

Dear Mayor and Council of the City of Richmond,

I, Ciara Kelly (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 The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston.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.

Ciara Kelly  
(Name: Signature)

5700 Andrews Rd  
(Address)

\_\_\_\_\_  
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Michael Carey (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 The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston.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)

4411 GERRARD Place

(Address)

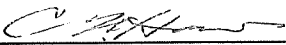
604-275-0143

(Phone number \*\*optional\*\*)



Dear Mayor and Council of the City of Richmond,

I, CHARLES FLEWIS (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 The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston.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)

4305 WESTWATER DR.

(Address)

\_\_\_\_\_

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, JOAN HAWS (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. Haws

(Name: Signature)

#305-4600 WESTWATER DRIVE

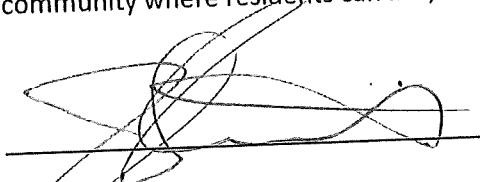
(Address)

\_\_\_\_\_

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Janice Stewart (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)

48-11491 7<sup>TH</sup> AVE  
(Address)

604-867-6016  
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Yukiko Pasut (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.

Y. Pasut

(Name: Signature)

12228 Ewen Ave, Richmond V7E 6S8

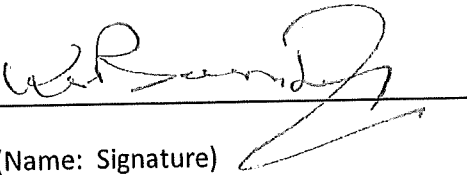
(Address)

604-271-8131

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, KEVIN BATTERSBY (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)

#45-11771, KING FISHER DR  
RICHMOND  
(Address)

\_\_\_\_\_  
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, WILLIAM J. WEIGAND (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.

W. J. Weigand

(Name: Signature)

223-4500 WESTWATER DRIVE  
RICHMOND V7E6S1

(Address)

604 271 7772

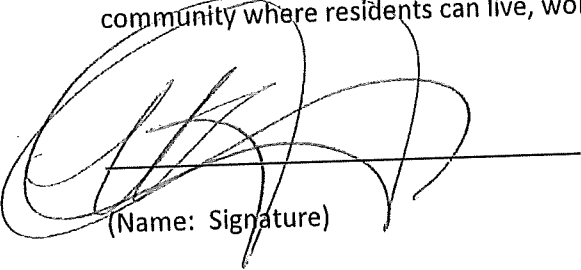
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

*that does not compete with  
existing Steveston Village*

I, John Karlsson (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.

*instead of*

  
(Name: Signature)

421-5600 Andrews Rd., Richmond

(Address)

604 272 3702

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, C. HAMBLETON (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. Humboldt

(Name: Signature)

11100 RAILWAY AVE

(Address)

(Phone number \*\*optional\*\*)



Dear Mayor and Council of the City of Richmond,

HAPPY WITH  
COMMERCIAL  
RESTAURANTS, GROCERIES

I, SUZANNE MCKINLAY

(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.

Suzanne McKinlay

(Name: Signature)

#115-4600 WESTWATER  
RICHMOND, B.C. V7E 6S2

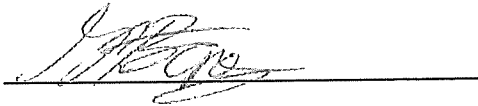
(Address)

604/241-8220

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Graeme Bone (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)

407-9288 Odlin Rd.

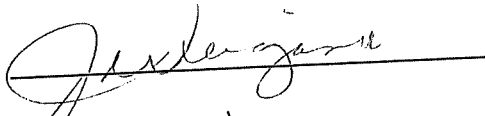
(Address)

\_\_\_\_\_

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, TERRINE WEIGAND (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.

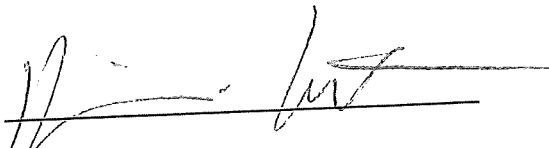
  
(Name: Signature)

223-4500 WESTWATER DRIVE, RICHMOND, B.C.  
V7E 6S1  
(Address)

(604) 271-3272  
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Jim Ritchie (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)

11360 2ND AVE  
(Address)

\_\_\_\_\_  
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Nancy Stone (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.

Nancy Stone  
(Name: Signature)

#335 4280 Moncton ST.  
(Address)

604-272-5299  
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Shirley K. Regan (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.

Shirley K. Regan

(Name: Signature)

206-5700 Andrews Road

(Address)

Richmond,

BC.

604-241-7033

V7E6N7

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, SHELLEY 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.

Shelley Morris

(Name: Signature)

# 106-4233 Bayview

(Address)

604-231 9708

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, PETER HO (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)

3111 BROADWAY ST, RICHMOND

(Address)

(Phone number \*\*optional\*\*)



Dear Mayor and Council of the City of Richmond,

I, LEAH KOCHUT (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)

408-4211 Bayview ST

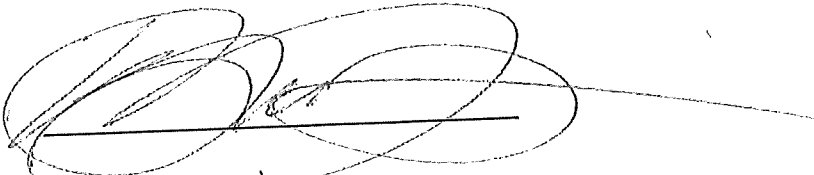
(Address)

\_\_\_\_\_

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, BARBARA BARNETT (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)

40-11551 KING FISHER  
RICHMOND  
(Address)

\_\_\_\_\_  
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, M. Han Patel (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.

*[Handwritten signature]*

(Name: Signature)


8271 Elftell Cot

(Address) Richmond, BC V7C 4X3

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Tom Moss (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)

4-6333 PRINCESS LANE

(Address)

\_\_\_\_\_

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, EDITA WHIPPLE (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.

Edita Whipple

(Name: Signature)

#406 4233 BAYVIEW ST. RICHMOND, B.C.

(Address)

604 270 3421

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, BEVERLEY UNSWORTH (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.

Beverley Unsworth

(Name: Signature)

412 4233 Bayview St.

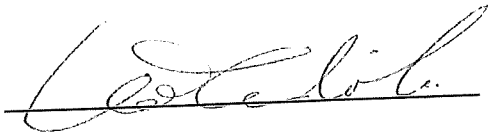
(Address) Richmond, B.C.

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(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Leo Tardoli (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)

4395 Bayview St.

(Address)

604-272-4513

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Angela Tsang (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.

Angela Tsang

(Name: Signature)

#901-13251 Princess St, Richmond BC

(Address)

\_\_\_\_\_

(Phone number \*\*optional\*\*)



Dear Mayor and Council of the City of Richmond,

I, Dana Carey (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.

Dana Carey  
(Name: Signature)

4477 GERRARD PL  
(Address)

\_\_\_\_\_  
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, BARBARA JACKSON (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.

Barbara Jackson  
(Name: Signature)

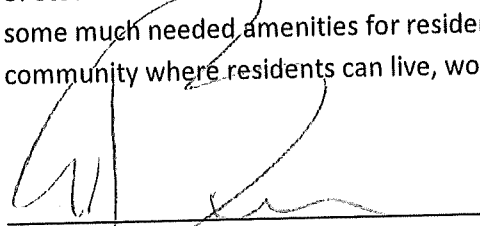
324 - 4500 WESTWATER DR.  
(Address) RMD, BC. V7E 6S1

(604) 271-1519  
(Phone number \*\*optional\*\*)

P.S. I would like to see a  
T.D. Canada Trust &  
a grocery store.

Dear Mayor and Council of the City of Richmond,

I, William Bone (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)

4880 Dunduffe Rd. Richmond BC V7E 3N2

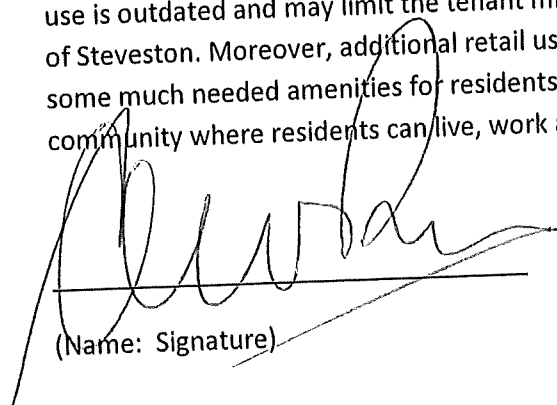
(Address)

604-314-4846

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, ANDREW W. BONE (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)

4880 DUNCLIFFE RD. RMD V7E3N1


(Address)

778-995-4151

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Sarah Bianchini (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)

12086 Osprey Drive  
\_\_\_\_\_

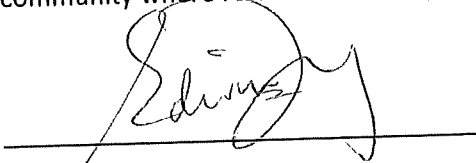
(Address)

\_\_\_\_\_

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, EDWIN TANG (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)

#301-13251 Princess St. Rmd.

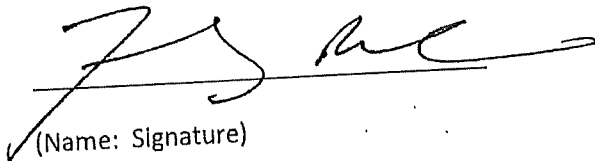
(Address)

604.537-6471

(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, FRANK BARAC (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 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.

  
(Name: Signature)

10620 REYNOLDS DR.

(Address)

\_\_\_\_\_  
(Phone number \*\*optional\*\*)

Dear Mayor and Council of the City of Richmond,

I, Joyce Barac (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 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.

