think is missing from this community?

PARKS! Green space - especially
along the river
Public gardens - quiet spaces
without cement
Senior Center

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Elizabeth Wawany

Address: 1157 Swallow Dr

E-mail (optional): Wawanygeny@aol.com

Phone (optional): 604-277-5422

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☐ unsure

Would you like general retail, office and service based tenants?

YES ☐

NO ☐ unsure

What retail, commercial or services do you think should be considered at Imperial Landing?

Seafood restaurant to enjoy what view is left in
Steveston - Mid-priced clothing store
European deli/bistro

What do you think is missing from this community?

Park areas, Greenery, bigger library
or a "Knick Knack" store!

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

**Submitted at
Open House**

July 11, 2013

Support

Dear Mayor and Council of the City of Richmond,

I, KEITH INGRAM (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

111-4600 WESTWATER DRIVE
RICHMOND (STEVESTON)
(Address)

604 908 3324
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Denise Jaffe (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

D Jaffe

(Name: Signature)

#11-12333 English Ave

(Address)

(Phone number **optional**)

I, Rong (Richard) Zhou (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

(Name: Signature)

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Jeff Jones (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

[Signature]
(Name: Signature)

117-12333 ENGLISH AVE
(Address) STEVESTON VILLAGE

604-241-4153
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Sheldon Talle (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

#11-12333 English Avenue

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Vera Samarat (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

[Signature]

(Name: Signature)

409-5700 Andreas Rcl

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Robert Lewis (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Robert Lewis

(Name: Signature)

5177 Holmcroft Dr.
Richmond, B.C. V7E4T9

(Address)

604-644-7330

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Vibeke Lewis (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Wendy Lee

(Name: Signature)

5177 Hollycroft DR

(Address)

604. 702. 7920

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Kathryn Mannas (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

K. Mannas

(Name: Signature)

#404-5800 Andrews Rd.
(Address) Richmond, BC V7E 6M2

604-241-9976

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Brett Brown (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Brett Brown

(Name: Signature)

93-5899 ANDREWS RD


(Address)

604-291-4604

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, KIMMY JONES (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

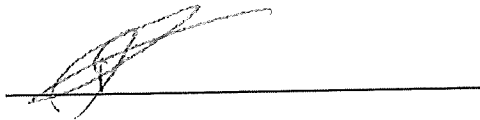

(Name: Signature)

#7-12333 ENGLISH AVE
STEVESTON VILLAGE
(Address)

604-244-4153
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Ka Chun Lau (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

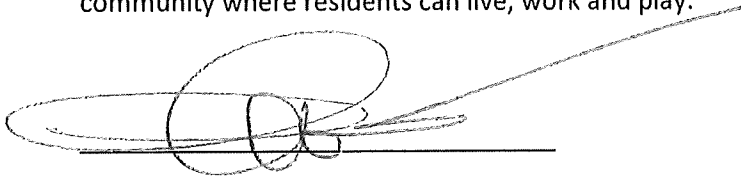
3871 Springthorne Crescent V7E 1Z8

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Linda Lunn (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

306 - 5600 Andrews Rd.
(Address) Richmond, BC
V7E 6N1

604-271-0604

(Phone number **optional**)

Tammie Wessels

tammiewessels@telus.net

12291 Alliance Drive

I support the re-zoning application.

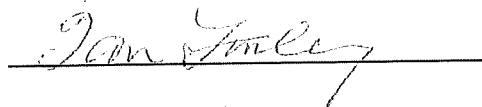
I would like general office + retail space.

I believe the following would be a great addition to the community

- Grocery store
- Fitness gym.
- casual dining restaurant (family oriented)
- Jazz bar / dessert destination
- Walk in Dr's clinic

Dear Mayor and Council of the City of Richmond,

I, IAN FINLAY (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

11220 GALLIEDON COURT, RICHMOND, B.C. V7E4L3

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, JULES FABRUS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

309-4280 BAYVIEW ST

(Address)

778 387 4188

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Xiaolan Chen (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

4991 Branscombe Ct. Port Moody
BC V7E 6N8

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Riscuna Bolco (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

P.S. Bolco

(Name: Signature)

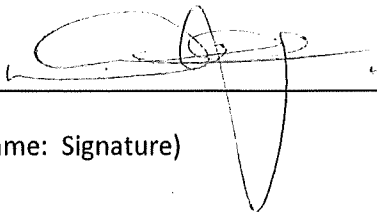
52-11291 7th Ave Richmond

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, DON GRANT (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

218-3451 SPRINGFIELD DR.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Erlinda Bell (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Erlinda Bell

(Name: Signature)

435999 Andrews Rd. Richmond

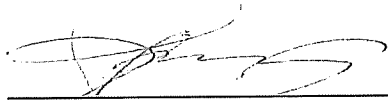
(Address)

604-271-4604

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, BARBARA E. Kruyer (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

308-4280 Marine St

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, JANICE DEFEITAS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

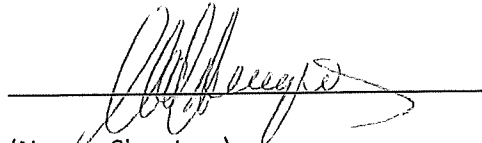
J. Defeitas
(Name: Signature)

102-5500 ANDREWS RD
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, DEREK HENRIQUES (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

207-4280 Moncton St.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Betty Hawn (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

4297 Hermitage Dr
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, ERNESTO BOLLO (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

ERNESTO BOLLO 

(Name: Signature)

52-11291 74 AVE, RICHMOND, B.C. V7E 4J3

(Address)

604 274 2100

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, GAIL MCINTOSH (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

G. McIntosh

(Name: Signature)

8171 Delamare Rd
Richmond, BC
(Address)

604 277 2396

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Phyllis Auble (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Phyllis Auble

(Name: Signature)

333-4280 Almonden Str

(Address)

604-271-1625

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

WE, Valerie & Phil Thom

(please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Valerie T.