J Barac

(Name: Signature)

10620 Reynolds Drive

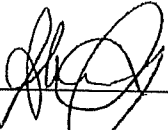
(Address)

\_\_\_\_\_  
(Phone number \*\*optional\*\*)



Dear Mayor and Council of the City of Richmond,

I, Shirley Lyons (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 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.

  
(Name: Signature)

# 30-5999 Andrews Rd.  
(Address)

\_\_\_\_\_  
(Phone number \*\*optional\*\*)

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**Please tell us about yourself:**

Name: BRUCE BRIGGS

Address: 417-4600 WESTWATER DRIVE RICHMOND

E-mail (optional): ~~604~~ 272 broubrigg@shaw.ca

Phone (optional): 604 272 2621

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?

PRIORITY SHOULD BE ON A GROCERY OUTLET. ALSO  
BANKING, RESTAURANT, RECREATIONAL RENTAL, SOME  
FOOD SERVICES & HEALTH SERVICES

What do you think is missing from this community?

THE MAIN SERVICE MISSING IS A GOOD FULL  
SERVICE GROCERY STORE.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: Gary McDermid

Address: 6480 Jumper Dr.

E-mail (optional): gary.mcdermid@cothale.com

Phone (optional): 604 214 5546

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?

services - medical, child support.  
retail - groceries if parking is accommodated.  
- most anything else - leave that to retailers

What do you think is missing from this community?

① The current ~~zoning~~ zoning does not complement what Steveston has  
been redeveloped into. No manufacturer of right mind would  
② Counter Nimbysism! Set up shop here.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: EDITA WHIPPLE  
Address: # 406 4233 BAYVIEW ST. RICHMOND, B.C. V7E 6E7  
E-mail (optional): EDITA.WHIPPLE@GMAIL.COM  
Phone (optional): 604 270 3421

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?

MOST IMPORTANT: "HIGH END" GROCERY STORE !!

NUTRITION - HEALTHFOOD

AND ALL OF THE BELOW

What do you think is missing from this community?

X "HIGH END" GROCERY STORE (WHOLE FOODS = ~~DESTINATION~~)  
FRENCH BAKERY + OUTSIDE CAFE (I.E. ORANVILLE ISLAND)  
NUTRITION + HEALTHFOOD WINE BAR, INTERN. MAGAZINE  
TRAVEL AGENCY, BANK, MEDICAL-DENTAL

ALL FOR LOCAL RESIDENTS  
AND A "DESTINATION" !!

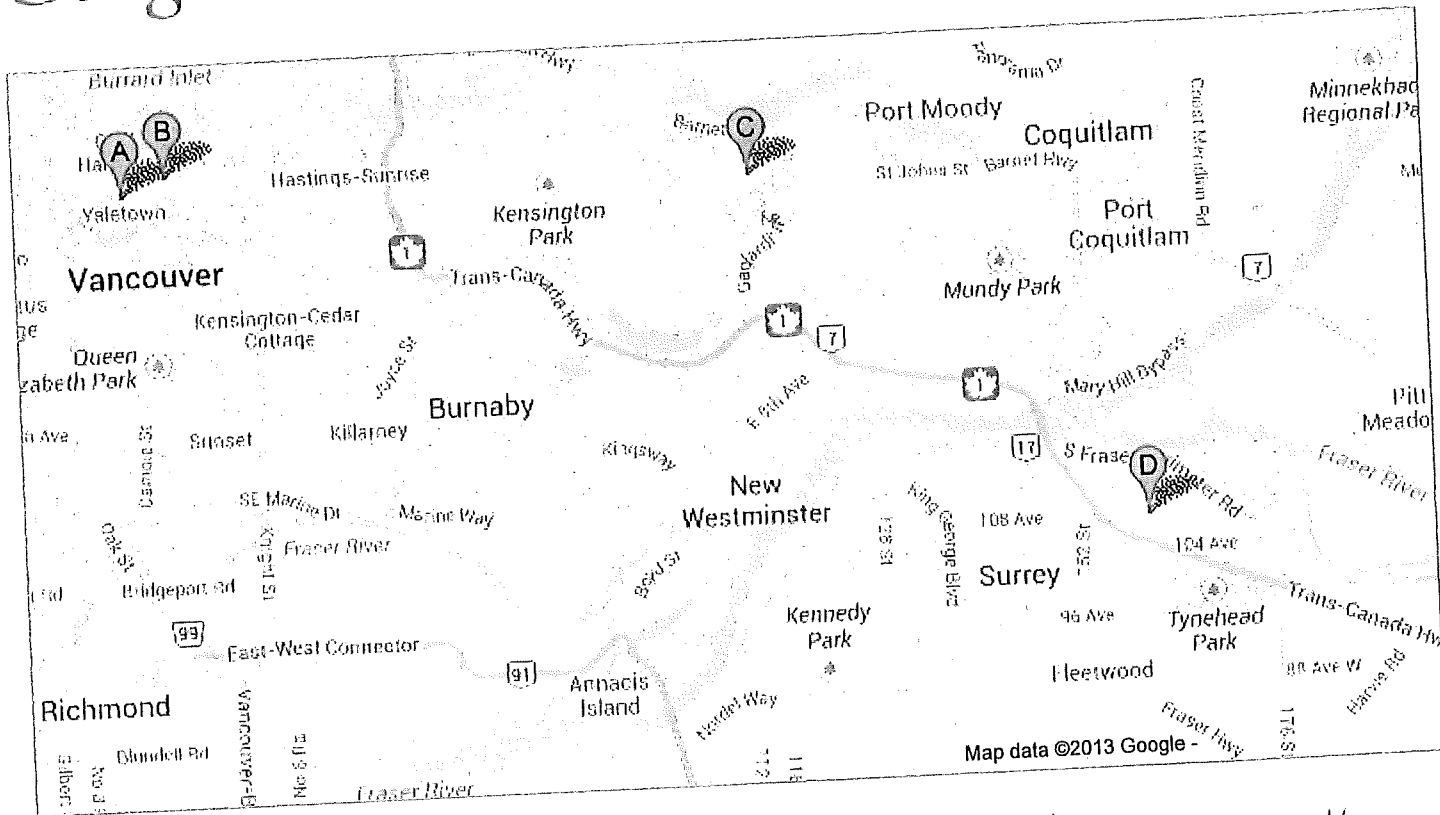
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nesters - Google Maps

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



Business listings distributed by YellowPages.ca™

"NESTERS"  
LOCATIONS  
(NONE IN RICHMOND)

whole foods vancouver – Google Search

[+Edita](#) [Search](#) [Images](#) [Maps](#) [Play](#) [YouTube](#) [News](#) [Gmail](#) [Drive](#) [Calendar](#) [More ▾](#)

whole foods vancouver

Edita W...

Web

More ▾ Search tools

About 6,570,000 results (0.28 seconds)

**Cambie | Whole Foods Market**[www.wholefoodsmarket.com/stores/cambie](http://www.wholefoodsmarket.com/stores/cambie) ▾

510 West 8th Avenue, **Vancouver** British Columbia V5Z 1C5, Canada. 7am to 10pm seven days a week. P: 778.370.4210. F: 778.370.4821. [Map & Directions](#)

**whole foods near Vancouver, BC****Whole Foods Market**[wholefoodsmarket.com](http://wholefoodsmarket.com)

Score: 19 / 30 · 32 Google reviews

510 W 8th Ave  
Vancouver  
(778) 370-4210

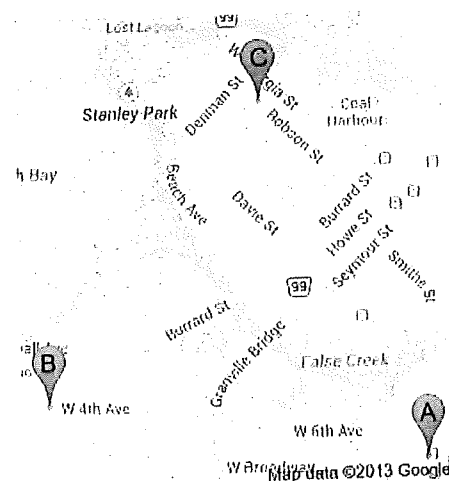
X **Whole Foods Market** *SMALL SPACE*  
[wholefoodsmarket.com](http://wholefoodsmarket.com)  
6 Google reviews

2285 W 4th Ave  
Vancouver  
(604) 739-6676

**Whole Foods Market**[www.wholefoodsmarket.com](http://www.wholefoodsmarket.com)

9 Google reviews

1675 Robson St  
Vancouver  
(604) 687-5288

See results for **whole foods vancouver** on a map »

Map for whole foods vancouver

**West Vancouver | Whole Foods Market**[www.wholefoodsmarket.com/stores/westvancouver](http://www.wholefoodsmarket.com/stores/westvancouver) ▾

West **Vancouver** British Columbia V7T 2Z3 ... Well, we seek out the finest natural and organic **foods** available, maintain the strictest quality standards in the ...

**Store List - Canada | Whole Foods Market**[www.wholefoodsmarket.com/stores/list/canada](http://www.wholefoodsmarket.com/stores/list/canada) ▾

**Vancouver** British Columbia V5Z 1C5, Canada. Phone: ... **Whole Foods Market Square One**, 155 Square ... **West Vancouver** British Columbia V7T 2Z3, Canada.

X **Robson | Whole Foods Market**[www.wholefoodsmarket.com/stores/robson](http://www.wholefoodsmarket.com/stores/robson) ▾

The West End of **Vancouver** is a lively and out going community and **Whole Foods Market Robson** makes sure to celebrate annual events like the **Vancouver** ...

**Whole Foods Vancouver BC, Hours & Locations - ForLocations.ca**[www.forlocations.ca/wholefoods-vancouver-hours-locations/bc](http://www.forlocations.ca/wholefoods-vancouver-hours-locations/bc) ▾

**Whole Foods Vancouver** BC locations, hours, phone number, map and driving directions.

**Whole Foods Market - Fairview Slopes - Vancouver, BC - Yelp**[www.yelp.ca](http://www.yelp.ca) › Food › Grocery ▾

Rating: 3.5 - 109 reviews - Price range: \$\$\$

109 Reviews of **Whole Foods Market** "Q. Why does this **Whole Foods** feel so much better than the one on Robson or West 4th? A. Cos it wasn't a Capers in ...

**Whole foods Vancouver, BC - Yelp**[www.yelp.ca/search?find\\_desc=Whole+Foods&find...Vancouver%2C...](http://www.yelp.ca/search?find_desc=Whole+Foods&find...Vancouver%2C...) ▾

Reviews on **Whole foods** in **Vancouver, BC** **Whole Foods Market**, **Whole Foods Market**, **Whole Foods Market**, **Whole Foods Market**, **Whole Foods Market**, ...

**Whole Foods Market West Vancouver - West Vancouver, BC ...**<https://www.facebook.com/WholeFoodsMarketWestVancouver> ▾

**Whole Foods Market West Vancouver**, **West Vancouver**, BC. 1699 likes · 71 talking about this · 2276 were here. Well, we seek out the finest natural and organic ...

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**Please tell us about yourself:**

Name: Brendan Yee

Address: 6520 Yontz Cr. 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?

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

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: ANDREW W. BONE  
Address: 4880 DUNCLIFFE RD RMD, V7E 3N1  
E-mail (optional): abone2010@gmail.com  
Phone (optional): 778-995-4151

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?

NESTORS, HIGH END (ORGANIC) GROCERY STORE (THURLEY?,  
TRADER JOES ETC), BETTER RESTAURANTS,  
TD CANADA TRUST, COFFEE/TEA SHOP, "SOME"  
FOOD CARTS, OPEN AIR MUSIC.

What do you think is missing from this community?

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Please tell us about yourself:

Name: William Bork

Address: 4880 Duncliffe Rd Richmond BC V7E 3N2

E-mail (optional): bonewij@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?

*like the idea of Westco's*  
Grocery, Restaurant, Daycare, <sup>independent</sup> coffee shops, convenience store, brew pub, specialty foods, TD Bank, Street Food/Food carts, lounges

What do you think is missing from this community?

High-quality grocery store, better quality restaurants, traffic

mitigation needs to be improved, bicycle parking w/ good

security, higher transit frequency

Thank you for your feedback!

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**Please tell us about yourself:**

Name: (MRS) BARBARA JACKSON  
Address: 324 - 4500 WESTWATER DR. RM10  
V7E 6S1

E-mail (optional): \_\_\_\_\_

Phone (optional): (604) 271-1519

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?

TD CANADA TRUST  
BOOK SHOP ?  
GROCERY STORE

What do you think is missing from this community?

AS ABOVE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Please tell us about yourself:**

Name: JANIE STEWART

Address: 45-11491 7TH AVE Richmond

E-mail (optional): RIVER BAY PROD@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?

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What do you think is missing from this community?

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**Please tell us about yourself:**

Name: Chelsea Nilsson

Address: #42-12331 Phoenix Drive

E-mail (optional): chelseanilsson@gmail.com

Phone (optional): 604-275-2529

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!!! A MUST!! Super grocer  
is not adequate for the growing community.

What do you think is missing from this community?

Grocery Store!  
I would like to see more greenery  
around here... too much concrete.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: MICHELLE BREWTON/TOM MOSS

Address: 6333 Princess Ave, #4, Richmond, B.C.

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?

RETAIL - GROCER (Similar to Whole Foods), WINE SHOP, DELI/CAFÉ, RESTAURANT  
GYM or FITNESS CENTRE  
CIBC BANK  
VET

What do you think is missing from this community?

NOT MUCH

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**Please tell us about yourself:**

Name: CARLA VASSILOPOULOS

Address: 4805 7A AVE DELTA V4M 1R3

E-mail (optional): carlav@deenet.com

Phone (optional): 604-943-4198

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?

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What do you think is missing from this community?

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**Please tell us about yourself:**

Name: LUCY KENT

Address: 303 - 12911 RAILWAY AVE RM

E-mail (optional): lucydanny@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?

TIM HORTONS  
VEGETE VEGGIE MARKET  
HEALTH & WELLNESS

What do you think is missing from this community?

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

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**Please tell us about yourself:**

Name: GREG HARSEY-BRANDT

Address: #706 - 8560 GENERAL CURRIE 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?

GROCERY

The parking references are challenging. The Brunswick building should not be part of the count unless staff are required to park there. On street parking is not to be part of the count publicly owned

What do you think is missing from this community?

Public art <sup>or landscaping</sup> on the extensive ~~to~~ concrete in front of shops.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: Charlie Holland

Address: 12294 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?

CHOICES OR THRIFTY'S SUPERMARKET  
LIBRARY, ~~WALKWAY~~  
CITY-RUN FITNESS FACILITY

What do you think is missing from this community?

GREEN SPACE,  
WATER FEATURES  
VEGETARIAN OR SIMILAR "HEALTHY" RESTAURANT  
OR A CACTUS CLUB CAFE

NO MORE PHARMACIES  
NEEDED  
(OR COFFEE SHOPS)!

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: LUCY KENT

Address: 303-12911 RAILWAY AVE Rm1

E-mail (optional): lucydanny@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?

---

---

---

What do you think is missing from this community?

WORRIED ABOUT THE HAZARD OF THE  
LEVEL BETWEEN THE DIKE & BAY PLAZA  
THERE IS A VERY DANGEROUS DROP OFF  
IT HAS SOME ORANGE ON IT NOW THIS NEEDS  
TO BE HIGHLIGHTED I ALREADY HAD A FRIEND  
Thank you for your feedback! FALL.

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**Please tell us about yourself:**

Name: FRAN BARNES

Address: 4206 GARRY 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?

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

What do you think is missing from this community?

TIM HORTONS  
WAL MART

GROCERY STORE - SAGEON / PRICE SMART

**Thank you for your feedback!**

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## Feedback Form

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**Please tell us about yourself:**

**Name:** Kelly Kodlot

**Address:** 408-4211 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?**

HYM, FOOD STORE, LIBRARY SPACE  
MOVED' FROM COMMUNITY CENTRE

**What do you think is missing from this community?**

- GREEN SPACE  
- GIVE SOME COMMERCIAL SPACE  
TO THE STEVESTON COMMUNITY CENTRE

**Thank you for your feedback!**

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- RESIDENT PARKING PASS ON  
BAYVIEW, EASTHOPE, FWEEN

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**Please tell us about yourself:**

Name: PETER HO

Address: 3111 BROADWAY ST, RICHMOND, V7E 2X1

E-mail (optional): PETER\_HO@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?**

THE COMMERCIAL OR SERVICES TO BE CONSIDERED SHOULD AUGMENT THE EXISTING SERVICES  
THAT ARE ALREADY THERE RATHER THAN A DUPLICATION OF THE CURRENT THESE SERVICES.  
FURTHER MORE, THE SERVICES SHOULD BE AIMED TO SERVE THE MAJORITY OF THE POPULATION  
IN STEVESTON. FOR EXAMPLE, A FITNESS CENTRE WOULD BE AN EXCLUSIVE TYPE OF  
What do you think is missing from this community? SERVICE INSTEAD OF ONE SERVING THE GENERAL POPULATION.

I DON'T BELIEVE WE ARE MISSING ANY SERVICES IN OUR COMMUNITY. HOWEVER, I THINK  
A BOUTIQUE STYLE OF GROCER WOULD BE A SERVICE THAT WOULD AUGMENT THE EXISTING  
SERVICES.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: Shirley K. Regan

Address: 206-5700 Andrews Road

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

Phone (optional): 604 241-2033

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?

Thrift's, Whole Foods, Pizzeria  
Ice cream,

What do you think is missing from this community?

A good health food store!

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: KEN BATTSBY

Address: #45 - 11771, KINGFISHER DR. RICHMOND VTB 3F1

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 FOODS

FARMERS MARKET

ARTISAN BAKERY

GREEK/ITALIAN FOOD STORE

What do you think is missing from this community?

A MARKET - FARMERS

WINE STORE

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: GAIL NICHOLS  
Address: 130-12931 RAILWAY AVE RICH  
E-mail (optional): jandg@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 ie Capers or Market place  
gym, library, offices, doctor, dentist  
daycare, dance studio

What do you think is missing from this community?

large "nice" grocery store!

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: NANCY STONE

Address: #335 4280 MONCTON ST.

E-mail (optional): \_\_\_\_\_

Phone (optional): 604-272-5299

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 (GROCERY STORE), KINS FARM MARKET,  
ARTISAN BREAD BAKERY (Like "la Baguette" Granville Island)  
VETERINARY/Animal Hospital

What do you think is missing from this community?

ALL OF THE ABOVE

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: ANNAMARIA BIGGAR

Address: 10471 SPRINGHILL CR. /RMD.

E-mail (optional): \_\_\_\_\_

Phone (optional): 604-447-0774

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?

AGREE WITH PROPOSALS SET OUT ON MAP EXCEPT  
FOR PHARMACY - HAVE TO SEE THE ONES WE  
HAVE GO UNDER AS THEY ARE NOT OWNED BY CORP.

What do you think is missing from this community?

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

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**Please tell us about yourself:**

Name: Graeme Bone

Address: 407-4288 Odlin 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?**

*Nesters!*  
Grocery store, restaurants, day care, coffee shops,  
convenience store, general retail (clothing, books etc.),  
food carts & other vendors on the boardwalk

**What do you think is missing from this community?**

A high quality grocery store, more bike parking,  
high frequency transit

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: MIRIAM MANN  
Address: #37-2960 - STEVENSON HWY - RICH - B.C. V7E 6C  
E-mail (optional): miriammann2004@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?