Phil T.

(Name: Signature)

12302 English Avenue

(Address)

(Phone number **optional**)

* WITH THE
EXCEPTION OF
PUBS / RESTAURANTS /
COFFEE SHOPS DUE
TO NOISE, PARKING
AND CROWDS.

Thank You.

I, Liz Harvey (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

(Name: Signature)

(Address) Steve Stern

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

^{we}
1. BAILEY ARUTH BRIGGS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Twining R.M. Briggs

(Name: Signature)

417-4600 WESWATER DRIVE

(Address)

604 272-2621

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, TIM SACKMANN (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Tim Sackmann

(Name: Signature)

230-12931 RAILWAY AVE

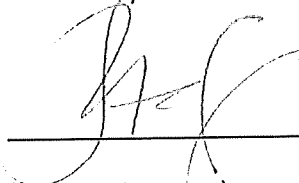
(Address)

604-275-2072

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, ROSE FINLAY (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

11220 Galleon Court, Richmond, BC V7E 4L3
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, KEVIN SKIPWORTH (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

28-5999 ANDREW'S ROAD

(Address)

604-868-3656

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, ALICE SAMWORTH (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

A. Samworth

(Name: Signature)

407-4580 Morton

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, JENNIFER ANDERSON (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Jennifer Anderson

(Name: Signature)

406-4500 WESTWATER DR. DUMFRIES, BC

(Address)

604.284.2197

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Carol Ingram (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Carol Ingram

(Name: Signature)

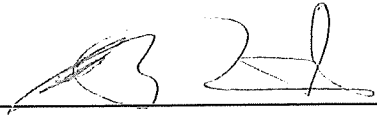
111- 4600 Westwater Dr.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, M. BALAKUMAR (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


M. BALAKUMAR
(Name: Signature)

215 - 4500 Westwater Drive
(Address)

(604) 241 3044
(Phone number **optional**)

Brenlea Fintelstein
jeffbrenlea@hotmail.com
(604) 271-5398
3460 Regent St V7E 2N1
Richmond.

Further contact: Yes

Support rezoning: Yes

General office - Retail, service: Yes

missing from community:

~~grocery~~

Restaurant - Lunch

- Casual Dining

- West Coast Cuisine

- Breakfast - full service

late night - after 9:00 pm

- Beer, coffee,

(Not a Bar)

- Cafe

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Perry Mazzone

Address: 12160 Imperial Dr.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

Can you give your lighting poles/structures
a good cleaning and get up some banners.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Rachel Kirkpatrick

Address: 44 12331 Phoenix Dr

E-mail (optional): rkirkpatrick_98@yahoo.ca

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Restaurant, High end Grocery Store,
Community Based - Preschool/day care

What do you think is missing from this community?

High end Grocery store

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: ALICE SAMWORTH

Address: 407 - 4280 MONCTON

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

NESTOR OR THE LIKE, MUSICIAN & ART STUDIOS, BISTRO WITH LIVE
MUSIC (JAZZ) SPECIALITY SHOPS (MORCHIES, CHURCH, WINE SHOP,
DELI, STAPLES, TRAVEL AGENT, NOTARY PUBLIC, LAW OFFICE
ETC. PR. & DENTAL OFFICE

What do you think is missing from this community?

NEED TO CONTACT COASTAL JAZZ & BLUES SOCIETY,
KEN PICKERING, NOW AND GET THEM TO BRING IN
SOME FREE EVENTS ON THE PLAZA. THEY CONCENTRATE
ON VAN. AREA BUT DO SOME IN N. VAN OR WHY NOT
RICHMOND?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: JENNIFER ANDERSON

Address: 406-4500 WESTWATER DRIVE, RICHMOND,

E-mail (optional): Jennifera@shaw.ca

Phone (optional): 604, 284, 2197

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

- BIKE RENTAL (KAYAK ALSO)?
- SPECIALISED GROCERY STORE - EG: CHOICES, CAAERS.
- something offering healthy/organic foods.
- Def NOT another coffee shop or pharmacy!!

What do you think is missing from this community?

Community is GREAT! what would be
good on this site would be more "green"
areas to break all the bland concrete.
Too stark right now

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: B. LARSON

Address: 5431 URBAN BLVD AVE

E-mail (optional): chief.wahoo@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Bar/pub, restaurants, lounge, coffee shop etc
live music combine with lounge, food. Specialty wine, food, etc
Places to patronize without having to drive to someone else's neighborhood

What do you think is missing from this community?

ALL of the above

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: MIKE DEWAR

Address: 110 - 4600 WESTWATER DR

E-mail (optional): DARKSADKILL mike.dewar49@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

- SMALL WALKUP BREW PUB
- CASUAL DINING
- SPECIALTY WINE/BEER STORE

What do you think is missing from this community?

- A BOUTIQUE / UP SCALE GROCERY STORE (URBAN FARE)
- MORE BUSINESSES WITH PATIO SEATING THAT
MAKE PEOPLE WANT TO WALK IN THE COMMUNITY

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Alex L

Address: _____

E-mail (optional): _____

Phone (optional): 604-312-1883

Would you like to be contacted with further updates?

YES ☐ ? NO ☐

Do you support the rezoning?

YES ☒ NO ☐

Would you like general retail, office and service based tenants?

YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Grocery (Urban Fare, Nesters, etc), Tim Hortons (West Richmond lacks one), Steve Nash Fitness world, Seafood market, Winterfront restaurants

The added residents in area may need these to encourage walking
What do you think is missing from this community?