LIBRARY - DAYCARE - RESTAURANT - COFFEE/FOOD -  
DOCTOR - DENTIST - FINANCIAL - GROCERY - PHARMACY  
- GYM

What do you think is missing from this community?

NOT MUCH! IMPORTANT TO MAINTAIN THE  
SEMI PEACEFUL INTEGRATED HISTORICAL VIEWS  
AND NATURE OF THIS AREA AND ENVIRONMENT  
AND NOT TO OVERLOAD IT WITH GROSS CONSUMERISM  
AND NUMBERS IN PEOPLE LIVING OR VISITING.  
Thank you for your feedback!

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**Please tell us about yourself:**

Name: CRAIG HAMBLETON

Address: 11100 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?

GROCERY, FLORAL SHOP, SPORTING GOODS,  
RESTAURANTS, FABRIC STORE, OFFICES

What do you think is missing from this community?

SPORTING GOODS, FABRIC SHOP, FLOWER SHOP

**Thank you for your feedback!**

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Part 1 of 2

## Feedback Form

Commercial fishing related uses zoning was a BIG mistake; totally unviable!

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

AND ALWAYS WAS  
Council completely unrealistic!

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.

A performing arts facility would be fun but would require the City to pay the rent.

Please tell us about yourself:

Name:

John Karlsson

Address:

421-5600 Andrews Rd, Richmond

E-mail (optional):

john.karlsson@ausenco.com

Phone (optional):

604 272 3702

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

not pharmacies, food stores

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 that compete with existing businesses in Skieson. No more pharmacies or food stores. Rather, recreational water use that does not generate much vehicular traffic unless there is a lot more open parking. Choose uses that are river-front oriented.

What do you think is missing from this community?

A pleasure-craft, recreational boat using marina for sailboats and power boats and personal watercraft. Riverfront walkway, under-use, and because uses such as fishing have diminished almost to the point of extinction and slightly so. Need more recreational water use, and on-shore support of that.

Thank you for your feedback!

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Uses should not be ones that do not require a river front but commercial fishing orientation totally unviable. Recreational water front uses and support: pleasure-craft marina, and support facilities for water front. Victoria, B.C.

Part 2 of 2

## Feedback Form

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Please tell us about yourself:

Name:

John Karlsson

Address:

471-700 Andrews Rd, Richmond

E-mail (optional):

john.karlsson@auspicio.com

Phone (optional):

604 272 3702

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒ but not ones competing with existing Steveston Village enterprises

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 Village has to compete with, Burnaby Centre, a destination mall. So, lots of free parking, and stores, etc., with appeal to shoppers and strolling visitors. Integrate those with the existing character of the Village, with its "1950's Kitsch" architecture.

What do you think is missing from this community?

So that you end up with a charming planned viable interesting convenient destination area that also has local housing.

Require craft marina needed, but likely outside scope of Imperial Landing

Thank you for your feedback!

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**Please tell us about yourself:**

Name: WILLIAM J. WEIGAND

Address: 223-4500 WESTWATER DRIVE - V7E6S1 RICHMOND

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

Phone (optional): 604 271 3222

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?

THEME PUB- TOURISM RELATED STORES -  
REFRESHMENT AND FAMILY EVENTS - HEALTH  
AND RECREATION FACILITIES -

What do you think is missing from this community?

PUB - OR RIVER THEME RESTAURANTS

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: JERRINE WEIGAND

Address: 223- 4500 WESTWATER DR, RICHMOND, VIE 6S1

E-mail (optional): JERRINEWEIGAND@SHAW.CA.

Phone (optional): 604- ~~227-7777~~ 271-3272

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 — CLOTHING STORE  
PHARMACY  
DOCTOR, ETC.

What do you think is missing from this community?

A COMMUNITY PUB — (SMALL)  
TOURIST STORE!  
CLUB

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: RICK DUFF  
Address: 1133, 12875 RAILWAY AVE RICH BC V7E6K3  
E-mail (optional): 2RICKDUFF@GMAIL.COM  
Phone (optional): 604 812 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?

FOOD, GYM, TA PUB

What do you think is missing from this community?

ANOTHER PUB

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: Yukiko Pasut

Address: 12228 Ewen Ave.

E-mail (optional): pasut.yukiko@gmail.com

Phone (optional): 604-271-8131

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 vegetable store, cafe, restaurant, gym  
boutique, hair salon, spa, doctors, dentist,

What do you think is missing from this community?

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**Please tell us about yourself:**

Name: DONNA CAREY

Address: 4877 GERRARD PL

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?

Restaurants, Grocery, Pharmacy, Health & Fitness  
Reasonable homes. But no Pubs.

What do you think is missing from this community?

Better Landscaping. Onni's Landscaping  
is not of a great quality. Even the  
space they used for the lawns on the  
homes in the neighborhood are of poor  
quality & looks bad.

**Thank you for your feedback!**

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Need more green space & flowers around  
the new grounds around the waterfront  
area.

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**Please tell us about yourself:**

Name: Sarah Bianchini

Address: 12086 Osprey 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?**

Running room; Day care - donated to the City and run with a subsidy similar to the Vancouver model; decent small grocery store with local produce; restaurant with summer patio.

**What do you think is missing from this community?**

The community currently has most things but most importantly a community feel. I would like to see this at Imperial Landing and avoid any kind of generic strip mall feel. A running room would attract pedestrians to the area and enhance the community feel. Hopefully pricing will not deter this type of tenant.

**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](mailto:byee@onni.com). For further information please visit [www.waterfrontrezoning.com](http://www.waterfrontrezoning.com) or call 604-602-7711

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**Please tell us about yourself:**

Name: MS. P. NIMMO

Address: 11460 4th AVE Steveston BC. V7E 3G9

E-mail (optional): andy-penny@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?

A Grocery Store, please.

What do you think is missing from this community?

Any of the other proposed uses (after rezoning)

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: CHARLES HAWES

Address: #305 - 4600 WESTWATER DR.

E-mail (optional): CWHAWES@STHAW.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?

NESTLE'S GROC. OR SIMILAR TYPE GROCERY.

What do you think is missing from this community?

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

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**Please tell us about yourself:**

Name: MRS. JOAN HAWES

Address: #305-4600 WESTWATER DR. RICHMOND, B.C. V7E-6S2

E-mail (optional): CW.HAWES@SHAW.CA

Phone (optional): (604) 271-6469

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?

NESTERS-GROCERIES!

RETAILERS THAT WILL DRAW WALKING PATRONS

MORE PARKING

What do you think is missing from this community?

LARGER LIBRARY

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**Please tell us about yourself:**

Name: Fred Sveinson

Address: 4655 Britannia Ave.

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

Phone (optional): 604

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?

In favour of a new grocery store

Fitness centre

What do you think is missing from this community?

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**Please tell us about yourself:**

Name: SANDY JVEINSON

Address: 4655 BRITANNIA DRIVE

E-mail (optional): SSVEINSON@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?

Very much in favour of a grocery store and the other  
proposed uses are all good as well.

What do you think is missing from this community?

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

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**Please tell us about yourself:**

Name: B. D. MURPHY

Address: #28-17-880 Railway

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?

All

What do you think is missing from this community?

Family Restaurant - like Swiss  
Chalet  
Chicken

**Thank you for your feedback!**

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Please tell us about yourself:

Name:

Michael Carey

Address:

4477 GERRARD PLACE

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 STORE BOOTIQUE
- HIGH END RESTAURANT - LIMITED HOUS
- AFFORDABLE FAMILY RESTAURANT

What do you think is missing from this community?

\* GREEN SPACE ON WATERFRONT - too much concrete

Thank you for your feedback!

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**Please tell us about yourself:**

Name: E. Perez

Address: 8371 Rosehill

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, Restaurants, Doctor-Clinic /  
Drug store

**What do you think is missing from this community?**

More waterfront restaurants - preferably ~~near~~  
something like OLIVE GARDEN, RED LOBSTER  
ETC.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: Valerie Stone

Address: 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?

No drug store - we have 4 in Steveston.  
Please - grocery, gym, daycare.

What do you think is missing from this community?

Nothing.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: CAROL UTTING

Address: 8571 MYRON COURT

E-mail (optional): \_\_\_\_\_

Phone (optional): \_\_\_\_\_

Would you like to be contacted with further updates?

YES ☐

NO ☒

*I will keep up to date on my own*

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 ; life fare foodservice ; veggie store ;  
drug store ; liquor store - any store you can walk  
to to sustain life while living here - competition

What do you think is missing from this community?

see above  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: VIOLET BATTERSBY

Address: 45111 KINGFISHER DR. 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?

ORGANIC GROCERY (WHOLEFOODS?) UPSTAIRS RESTAURANT  
ITALIAN DELI ARTISAN BAKERY WINE SHOP  
ORGANIC FARM MARKET GREEK BAKERY

What do you think is missing from this community?

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

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**Please tell us about yourself:**

Name: Vytas Abromaitis

Address: 4468 Moncton St.

E-mail (optional): vkabromaitis@gmail.com

Phone (optional): 604-274-1909

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning? Absolutely. Let's get on with it!!!

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?

Anything that is not a huge chain - Nesters, Urban Fare, Choices etc

What do you think is missing from this community?

Nothing - we are well served in Steveston. The only thing that needs expansion is the Library + Fitness Centre in the Community Centre!!!

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: Margot Spronk

Address: #31 12331 Phoenix Dr.

E-mail (optional): mspronk@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; bank. financial services; artist studios live/work  
space; library; yoga/fitness studios  
No SALONS; coffee shops; souvenir/craft stores

**What do you think is missing from this community?**

- concerned about glut of ~~retail~~ space in Steveston
- Community Centre exercise/fitness rooms need expanding
- create library @ Imperial Landing to allow for
- Stu comm centre expansion
- art studios (artist live/work space.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: Leo Tardoli

Address: 4395 Bayview St

E-mail (optional): mayleo@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?

grocery, restaurant, dental/medical

What do you think is missing from this community?

- parking availability for residents  
- additional driving access to Moncton St  
- more 'green' along boardwalk

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(for example,  
Even,  
English...

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**Please tell us about yourself:**

Name: SUZANNA PAUL

Address: 2012333 ENGLISH AVE 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

LIBRARY SPACE FROM COMMUNITY CENTER

What do you think is missing from this community?

GREEN SPACE

RESIDENT PARKING (DESIGNATED)  
BAYVIEW / EASTSIDE.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: Julie Maxwell

Address: 434 - 5700 Andrews Rd. Richmond, BC

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 would be determined by market demand.

What do you think is missing from this community?

Nothing, but change is good.

**Thank you for your feedback!**

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**Please tell us about yourself:**

Name: WILLIAM R. ABSOLON

Address: 20-12011 GREENLAND DR. RICHMOND B.C. V6V 2E8

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?

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What do you think is missing from this community?

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**Please tell us about yourself:**

Name: Maureen McDermed

Address: 6480 Juniper Dr.

E-mail (optional): mdermed@outlook.com

Phone (optional): 604-274-5946

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, retail services (pharmacy, dental, daycare/pre-school), bank, hardware/small appliances, restaurant/food service, meeting space for small community gatherings & some marine service for recreational boating.

**What do you think is missing from this community?**

Reasonable assessment of the space available to meet the needs of a "walk-in" community. The setting is ideal for people gathering, community building - not marine manufacturing + services of an industrial nature.

**Thank you for your feedback!**

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Dear Mayor and Council of the City of Richmond,

I, XIAOXIA HUANG (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.

Ailia

(Name: Signature)

746 Alderside Rd. Port Moody BC.

(Address)

604-525-8839.

(Phone number \*\*optional\*\*)

Even though I am not living here, but I am a frequent visitor coming here to walk by the river. So I would like to see more coffee shops, amenity stores here if all these well-done building keeps empty. It is a big waste for the city and the people coming from all over lower mainland.



You have the chance to do something amazing in this area and development. Make it a tourist attraction, a popular place. The infrastructure is already built, don't waste time over spoilt milk, take advantage and make use of this development.



**Rezoning Considerations**

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

**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. 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.
3. Parking Agreement to be registered on title that will include:
  - a) the following covenants:
    - i. parking garage entry gates are to remain open during business hours of any commercial use on the lands.
    - 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 A.M. and 6:00 P.M. 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.
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 Steveston Community Amenity provision account.
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.

Initial: \_\_\_\_\_

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 from No. 1 Road to Moncton Street, 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.

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.

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Signed

---

Date

## Public Correspondence

From: russell ruttan [mailto:[russman@telus.net](mailto:russman@telus.net)]  
Sent: Friday, 15 November 2013 5:00 PM  
To: MayorandCouncillors  
Subject: Imperial Landing rezoning (please don't)

Greetings Mayor and Council

I am quite sure you are all aware of the latest ONNI's latest application scheme to rezone Imperial Landing and wiggle out of it's prior agreements with the City of Richmond.

I do hope council will stand firm on it's original agreement with ONNI, if you start backsliding on your agreements with developers like Onni, the citizens of Richmond may bite back.

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 live up to it's agreements. Not make an agreement to get what it wants, (the 2001 Packers site development, (the law suits are currently clogging up our courts) and plan all along to press for rezoning when it suits Onni, treating the bargaining process like a chump, and the people of Richmond as backs to walk on the way to the bank.

What supermarket will open up against Super grocer? None, because they can not compete here, that is why none have bothered so far. We have 4 Pharmacies at least, numerous coffee shops and tourist trap type stores with t shirts and ice creme...do we need another ice creme place?

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, wether pleasure craft or the fishing industry.

Stand firm council, Onni agreed to terms regarding development of the whole Steveston Packers site including Imperial Landing already. Do not let Onni manipulate council and the citizens of Steveston any longer.

Why do you think Onni has decided to lease the properties now? Because they could not get the towers through when they tried. They will try again in future years, waiting for an opportune council who will agree to developing the properties as Onni sees fit.

In closing, a question. Why is Richmond hell bent on development?

I understand a greater tax base, however one would expect with those extra taxes coming in, we citizens of Richmond could expect our taxes to go down, instead, despite all the development at break neck speed I see on a daily basis, what we see are yearly tax increases, and condo towers sprouting up like mushrooms. I don't like it one bit, not one bit...

Best Regards

Russ Ruttan  
Steveston BC

## Badyal, Sara

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**From:** Brendan Yee [byee@onni.com]  
**Sent:** Thursday, 21 November 2013 09:23 AM  
**To:** Badyal, Sara  
**Subject:** FW: Imperial Landing: Feedback [#39]

**From:** Wufoo [mailto:[no-reply@wufoo.com](mailto:no-reply@wufoo.com)]  
**Sent:** Wednesday, November 20, 2013 2:51 PM  
**To:** Brendan Yee  
**Subject:** Imperial Landing: Feedback [#39]

Please tell us your feedback on why you do or do not support additional community based resources for Imperial Landing \*

The new village at imperial landing is fantastic. However the proposed commercial tenants are very disappointing. For a waterfront location the commercial spaces should be socialhubs like restaurants and cafes, not financial institutions grocers and professionals. In my opinion this would be a waste of location. Make the retail spaces locations people and families can enjoy a day and night out make steveston an exciting place to socialise Not a boring plaza. Thank you

Name \*

hanaa awad

Email \*

[hanaa\\_awad@hotmail.com](mailto:hanaa_awad@hotmail.com)

Phone Number

7788892137

City

richmond

## Badyal, Sara

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**From:** Brendan Yee [byee@onni.com]  
**Sent:** Thursday, 21 November 2013 04:30 PM  
**To:** Badyal, Sara  
**Subject:** FW: Imperial Landing: Feedback [#40]

**From:** Wufoo [mailto:[no-reply@wufoo.com](mailto:no-reply@wufoo.com)]  
**Sent:** Thursday, November 21, 2013 3:21 PM  
**To:** Brendan Yee  
**Subject:** Imperial Landing: Feedback [#40]

Please tell us your feedback on why you do or do not support additional community based resources for Imperial Landing \*

I would support additional cafes and restaurants on the buses walk looking at the water..  
But I do not support that area to be solely a shopping area

Name \*

Heather A

Email \*

[heather.awad@live.ca](mailto:heather.awad@live.ca)

**From:** Rupert Whiting [<mailto:rupertwhiting@gmail.com>]

**Sent:** Thursday, 21 November 2013 5:50 PM

**To:** MayorandCouncillors

**Subject:** Please do not allow Onni to win in Steveston

Dear Council Members,

Please, please do not bend to the plans of Onni on the waterfront at Steveston. This would set a precedent for business winning over principles. They have routinely ignored the wishes of the locals and have proceeded with a project that has no business plan without forcing the changes required. You are all probably fully aware of Onni's well-known sharp business practices with contractors and this whole affair speaks to a equal disregard for the opinions and needs of the community. Please, please do not let bullies win.

Lastly I would ask that the council actively investigate the financial affairs of anybody seeking to vote for the proposal. It would be entirely in character of this business to seek to influence the decision with the only asset that they value, namely money.

I appreciate your time and efforts on behalf of the community and hope that you will jointly resist what will undoubtedly be severe pressure to allow that property to be used for purposes for which it was not initially approved. It would be a travesty if that were to occur.

Kind regards

Rupert Whiting  
Business Consultant  
[RupertWhiting@gmail.com](mailto:RupertWhiting@gmail.com)  
Cell: (604) 339-5369



**From:** Sharon Renneberg [<mailto:renneberg@telus.net>]  
**Sent:** Sunday, 24 November 2013 1:39 PM  
**To:** Zoning; Mayor and Councillors  
**Subject:** Rezone RZ 13633927 Onni Imperial Landing

Dear Sirs:

I wish to express my opposition to the repeated rezoning requests from Onni Development to eliminate the Mixed Maritime Use requirement for the commercial portion of Imperial Landing.

All of Richmond has lost the opportunity to have full access to this real estate as a park. Regretfully I understand that we cannot undo that. Please do not make a bad situation worse. I see from reviewing archived Council minutes that Onni have been before City Council on July 17, 2007 and May 27, 2009. On July 17, 2007, it is recorded, the "the applicant has stated that the Mixed Maritime Use (MMU) is not economically feasible on the site" and later "the applicant proposes a grocery store at street level on the west end of the site with a restaurant planned for the second of the two stories". They have since, without any approval, gone ahead and constructed exactly that. You can be sure that the two storey building that is currently offered to have a daycare on the second storey will be an unsuccessful operation and Onni will pursue the original planned restaurant use. The proposal to house Nester's grocery in the ground floor would be disastrous. The street loading zones already on Bayview create a zig zag of through traffic and bicycles daily, add a backing up grocery delivery truck to the mix and there will be casualties.

At the meeting of May 27, 2009 it is recorded that "Mr. Jarvis stated that he fully understood the City's definition of MMU". How is it possible and what kind of message would Council be sending to developers, that is OK to build what you wish regardless of the zoning and then continue to hold info sessions and come before council with increasingly sized "goodwill contributions" until the zoning is changed to enhance the developer's bottom line? Yes, Steveston may warrant another grocery store but not on the waterfront for heaven's sake.

The current independent Steveston merchants have created a responsible, caring community. Please support them and the residents by allowing them to continue to grow and thrive without the threat of big chain stores being invited by Onni to slash the local businesses. Kudos to Councillors Steves and Au for recognizing that.

Yours truly,  
Sharon Renneberg  
307 – 4211 Bayview St  
Richmond

## Badyal, Sara

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**From:** Brendan Yee [byee@onni.com]  
**Sent:** Monday, 25 November 2013 10:58 AM  
**To:** Badyal, Sara  
**Subject:** FW: Imperial Landing: I Support [#79]

**From:** Wufoo [mailto:[no-reply@wufoo.com](mailto:no-reply@wufoo.com)]  
**Sent:** Sunday, November 24, 2013 12:14 PM  
**To:** Brendan Yee  
**Subject:** Imperial Landing: I Support [#79]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing \*

My wife and I are looking forward to renting in this great community in February and have been here numerous times.