An LRT / Canada Line extension to Richmond Bridgehead via Railway Ave corridor - can't have additional cars in neighbourhood or parking!

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

- Bring your boat to go shopping like Venice!
- Build a Marina also
- residents could own boats instead of cars!

False Creek similarity!

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Carol Ingram

Address: 111-4600 Westwater Dr.

E-mail (optional): cardingram@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Business related to kayaking - not fishing unless the existing businesses in Steveston want to re-locate.

- Pet boarding/grooming - many, many dogs in Steveston.

- Seniors' home care outlet for nursing services (maybe VCH coastal Health Community Nursing)

What do you think is missing from this community?

- A smaller, more upscale grocery/market that offers competition with existing supermarket.

- Natural food & organics

- a café (not just coffee please) with outdoor seating.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

We don't need another pharmacy.
We have enough coffee shops (18? now).

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Louise Mazzone

Address: 12160 Imperial Dr.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: CATHIE CUNE

Address: # 44- 12333 ENGLISH AVE RICHMOND BC

E-mail (optional): CATH@SIHAW.CA

Phone (optional): 604 808 5410

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Gym *** GROCERY SHOP, FLORIST, WINE STORE, SPECIALTY
TERRA BREADS

What do you think is missing from this community?

Simple OCEAN VIEW PUB STYLE RESTAURANT / PUB.
Gym

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Gerrit de Vries

Address: 5-4311 Bayview St.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Choices, whole foods, Nestles

What do you think is missing from this community?

Parking.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: C. FRAZEE

Address: 912-4711 Bayview St

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

GROCERY - NIGHT END

What do you think is missing from this community?

FITNESS CENTRE

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Mark Saleai

Address: 11762 Fontmain

E-mail (optional): masako.telus.net

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

A small supermarket (15,000-20,000 sq ft) would be great.
Also, a small drugstore/general merchandise retailer, like
a "mini-London Drugs" is definitely missing.

What do you think is missing from this community?

There is a shortage of financial institutions (only RB: Coast Cap).
More eco-tourism would be great (nice to see the kayak
place out front). With the recreational opportunities in
Steveston, a sporting/outdoor goods store, perhaps?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Brechin Maclean

Address: 14-12331 Phoenix Dr.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

grocery, cafe, banking, professional services
(doctor, lawyer, etc.), daycare,

What do you think is missing from this community?

Converted some of the current cement
into green space; additional trees, small grass areas
A community 'meeting hall' for community events,
rental for business and social functions.

Thank you for your feedback! Steveston-themed public art.

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: DOWNNA PANUSA

Address: 212 - 4211 BAYVIEW ST

E-mail (optional): mysticapprentice@hotmail.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

by email

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

- GROCERY STORE - like Capers or Choices
high end

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Ann McCormick

Address: 11751 Yoshida Court

E-mail (optional): grannymcc@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

More services that are free to
residents. i.e. bigger library
Some community centre facilities

What do you think is missing from this community?

Tim Hortons
London Drugs
Van City Credit Union
More Daycare

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Valerie & Phil Titom

Address: Imperial Avenue

E-mail (optional): valphil.titom@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

OK WITH RETAIL AND/OR OFFICES. AM VERY
CONCERNED WITH PLACENTS TO RESTAURANTS/PIZZA
COFFEE SHOPS; AS BUILDINGS ARE RIGHT ACROSS
FROM RESIDENTIAL HOMES, SO NOISE, LIGHTING, PARKING
AND CROWDS ARE A BIG CONCERN.
SPACE -- GREENS --
NATURE.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: _____

Address: live in "The Village" Condos on Moncton Street
in Steveston

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? Definitely! YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

WHOLE FOODS MARKET!! (OR CHOICES)

MORE RESTAURANTS.

BAKES (TD/CT/BNB BMO)

We don't need another pharmacy.

What do you think is missing from this community?

A MARKET LIKE WHOLE FOODS - ~~W~~ CURRENTLY
HAVE TO DRIVE TO VANCOUVER.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: _____

Address: Phoenix Drive Richmond.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Grocery - Whole Foods, choices, urbanfare, organics, vegetarian.

art; artist studios + galleries

if daycare - Rmcl is very short on infant + toddler spaces.

What do you think is missing from this community?

- theatre - live entertainment; community theatre
- night life - jazz + restaurant/essert
- more green space + playground, nature place for kids to play
picnic (a child's wise comment "Skveston is turning into a giant
brick my keep building + building + building")

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: MARK EDMONDS / Joanne Edmonds

Address: 9-1188 RAILWAY AVE

E-mail (optional): joanneedmonds@shaw.ca

Phone (optional): 604 275-1495

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Restaurants, stores, gym

* DOES NOT ^{HO} have to be only marine !! NOT INDUSTRIAL

What do you think is missing from this community?

Make one of the new buildings
the new library / community center

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Phyllis Aubke

Address: # 333-4280 Moncton Street

E-mail (optional): _____

Phone (optional): 604-271-1625

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Kin's Vegetable, Choices, Library, Medical
NO! Pharmacies, NO! Cafes
Want! bigger exercise possibility

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: WALLY DUNSMORE

Address: 11291 7th Ave

E-mail (optional): waldun2@mac.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☐

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

GROCERIES / MEDICAL ^{DENTAL} CENTRE

What do you think is missing from this community?