The boardwalk is a great asset

This is only a win win situation for every one

We have been to one open house and they answered all our questions

Thank you

Name \*

Will Brunskill

Email \*

[willbrunskill@shaw.ca](mailto:willbrunskill@shaw.ca)

Phone Number

604-408-8500

City

Vancouver

**From:** Bill Armerding [[mailto:bill\\_armerding@telus.net](mailto:bill_armerding@telus.net)]  
**Sent:** Wednesday, 27 November 2013 9:10 AM  
**To:** MayorandCouncillors  
**Subject:** I don't trust Onni and you should not let them win at our expense

Dear Sirs and Madams,

I did not realize there was a meeting with Onni but would urge you to discount anything they say and listen to neighbors directly rather than to what Onni or their consultants say.

They made a very bad business decision to go ahead and build without a viable development plan and purpose. Now they have a white elephant and we have an eyesore. I hope you will ask for interested neighbors and business leaders to work with the city to find acceptable uses for these buildings, whether they are profitable for Onni or not. They have had their hands in our pockets all along and their response has been to inconvenience us and try to trick us ever since.

William H. (Bill) Armerding  
12071 Hayashi Court, Richmond, BC CANADA V7E 5W2  
Tel: 604-241-0487 Email: [Bill\\_Armerding@telus.net](mailto:Bill_Armerding@telus.net)

**From:** Rupert Whiting [<mailto:notification+oochrpgz@facebookmail.com>]  
**Sent:** November 27, 2013 8:55 AM  
**To:** Hayashi Peeps  
**Subject:** Re: [Hayashi Peeps] For those of you unable to attend last night's...

Rupert Whiting [commented on his post in Hayashi Peeps.](#)



**Rupert Whiting**

8:55am Nov 27

Hi Bill, 100% agree. The email is [MayorandCouncillors@richmond.ca](mailto:MayorandCouncillors@richmond.ca). I know because I wrote last week. If I may suggest that you make the title very descriptive as I have no expectation that they get read just that the email subject lines build a sense of public attitude. For instance I called mine "Please don't let Onni win." If that's all they read I got my message across.

Comment History



**Bill Armerding**

8:25am Nov 27

Rupert,

I did not even know about the meeting. I would be glad to chat about alternatives to following up. Do you have a list of the email addresses for our city council and mayor?

I think that Onni should not be trusted – they have abused us ever since they started. And what kind of organization would build a white elephant that they could not economically use before getting approval for changes. It is their fault it is sitting empty and we should not be forced to take their solutions to their problems.

Let me know when we can talk and where I can get more information. Thanks.

William H. (Bill) Armerding  
12071 Hayashi Court, Richmond, BC CANADA V7E 5W2  
Tel: 604-241-0487 Email: [Bill\\_Armerding@telus.net](mailto:Bill_Armerding@telus.net)

Original Post



**Rupert Whiting**

8:12am Nov 27

For those of you unable to attend last night's Onni public meeting (well advertised I know) here is a letter that I just wrote to the Richmond News. BTW I don't know your opinion of the rezoning and I want to be clear that I am objecting every bit as

much to the manner of the attempt as I am to actual (inevitable) rezoning itself. I would LOVE to know of your opinion on this matter as Onni are under the impression that 75% of locals are 100% behind the rezoning. That's not jiving with what I am hearing. I may be wrong.

Dear Sir,

I was very struck by the number of total contradictions in the many Onni statements arising from last night's public meeting. On one had they claim to only want to bring businesses to the area that residents want. Then they highlight 3 of the 4 most likely tenants that would be signing up as soon as any rezoning were approved.; A bank, a restaurant and a dentist. As an 8 year Steveston resident I can honestly say that I have never once felt a lack of any of those in my community.

Their retail needs analysis included such "facts" as there are 400+ merchants in Steveston and that the combined disposal income of Steveston Residents is in the region of \$400M per year. The consultant was unclear on the boundaries he had used to define Steveston but it appears that he conveniently extended his reach as far as Gilbert and Williams Roads. Regardless of the inaccuracies of the definition of a Steveston resident he went on to make analysis based on the assumption that 100% of that spend would be captured in Steveston if Onni were allowed to rezone. And to compound the lack of creditability of his analysis he took ZERO account of tourist dollars. Yet we were expected to take his "educated" analysis and predictions of positive community benefit at face value. Frankly I felt dirty just listening to the man.

Onni were also happy to hide behind "it's the way that everyone does it" when I challenged the equally egregiously misleading traffic data that their consultant felt it worth attempting to present. I found that amusing as "doing what everyone else would have done" in the rest of this situation would have resulted in a vastly different outcome than the white elephant that now sits on our shoreline.

There were words of compromise and conciliation, mainly from the local merchants seeking not to be left holding the baby of a concrete laughing stock in their community and Onni made the appropriate bleeding heart "we're just like you" statements but there were no winners last night. Just a deepening of distrust of the real (and very visible) agenda backing every Onni move. It's all about the money and hang the community that it infects (sic).

Regards

Rupert Whiting



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**Badyal, Sara**

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**From:** Brendan Yee [byee@onni.com]  
**Sent:** Wednesday, 27 November 2013 06:21 PM  
**To:** Badyal, Sara  
**Subject:** FW: Imperial Landing: I Support [#80]

**From:** Wufoo [mailto:[no-reply@wufoo.com](mailto:no-reply@wufoo.com)]  
**Sent:** Monday, November 25, 2013 10:47 PM  
**To:** Brendan Yee  
**Subject:** Imperial Landing: I Support [#80]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing \*

I am waiting from April for nice place to have a coffee on new waterfront in Steveston! Why can't we have it? Water front is for people to enjoy and unwind not for few. It is a public place/ Places beaches waterfront are always public places - give us what belongs to us.

Name \*

IRINA BELYANINA

Email \*

[IB@SENDSIMPLE.COM](mailto:IB@SENDSIMPLE.COM)

City

RICHMOND

From: Frymire Ange [ange-frymire@shaw.ca]  
Sent: November 29, 2013 3:05 PM  
To: Shapiro, David  
Cc: Townsend, Ted; DeCrom, Ted; Dhaliwal, Bill; Stewart, Tom; Dias, Ben  
Subject: Acquiring Parking Restrictiobs, 12300 Block English Ave

Hello, all. I trust that, if you are not a decision-maker in regards to the context of this email, you will forward to someone who can act upon our concerns. Please also cc me, so that I am in the know as to whom I should be contacting.

My husband - Jesse Fleming - and I live in the 8-townhouse complex across from the new low-rise mall/condo development constructed by Onni (see address in my auto signature below).represent our strata as president and we have some questions. I have been in touch with the City of Richmond a number of times in regards to parking to discuss some of the challenges experienced since the Richmond Council approved the controversial project to proceed.

I've provided some context below so that you understand the full scope of our request and disappointment in how the City of Richmond has handled parking issues to date.

#### A. Development Questions

1. The mall has been under construction for over 2 years and seems to be 90% complete. Please advise us with a completion date on when construction will be completed.
2. The storefronts of the multiple buildings spanning the four-plus blocks of the shopping centre are still vacant. Why?
3. a) What is the zoning for the centre?  
b) When was this zoning obtained?  
c) How was this zoning obtained?
4. a) Did community consultation occur to change this zoning? My husband & I are not aware of any invitation to participate in such discussion.  
b) If yes, what were the final numbers from residents for approval/non-approval?  
c) If no, why was voter approval not secured?
5. a) Does zoning match the requirements that potential business owners require to lease that waterfront space?  
b) If not, why not?  
c) If not, when is the anticipated finalization for completing rezoning?

#### B. Parking Challenges

Although the civic address of our development is on English Avenue, all 8 townhouses' front doors face Bayview. Please allow to provide you with some context needed to review the next question:

- \* Since construction began, residents have been plagued with parking problems, as construction workers began using the parking spots in front of our townhouse to park their cars and trucks.
- \* Over the past two years, non-resident parking (tourists, fishers, renters and guests of the rentals above the shopping centre) has increased substantially, resulting in the parking spots in front of our townhouse being filled to capacity, particularly on weekends.
- \* It appears that a massive underground parking lot was built under the centre, but does not appear to be in use.
- \* The City of Richmond seemed to be aware of these interruptions and erected No Parking signs, without consultation to the residents, who were the complainants resulting in such an action. These signs were most questionable in their intention, as parking was restricted to a maximum of three hours per day or cars would be towed. The signage was inconsistent with equitable placement, as they were placed on the south side of Bayview from Easthope to Ewen and on the west side of Bayview from Moncton to where Bayview curves to then run parallel to the waterfront. This last area was actually punishing residents for parking in front of their own homes.

These parking abnormalities and inconsistent practices have increased the ire of many residents and there will be an increased shortage of front-of-house parking once the shopping centre is opened.

6. As a result of some of the more irritating parking challenges identified above, we are inquiring on parking restrictions for Bayview between Ewan and English on the north side of Bayview, similar to parking restrictions in other Metro Vancouver municipalities that protect the rights of residents to have parking available to residents only, so that non-residents will need to park in approved designated parking spots only or in the parking lots a few blocks away.

Please advise us by email on what is required for the City to establish resident-parking only for Bayview between Ewan and English on the north side of Bayview.

If approval of this request requires a presentation to Council, please advise us on the protocol, procedures and expectations for this, as well.