MARINE INDUSTRIES

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Rhonda Barish

Barish@telus.net

4820 Moncton St Richmond - V7 5G89

further contact - Yes

Yes - Support rezoning

Yes - general office retail

missing in the community

- grocery store ~~store~~

- (fitness) centre - gym ~~etc~~

- casual dining

- late night snacks - desserts, coffee - not
a bar

-

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: ERNESTO BOLLLO

Address: 52-11291 7th AVE

E-mail (optional): _____

Phone (optional): 604 274 2100

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

HIGH END SUPERMARKET

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: P. Bullo

Address: 11291 7th Ave

E-mail (optional): priscil@telus.net

Phone (optional): 604-274-2100

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

New Supermarket needed for expanding
community. Suggest Thrifty's or similar

What do you think is missing from this community?

Supermarkets Parking, Access needs
improvement.
Maximize use of view - restaurants, coffee shops on
waterfront. Supermarket does not need view

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Kyla + Louis

Address: 4280 Moncton St

E-mail (optional): Kylahochfilzer@hotmail.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Building #3: coffee/caf /restaurant to take whole building. Would make great ~~venue~~ ^{venue} for private event hire ~~if left at full size~~. ^{Preference to} ~~Keep~~ locally owned businesses for all building tenants.

What do you think is missing from this community?

Sporting goods store. Established yoga/fitness studio. Locally owned specialty grocery store. ~~Butcher shop~~ ^{Animal daycare}. English style tea room. Cobbler/key cutter/watch repair shop.

Shared office space that doubles as venue for hire. eg. the Hive in

Thank you for your feedback!
This form can be dropped in the secure box, submitted directly to the City of Richmond, or e- ^{Vancouver} mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: DEREK HENRIQUES

Address: 207 - 4280 MONCTON ST

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

A grocery store such as "choices" would be welcomed! (Whole Foods too)
The proposals made in the re-zoning application are reasonable
but the increased traffic implications should receive attention.

What do you think is missing from this community?

Another major chartered financial institution.
A community police unit (bicycle type)
The community needs to retain its character. This is
very important.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: B. Kasper

Address: 4280 Monahan St. Bnd 308

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Food Store - eg. Choices, Thriftys or other
Higher end grocery

What do you think is missing from this community?

Another bar, food store, pub or lounge
with outdoor seating on the Alpha Lake at the
side in Europe. Entertainment would be a plus.
7-11 or such with extra hrs.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: HELEN BURROWS

Address: 203-4233 BAYVIEW ST.

E-mail (optional): helen@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

HIGH-END GROCERY - EC MARKET PLACE - NESTLES
NUTRITION - CARD SHOP & STATIONERY (HALLMARK)
TIM HORTONS - MAGAZINES & NEWSPAPERS - BAKERY - (EUROPEAN)
SHOE REPAIR CAKES & BREAD

What do you think is missing from this community?

WE DEFINELY DO NOT A PHARMACY - THERE
ARE ENOUGH IN STEVESTON
RESTAURANT ABOVE GROCERY STORE WOULD BE GREAT

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: RALPH Turner

Address: 3411 Chatham St. Steveston

E-mail (optional): returmer2@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like ^{or Professional} general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Good Grocery Store

- no more coffee shops! no more pharmacy stores

What do you think is missing from this community?

- fish auction & market

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Moon Lee

Address: 203-4500 Westwater Drive Richmond V7E 6S1

E-mail (optional): moonlee@telus.net

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Doctors' offices, medical laboratories (x-rays, blood tests, etc)
natural food grocery stores (Sprouts, Choices, Whole food, etc)
pharmacy.

What do you think is missing from this community?

Doctors' offices, natural food groceries, medical
laboratories, green space.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: DON GRANT

Address: 218-3451 SPRINGFIELD DR.

E-mail (optional): dhgrant21@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

MEN'S CASUAL WEAR ; RESTAURANT / CAFE WITH PATIO AREA ; OUTDOORS REG.
STONE (clothing, accessories, footwear etc) ; BIKE RENTAL ; SMALL
ELECTRONICS STORE

What do you think is missing from this community?

EVENING NIGHTLIFE ; SUMMER BUSKERS ; MUSIC

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

* PLEASE - NO MORE PHARMACIES, COFFEE SHOPS, CHINESE OR JAPANESE RESTAURANTS, THRIFT STORES, BOOK STORES, SOUVENIR SHOPS

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Shawn Smith

Address: 11471 Plover Drive, Richmond

E-mail (optional): shawnmsmith103@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Coffee, grocery, food stores

What do you think is missing from this community?

tenants!

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Maha

Address: 4500, Westwater Drive

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

Few fountains along the Boardwalk side.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Aileen Williams

Address: 201-4233 Bayview St.

E-mail (optional):

Phone (optional): 604-274-1503

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

WALK-IN CLINIC

What do you think is missing from this community?

Not much.
just - Tim Hortons NO! to Pharmacy!

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Arcely Hightler

Address: 328 - 12632 No. 2 Road

E-mail (optional): Arcelyhightler777@hotmail

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Cafe's (not Starbucks) Local business business only!

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: MARGE DOROZIO

Address: 200 206 - 4233 BAYVIEW ST

E-mail (optional): MARGE@shaw.ca

Phone (optional): 604 2770293

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Market Place, Nutrition, Card Shop (Stationary)
Tim Hortons, Shoe Repairs,
(NO TO PHARMACY)

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Derek Williams

Address: 11777 Yoshida cct

E-mail (optional): bopakderek@gmail.com

Phone (optional): 604 961 4273

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Highend grocer store (whole foods, choices etc), food outlets
coffee shop, hobby store, bike shop, professional building,
pub, craft stores

What do you think is missing from this community?

bike parking to encourage lots of cyclists, disabled parking,
make other people walk, outside seating & patios
coffee shop at east end of complex

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: DEBBIE SNITHUR

Address: #3-4340 STEVESTON HWY RMD B C

E-mail (optional): ddebbe@lindairservices.com

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

WE NEED A BETTER GROCERY STORE
IN STEVESTON. AND A GOOD BIKE SHOP
AND A NEIGHBOURHOOD PUB.

What do you think is missing from this community?

I DONT SEE ~~ANY~~ ANY HANDICAPPED PARKING
AND NO BIKE RACKS IN FRONT OR BACK

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: VERA GAMMAET

Address: 409-5700 Andrews Rd. Richmond.

E-mail (optional): gammaetv@telus.net

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Upscale Grocery Store, Fitness Center, Restaurant with Patio & Beer
Swim Club etc.

What do you think is missing from this community?

Refined Boutique Clothing stores, Recreation equipment store (Bike, hiking etc.)
Good Adult Fitness Centre (good fitness)
Granville Island Style market.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: KATY JONES

Address: #1-12333 ENGLISH AVE STERVENTON VILLAGE

E-mail (optional): _____

Phone (optional): 604 241 4153

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

#1 Grocery Store.
Gym.
Day care.

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: LAURA BEESLEY

Address: 411 5700 ANDREWS RD.

E-mail (optional): LAURA.BEESLEY@LIVE.CA.

Phone (optional): 604.244.7703

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Upscale grocery store, proper vegetable market

What do you think is missing from this community?

more retail clothing stores - not chain stores - like Gap etc.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: JEFF JONES

Address: 47-12333 ENGLISH AVE STEVENSON VILLAGE

E-mail (optional): JOFF@jones-shore.com

Phone (optional): 664-741-4153

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

PROOFY BANK
Gym
DAYCARE

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: TIM STACKMANN

Address: 230-12931 RAILWAY AVE

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

ALTHOUGH DAYCARE IS GIVEN AS A ILLUSTRATIVE
OPTION, I BELIEVE THIS IS AN EXCELLENT IDEA.
There's a serious shortage of daycare spaces in this area.

What do you think is missing from this community?

We need more choice in terms of retail grocery or
farmers' market vegetable shops. We would like to
see a generalist drug store (e.g. London Drugs or
Shoppers Drug Mart) to provide more competitive pricing
for drugs and houseware/personal goods. A TD Canada Trust
Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

A branch would be helpful. A home repair store (e.g.
Home Depot, but on a much smaller scale) would be
very desirable. Now about 1.1 km x 12.1 km

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: JACQUE TURNER

Address: 12251 HAYASHI CRT

E-mail (optional): _____

Phone (optional): 604 271 7779

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Urban Fair Fitness centre (Leisure SSC),
Coffee shop.

What do you think is missing from this community?

Being a resident for 28 years our community
is better now so good luck with the changing
of zoning.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Kathryn Mannas

Address: #404-5800 Andrews Road, Richmond
V7E 6M2

E-mail (optional): -

Phone (optional): 604-241-9976

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☐ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Make the mix of retail/service
exactly like Granville Island.

What do you think is missing from this community?

- ① A community theatre/gym/auditorium
by the river (like Arts Club) ② Neighborhood
pub/restaurant/patio.
 - ③ TAT boutique supermarket (that will not force
Super Grocer in Steveston to close - SG is unique.
- Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

- ④ Pet store ⑤ Nothing touristy - build for residents
(small)
- ⑥ Play area for children (like Smallland at IKEA)
- ⑦ Community art gallery ⑧ Amenities by ONNI in
exchange for rezoning - some trees in large lots

waterfall Japanese garden somewhere
on the newly built ~~by~~^{stark} cement
boardwalk (designed by world class
Japanese gardener). A few trees
mixed with floral shrubs all along
the length of the shoreline where
the new boardwalk is. Add some
nautical/fishing murals of colorfull tile-
work on boardwalk &/or garden walls.

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Leslie Gilker Donna Booth Donna ~~Booth~~ Nimi

Address: ~~donnanini~~ dmbooth@shaw.ca

E-mail (optional): leslie.gilker@gmail.com donnanimi@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Grocery store - Specialty - Whole Foods / Choices
Restaurants - eg. Burgoo / Soup + Sandwich
late night dessert place - homemade style
- good quality.

What do you think is missing from this community?

Bistro Style Restaurant.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

- Ramp concerns - too steep + narrow
- Curb drop off

**Submitted at
Open House**

July 13, 2013

Onni Group of Companies

July 13

Registration Sheet

[illegible]

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Brooks Stacey Krahm	4-13400 Princess St.	coachbrad101@gmail.com
Daniel Blackmer		
Carlie Holland	12294 Imperial Dr.	604-271-7217
LINDA BAAR	14-5999 ANDREWS RD	604-277-0556
MARTIN COMYN	12471 BRUNSWICK PLACE	mcomyn@telus.net
Macey ter Borg	41-12411 trikes Rd	
Mr. Pahl	827 Collier Ct.	—
Jim Ritchie	11300 2ND AVE.	
G.M. HARROT	#102- 4111 DAYVIE ST.	604-271-5148

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Jail Nichols	130-12931 Railway hilled	jandg@telus.net
RUCY KENT	303 12911 RAILWAY RMD	iveydanny@shaw.ca
Chibergand	203 ⁴⁵⁰⁰ - Websterwater Dr.	
Ad Nichols	130-12931 hilled	- -
S. MESSARY	310-8500 BENCELANE RD.	-
M Mediann	- - - -	
Pat Montgomery	2400 Westminster Hwy	montypat@hotmail.com
Sue Duff	18875 Railway Ave #133	
Angela	8800 Con Cattle Rd	
2021	" "	
Barbaine		
N. Young	309-12911 Railway Ave	-
K. Stulton	401-4600 W. Hoadel	
J. Parnas	Lion's Denier.	STEVESON