Kind regards, Ange

Contact Information:

Professor Ange Frymire Fleming

FCPRS

APR MBA

Fellow, CPRS College of Fellows

KPU (Kwantlen Polytechnic University)

President, Vocal Point Communications

UNIT 4 - 12300 English Avenue, Richmond, British Columbia CANADA V7E 6T1

Vocal Point:

778.297.3743 Cell: 778.689.ANGE (2643) [ange-frymire@shaw.ca](mailto:ange-frymire@shaw.ca)<<mailto:ange-frymire@shaw.ca>>

SKYPE: afrymire

AWARDS:

2012 ACE/SIFE International John Dobson Fellow

2012 CPRS College of Fellows (FCPRS)

2011 CPRS

Canadian Mentor of the Year

2010 Winner of CN Emery LeBlanc Award (Highest Membership Growth for Canadian CPRS Societies Under 75 Members) for CPRS-VI

Canadian Public Relations Society

[www.cprs.ca](http://www.cprs.ca/)<<http://www.cprs.ca/>>

## Badyal, Sara

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**From:** Badyal, Sara  
**Sent:** Wednesday, 08 January 2014 11:43 AM  
**To:** Badyal, Sara  
**Subject:** 4020 Bayview St - Onni Rezoning application

**From:** Wufoo [<mailto:no-reply@wufoo.com>]  
**Sent:** Thursday, January 02, 2014 1:12 PM  
**To:** Brendan Yee  
**Subject:** Imperial Landing: I Support [#81]

Please tell us your feedback on why you  
support the proposed retail uses for Imperial  
Landing \*

Name \*

Email \*

I live in Steveston and think that the community would greatly benefit  
from commercial zoning that allows key services such as grocery stores  
and fitness facilities to be built.

lindsay thompson

[geoffmcallister@gmail.com](mailto:geoffmcallister@gmail.com)



## Badyal, Sara

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**From:** Badyal, Sara  
**Sent:** Wednesday, 29 January 2014 04:44 PM  
**To:** Badyal, Sara  
**Subject:** 4020 Bayview St - Rezoning Application

**From:** Brendan Yee [<mailto:byee@onni.com>]  
**Sent:** Monday, 27 January 2014 11:08 AM  
**To:** Badyal, Sara  
**Subject:** FW: Imperial Landing: I Support [#82]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing \*

I have just written an article for the Richmond News encouraging movement on rejoining. While I don't agree with all of your proposals, I do believe that the original zoning was wrong and mismanaged.

Name \*

Gudrun Heckerott

Email \*

[g.heckerott@gmail.com](mailto:g.heckerott@gmail.com)

Phone Number

6043291363

City

Richmond

## Badyal, Sara

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**From:** Brendan Yee [byee@onni.com]  
**Sent:** Thursday, 06 February 2014 10:43 AM  
**To:** Badyal, Sara  
**Subject:** FW: Imperial Landing: I Support [#83]

Hi Sara, please see below.

**From:** Wufoo [mailto:[no-reply@wufoo.com](mailto:no-reply@wufoo.com)]  
**Sent:** Thursday, February 06, 2014 10:00 AM  
**To:** Brendan Yee  
**Subject:** Imperial Landing: I Support [#83]

**Please tell us your feedback on why you support the proposed retail uses for Imperial Landing \***

If the City of Richmond wants to be green and get us out of our cars, they need to provide the services that we need in our neighborhood. Our current grocery store is terrible and there are no gym facilities so I have to get in my car and drive when I would much rather walk or bike. I have also heard that the city is trying to get a library added to the space which makes no sense. Look to the future and invest money in eBooks and readers not bigger libraries! As for parking, it seems to be reasonable. There will never be enough parking for every vehicle that wants to come to Steveston on a sunny summer afternoon and park within a block of where they want to go. That is the same with any other community that has a seasonal increase in visitors. It is time to stop the back and forth and get some businesses in those spaces that everyone can benefit from, not just a few boats. The last thing we need is a bunch of going out of business signs because the maritime use wasn't feasible.

**Name** c martin

\*

**Email** [cmartin@live.ca](mailto:cmartin@live.ca)

\*

**City** Steveston

**From:** User [<mailto:robertsgallery@telus.net>]

**Sent:** Tuesday, 25 February 2014 21:38

**To:** MayorandCouncillors

**Subject:** Onni development rezoning

"A change in zoning would potentially create up to a dozen potential competitors to Steveston Village merchants.

But a consultant hired by the developer found the proposal "should support the economic viability of Steveston Village, and should not have a negative impact," according to staff."

I am a business owner in Steveston and I DO believe that rezoning of the Maritime Mixed use will have a negative impact on existing businesses that vie for the limited local and tourist dollar.

Businesses in Steveston must rely on local support during the "off-season" just to pay the rent - opening the Onni site to retail zoning will dilute the retail in Steveston and force hard goods businesses to close. I know that I will have to close my business - if competition increases for local shopper and tourist dollars. There is not enough traffic - both local and tourist to think that an increase in retail space would not have negative effects on existing businesses! Maybe if the skytrain made it's way to Steveston - then the increase in visitors would warrant additional retail.

One developer in the US had to provide direct shuttle buss service for 5 years to their development site as a condition for rezoning.

I do not think a "build it and they will come" philosophy is appropriate in this case. Provide a way and/or means to bring people into the area before additional retail space is considered.

That is called planning.

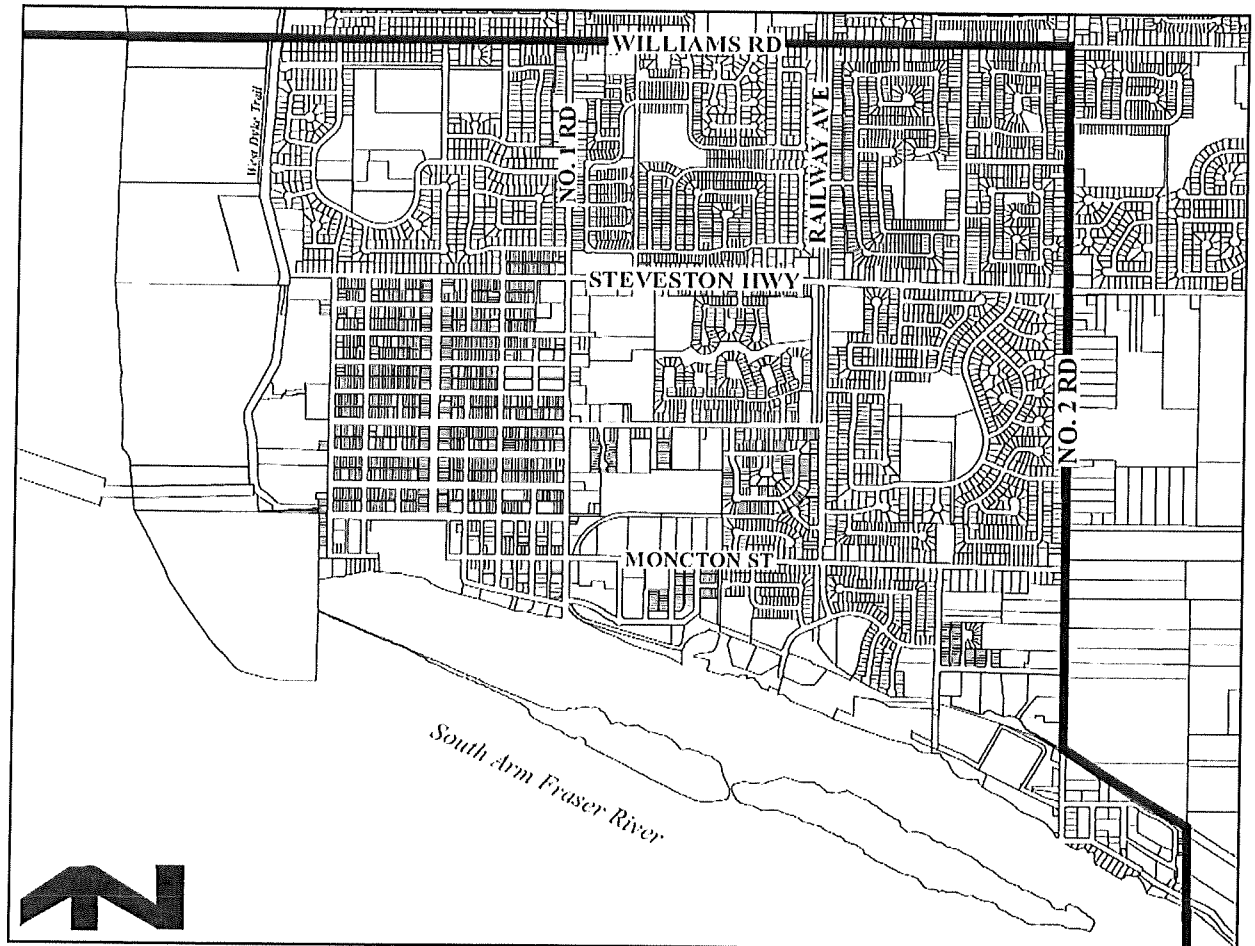
Thank you.

Jan Drake

Roberts Gallery & Gifts

PS - the area was zoned maritime mixed use at the time of the permit application - Onni was aware of the zoning during the design phase - but included main floor retail - ?

Steveston Planning Area



January 2014

# **Steveston Village Retail Survey Imperial Landing**



**MUSTEL GROUP**  
MARKET RESEARCH





## ► Introduction

### Research Objectives

Market research was conducted on behalf of Imperial Landing to support its rezoning application at Imperial Landing. The research was designed to determine:

- the convenience retail and service usage patterns of Steveston Planning area residents;
- the extent of retail leakage from the Steveston area; and
- community demand and needs in terms of convenience retail stores and services.

### Methodology

- 201 interviews conducted via a telephone survey with a random sample of Steveston Planning Area residents, 18 years of age and over;

- Specific steps were taken to ensure the final sample would be representative of the community at-large, including:
  - Random selection of households contacted from an up-to-date listing of all households in the planning area;
  - Random selection of the individual interviewed within the household;
  - Up to 6 calls to the selected household/individual to minimize potential bias due to non-response;
  - Matching the sample (gender, age) to the most recent Statistics Canada data for the Village.
- Margin of error: +/-7.0% at the 95% level of confidence;
- Interviewing conducted January 13-20, 2014;
- Questionnaire used appended;
- Detailed computer tabulations available under separate cover.