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Carole Pettipiece		carolepettipiece@shaw.ca
Itelord Pettipiece		hpettipiece@shaw.ca
XIN ZHAO		zx198717@126.com
Jack Digne Ritchie		Queenofpears@olconet.com
Jack Ritchie		Ritchie@olconet.com
CAROLE ENG.		carole.eng5@yahoo.com
LEANOR HAMILTON	4233 Bayview St.	
Stella Lee		Stella@shaw.ca
Alan Wagner	12880 Railway St.	
Jan Wagner	12880 Railway Ave	
David Lee	4500 Westwater	607 7636155
David Lee	12331 Phoenix Dr.	
Greg + Evelina Halser-Brown	#706-8560 General Carver Rd.	
Graig + Ulina Hamblen	11100 Railway Ave	grandmapoint@shaw.ca

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
MIKE - G	4500 WESTWATER BL	604-718-7293
John & Al Logan	409-4233 Bayview St	604-275-1939
Chi Yu Hong	5291 Lancing Rd	604-715-9665
YASUHI NAKANO	305-4288 MONCTON RM.	604-227-6940
Shirley Lee	208-5700 Andrew	604-241-2033
VICTORIA RUSCITO	29-12331 PHOENIX	604-274-5253
Bruce Rozenhart		rozenhart@cominterpoint.ca
Fred Sveinson	4655 Britannia Drive	fsveinson@shaw.ca
Mary Walsh	4233 Bayview St	
Ben Bourke & Dan Chetkiss	2247 62nd St	bbourke@ualberta.ca
Ian Bourke	73 chock dr. Regina, SK	Ibourke33@gmail.com
Jerry	1880 planters road	Tamie es, @ Size Comm.
Greg Chan	5999 Fanning	416-720-8017
GUY POTTER, BOON	12486 TRITES RD, RHMD.	

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
C. Marie	12911 Pacific Ave	—
J Espinoza	8993 ST. ALBAOS Rd	—
R. TAYLOR	Richmond	
N. STONE	Moncton ST	
S. Svenson	4655 Britanni Drive	
L. Becker	5300 Andrews Rd	
Crara Kelly	5700 Andrews Rd	
S. Bousie	6480 187 St.	
B. Spivey	10741 Hollywood Dr	
Donald Taylor	Manassas	
Donna	Delta	
Connie McOr-	Delta	
Stephen Griffith	Delta	
Carole Pothibeon	12486 Trites Rd.	

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Herb Boeke	107-4211 BAYVIEW ST	herb.boeke@mac.com
M. Hiltax	1403-12633 #2 Road	—
T. Burke	405-12911 Railway Ave.	—
LISAMAK	4600 Westwater Drive.	lisa lisamak2001@yahoo.com
None	12880 Radway Ave	
Paragon Hill	21 South Boundary Lane	—
ROBERT OYE	4671 BELT ROAD DR.	robert.oye@shaw.ca
DANIEL W. LARSEN	11571 South Ave Richmond, B.C.	
Leo Tardio	4345 Bayview St. Richmond	604-272-4513
Harold Abraham	20-12011 Greenwood Dr. Rich.	
Bill Abraham	" " "	
Harold L. LARSEN	4747 GORDON PLACE	604-275-0143
DANIEL W. LARSEN	" " "	"
K. Shin	1350 Long	778 809 8476

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
KEN FALES	267-4111 Bayview St	kenj54@hotmail.com
CHARLIE + JOAN ALAWS	305-4602 WESTWATER DR	
ALAN SUNDERRI	3940 RICHMOND ST	almsunderj@shaw.ca
WILL & CACIA BRUNSKOP	UAW D.	willbrunskopp@shaw.ca
Val Stene	4115-12931 Railway Ave	V. Stene
Jeff + Megan Goddard	3208-1495 RICHARDS ST	778 239 2121
H. Salmon-De-Friedberg	4111 Bayview #305	henrysdf@telus.net
Elvira Johnson	#43-12880 Railway	N/A
BEVERLEY UNSWORTH	412-4233 BAYVIEW ST	604.277.4801
Kathy Scott	251 WINDHURST CIRCLE	Kathy-Scott251@shaw.ca
Sarah Bianchini	12086 OSPREY DRIVE	Sidavie@shaw.ca
ANDY BONE	4880 DUNCLEFFE RD	abone2010@gmail.com
Graeme Bone	9288 Odden Rd.	—
Shannon Loughery	5600 Andrews Rd.	irsko@yahoo.com

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Yukiko Pasut	12228 Even Ave	pasut.yukiko@gmail.com
Grego Baulingli	42-6233 London Rd	
Mike Song		mike-song@owfg.com
PERK 40	3111 BROADWAY ST.	
EDITA WHIPPLE	#406 4233 BAYVIEW	EDITA.WHIPPLE@GMAIL.COM
Margot Sprink	#21 12331 Phoenix Dr.	
BARBARA JACKSON	324-4500 WESTWATER DR	(604) 271-1519
Tracie Marver	436-5700 Andrews Rd.	julienmota@gmail.com
Wilma Zene	4830 Dundas Rd Richmond	conewj@gmail.com
Shannon Thompson	20507 Louvre Avenue	men@men-3@yahoo.ca
Nancy Dickinson	17931 Railway #216	604 274 1984
Mark Buggis	5791 149 St	
Kristie Yu	" "	
Caleb	" "	

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Gary McDermond	6480 Louper Dr.	gary.mcdermond@outlook.com
Vytas Abramaitis	4468 Moncton St.	vyta.abramaitis@gmail.com
Alan Lu	7571 Achison Rd.	Richard Frankman 99888@yahoo.com
D.T. Ryan	—	—
Mukir Kantarov	Richmond St	
BOB MURRAY	RICHMOND BC	
DENYSE THORSTEINSON	4300 WINDHAMMER DR. BC	denysot@shaw.ca * Hearing
PAUL WILLIAMS	225. 12639 no 2 Road	
LYNDA GORGORA	4111 BAYVIEW ST	
PAT BJORKVATN	4211 BAYVIEW ST	
Peren Rona	#54. 12311 16-2 Rd.	peranrona@gmail.com
Jim Vandier	3030 William Rd.	
Irish	Adrian Drive	
Sarah	1935 W 14th Ave	sarah.asad@shaw.ca

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Margaret McDonald	6480 Temper Dr, Richmond	mrmcdonald@outlook.com
Florence Lin	6520 Yeats W.	florence269@gmail.com
Jillian Cheung	4546 Lakeshore Ave.	jc.110@outlook.com
Carole Utting	8571 Myrow Court	
S Copland	12333 English Ave	
Kens & Marc Rae	3586 Crescent St	
Peter & Virginia Lourensen	3371 Richmond St.	
ROSAMUND DALL	#105-4100 Chatham St.	604-618-2514
Patricia Norman	599 Heritage Blvd	fnorman@
Cathy Xu	2935 Wilket Ave, Vancouver	patrickcathy@outlook.com
Melinda Wilber & 2.	11360 2nd Ave, Stevenson	604-2412277
Robert Foreman	4100 Chatham Street	
Michelle Breton	6333 Princess Lane #4	604 mictom 007@gmail.com
Tom Moss	" "	" "

July 13/13

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Suminoy	755 Oldstream, Victoria	N/A
KELLY KOCHNET.	4211 BAYVIEW ST.	N/A
Suzanne Fawc	12333 ENGLISH AVE.	N/A
Nancy Langrecht	31-12333 English Ave.	N/A
Mal Ritchie	11360 - 2nd "	"
Linda Qin	2835 WILC	N/A
Seamus	4500 Westwaver	N/A
Gonne Kw	24711 Meicase Street	N/A
Dave & Christine Greene	4803 48th Ave Delta	N/A
Ann Smedley	21-4460 Sarry Str	N/A
Kevin Ho	3111 Broadway St	N/A
ANNALISA BUCAR	10071 SPRINGHILL CR.	N/A
Richard & Joan Beckman	BOX 3690 Victoria Caribee Heights BC	N/A

Registration Sheet

NAME	ADDRESS	EMAIL (PHONE # if no email)
Onesha Wilanzen	#42-12331 Phoenix Dr. Rm 1	604-209-1349
PHILIP ELWOOD	410-9199 Zornicki Ave	604-377-3099
SOCAN ALIN	15	15
Samir Maroke	7811 Thornbury Cres	604-274-4908
Robert Vibeke Lewis	5177 Polkyrue Dr	604-644-7330
Carol E. Elwyn	4100 Cathlamet Rd	604 275-0469
P. Nimmo	4410 99 11460 4th AVE	604-274-3228
T. Bender	#21-6600 Lucas Rd	604-277-9670
M. Morris	#106-4233 Bayview	604-231-9708
S. Morris	#106-4233 Bayview	604-231-9708
R. R. Smith		
W. W. Smith		
M. Aiyi	#332-4280 Thornton	604 277-2968
A. Cameron	3691 BROADWAY ST.	604 277-1064

**Submitted at
Open House**

July 13, 2013

Opposed

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: ELVIRA JOHNSON

Address: #43 - 12880 Railway Ave
Richmond

E-mail (optional): NA

Phone (optional): N/A

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

I note that there is a spot
designated for a pharmacy. There
are already 4 pharmacies in
Steveston & we do not need another
on.

Nothing except the green
space we were promised
10 years ago!!

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: None

Address: Steveston

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

as we have said each time Onni shows its plan we
do NOT want a grocery store or another pharmacy (already
4 in Steveston

What do you think is missing from this community?

the green space we were promised

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Thank you for attending! Please tell us what you think.

Please tell us about yourself:

Phone (optional): _____

YES ☐

NO ☒

YES ☐

NO 

YES ☐

NO ☒

no more !!

What do you think is missing from this community?

- where is the Stevenston I used to know?
- everything is now cement!!
- too much - no grass for dogs & people!
- don't want more traffic - don't
- want raised crosswalks etc.

Thank you for your feedback!

Thank you for your feedback!

www.waterfrontrezoning.com or call 604-602-7711

www.waterfrontrezoning.com or call 604-602-7711

*Don't try to make it a Yalctown!!!

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Shannon

Address: 5600 Andrews Rd.

E-mail (optional): irsko@yahoo.com

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

None. And no more changes. The "community
benefits" are ruining Steveston!! Keep it old, keep it
historical! This is not Yaletown!!

What do you think is missing from this community?

Nothing!! Maybe put back the green space you
removed!!

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: LYNDA BAAR

Address: 14-5999 ANDREWS RD

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

landscaping

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: GEORGINA M. HARROP

Address: #102-4111 BAYVIEW ST. RICHMOND

E-mail (optional): _____

Phone (optional): _____ 604-271-5148

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

STEVESTON NEEDS A BETTER LIBRARY
BUT DOES NOT NEED ANY MORE BIG STORES.

What do you think is missing from this community?

STEVESTON IS A VILLAGE & WE WOULD
LIKE TO KEEP IT THIS WAY. IF BIG BUSINESS
COMES IN IT WILL BE THE END OF STEVESTON
AS WE KNOW IT & WHY WE LIVE HERE!!!

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

WE HAVE FOUND LIVING IN AN ONNI BUILT
BUILDING WE CAN'T EXACTLY TRUST ONNI
TO MEET RESPONSIBLY.

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Kate Corvell

Address: 6233 London Rd - 302

E-mail (optional): —

Phone (optional): —

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

The serenity needs to be maintained -
rezoning will increase traffic noise &
commercialism that is antithetical to the
core spirit of Steveston.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Pat Montgomery

Address: 2400 Westminster Hwy

E-mail (optional): montypat@hotmail.com

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing? only No to more stores,

No to Retail. Onni should give back to the community,
Suggestions - a reasonable child care centre, an extension
to Steveston Community centre - meeting rooms for community groups
a Visitor Info Centre, Artists studios, a centre that focus
is the history of ST

What do you think is missing from this community?

Where is the green space that Onni promised
at the beginning of their proposal for the area

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

What Onni has done on the Imperial Cannery property has had a negative impact on Steveston as an historic fishing village! Any changes to the original plans should support and enhance the historic importance of Steveston

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name:

Brian Howe

Address:

6253 London Rd #302

E-mail (optional):

Phone (optional):

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

as is - quiet services

What do you think is missing from this community?

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: D.B. FRANKLIN

Address: 226 - 1231 Railway

E-mail (optional): donar2@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

Library Seniors Centre

What do you think is missing from this community?

a development company (onni)
that lives up to their original
commitment.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

**Submitted at
Open House**

July 13, 2013

Other

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: Mary Nasho

Address: 4233 Bayview St Richmond.

E-mail (optional): /

Phone (optional): /

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, office and service based tenants?

YES ☐

NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

TD Bank, Day care !!! D^r office
Grocery Art !!!
No Pharmacy !!!

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Dear Mayor and Council of the City of Richmond,

I, Mary Vasho (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Mary Vasho

(Name: Signature)

No!!!!

305-4233 Bayview

(Address)

(Phone number **optional**)

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: ED WHITBY

Address: LOCAL

E-mail (optional): _____

Phone (optional): 604-839-2343

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☐

Would you like general retail, office and service based tenants? YES ☐ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Prefer Professional offices, Gallery type
retail, Maritime related businesses
wherever possible.

What do you think is missing from this community?

As mentioned Above.

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: ANNE CAMERON

Address: 3691 BROADWAY ST.

E-mail (optional): annecameron@hotmail.com

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☐ NO ☒

Would you like general retail, office and service based tenants? YES ☐ NO ☒

What retail, commercial or services do you think should be considered at Imperial Landing?

community mid level grocery store

What do you think is missing from this community?

Community spaces for youth clubhouse,
senior meeting area, day care.

Present Community Centre cannot support the
population of Onni residences. Donation to
Richmond Council should be designated

Thank you for your feedback! to Steveston Community Centre.

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

The development is and looks industrial, so if you want to change the zoning CHANGE the physical layout and make it more like a residential/commercial area.

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: HAZEL ABSOLOM

Address: 20 - 12011 GREENHARD DR. RICHMOND BC

E-mail (optional): HAZEBILL@GMAIL.COM

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☐

NOT SURE

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

NO

What retail, commercial or services do you think should be considered at Imperial Landing?

CAFE - OFFICES - PET SHOP - VET
possibly a small Restaurant
and

What do you think is missing from this community?

People come here for the Beauty and
quiet. Too much commerce would
spoil it. I don't think anything
is missing

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit

www.waterfrontrezoning.com or call 604-602-7711

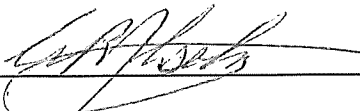
**Submitted at
Open House**

July 13, 2013

Support

Dear Mayor and Council of the City of Richmond,

I, WILLIAM R. ABSCHOM (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

20-12011 GREENLAND DR. RICHMOND. V6V 2E8.
(Address)

(Phone number **optional**)

I, Julie A. Maxwell (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

(Name: Signature)

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Maureen McDermid (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Maureen McDermid

(Name: Signature)

6480 Juniper Dr.

(Address)

604-274-5946

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

Suzanna Law (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Paul.

(Name: Signature)

20-12333 BANGWH AVE RICHMOND

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, H. ABSOLAM (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

H. ABSOLAM

(Name: Signature)

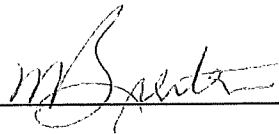
20-12011 GREGORY DR

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, MICHELLE BRENTON (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

6333 Princess Lane, Unit 4

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, _____ (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

V. Battersby

(Name: Signature)

45 - 1171, KIWIFISHER DR.
RICHMOND

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, MARCY MORRIS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Marcy Morris

(Name: Signature)

4233 - Bayview

(Address)

604-231-9708

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Vytas Abromaitis (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

V. Abromaitis

(Name: Signature)

4468 Moncton St.

(Address)

604-274-1909.

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Sheila Price (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Sheila Price

(Name: Signature)

10741 Hollywood Dr.

(Address)

604-277-2845

(Phone number **optional**)

PS. How about outdoor patio / pub /
restaurants too.

Dear Mayor and Council of the City of Richmond,

I, _____ (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Bob Lee

(Name: Signature)

10741 Wolymount Ave

(Address)

604-277-2845

(Phone number **optional**)

Build us a neighborhood just
sford restaurant on st plaza

Bob

Dear Mayor and Council of the City of Richmond,

I, Helen Pettipiece (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Helen Pettipiece

(Name: Signature)

5811 Sandpiper Crt Richmond

(Address)

604-341-7997

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, B.D. MURPHY (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

B.D. Murphy
(Name: Signature)

#28- 12880 Railway Ave
Richmond.
(Address)

(Phone number **optional**)