## ► Executive Overview

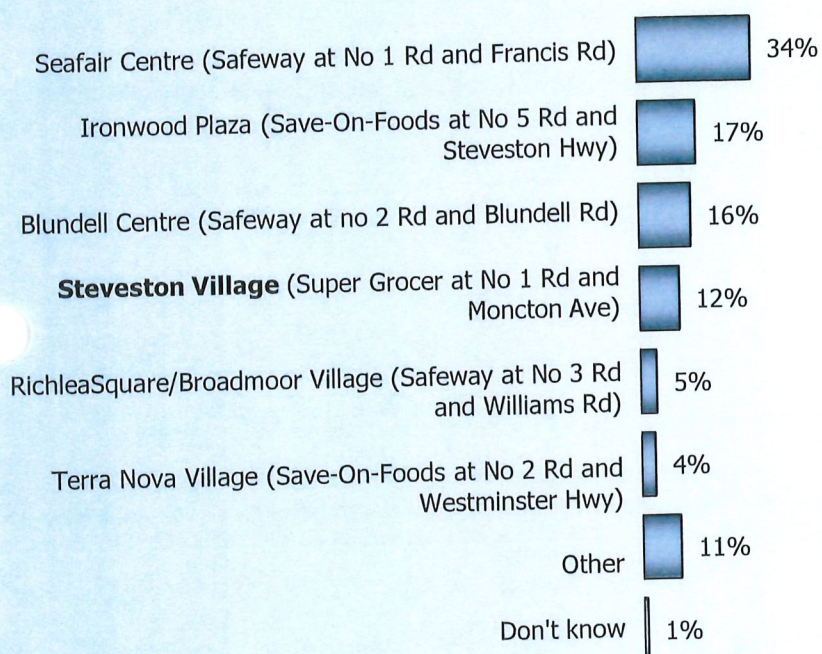
- Currently only 12% of Steveston Planning Area residents do the majority of their grocery shopping in the Village.
- Over eight-in-ten of those who shop outside Steveston for groceries does so at least once a week, with almost half shopping outside the community three or more times per week.
- Furthermore, the majority combine their trips with purchase of other goods and services. The most common goods/services are drug store type needs, followed by banking, café/coffee shops, eating out, liquor purchases and professional services.
- On average, residents estimate that they spend approximately two-thirds (64%) of their expenditures on everyday needs outside of Steveston.
- There is strong interest in another grocery store or supermarket in Steveston Village. The suggestion is made unprompted in the survey, and when asked how likely they would be to shop at a grocery store located at Imperial Landing, 66% of all residents report they would be 'very' or 'somewhat' likely to shop at the store.
- Other suggestions for Imperial Landing (and the community in general) include: restaurant or café, clothing stores, and a bank. There is also considerable interest in a liquor store.
- Interest in marine uses at Imperial Landing is very limited (20% very or somewhat likely to use).
- A total of 38% report they would do more of their shopping in the Steveston Planning Area, and another 34% may do more, if a supermarket, bank and other personal and professional services were provided at Imperial Landing. (Note until the specific tenants are known, some residents cannot be certain.)
- Only 27% report that such tenants at Imperial Landing would be unlikely to impact their current shopping patterns.





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## ► Primary Grocery Store



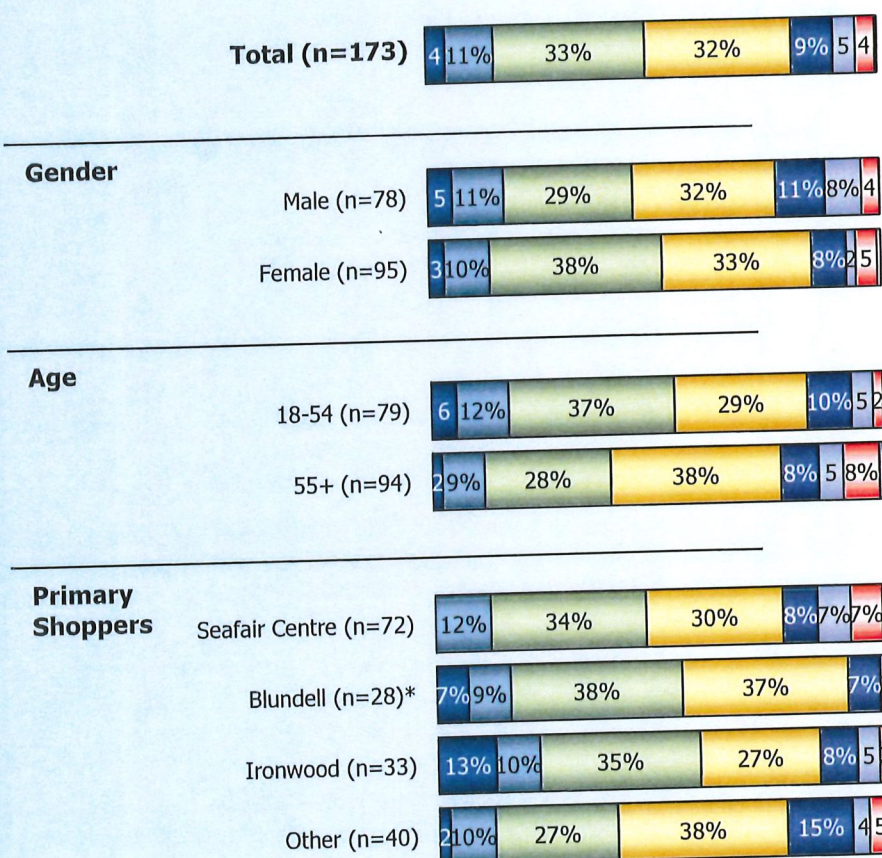
- Currently only 12% of Steveston residents do the majority of their grocery shopping in the Village.
- The Safeway at Seafair Village is the most popular store, followed by Save-on-Foods at Ironwood and Safeway at Blundell Centre.

Base: Total (n=201)

Q.1) What store or shopping centre do you currently go to do the majority of your grocery shopping?



## Frequency of Shopping Outside Steveston



■ Almost every day  
 ■ 2-3 times a week  
 ■ About once every two to three weeks  
 ■ Less often  
 ■ 4-5 times a week  
 ■ About once a week  
 ■ About once a month  
 ■ Don't know

- Over eight-in-ten of those who shop outside Steveston for groceries does so at least once a week, with almost half shopping outside the community three or more times per week.
- Women and those under 55 years of age are slightly more inclined to shop outside the community.

Base: Total shop outside Steveston for groceries

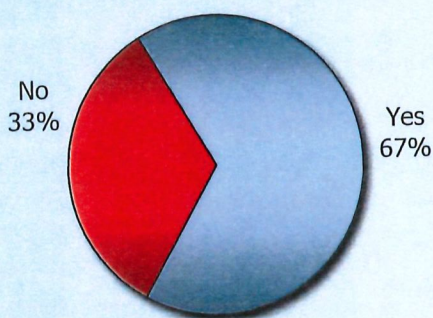
\* Caution: small base size

Q.2) How often do you shop outside Steveston for groceries?



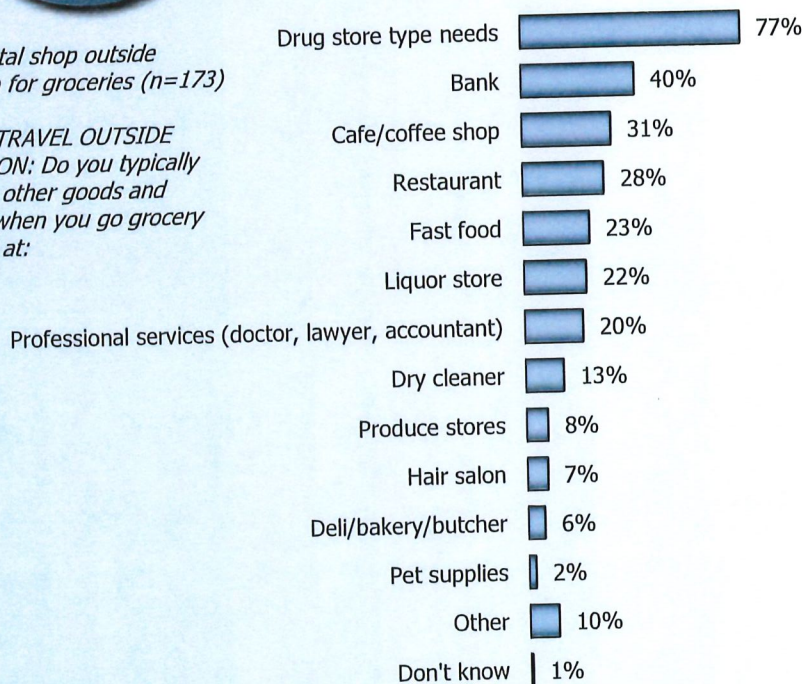


## Purchase of Other Goods and Services when Shopping Outside Steveston



Base: Total shop outside Steveston for groceries (n=173)

Q.3a) IF TRAVEL OUTSIDE STEVESTON: Do you typically purchase other goods and services when you go grocery shopping at:



Base: Total shop outside Steveston for groceries (n=114)

Q.3b) What other types of goods and services do you use when shopping at:

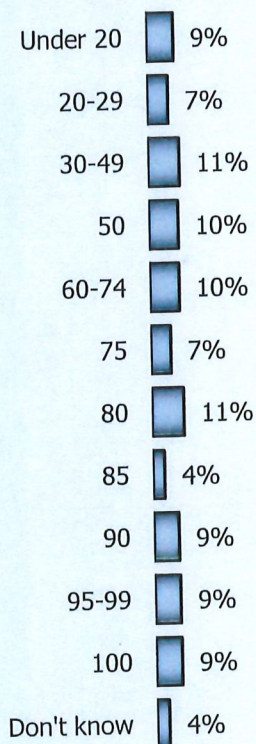
- The majority of those who shop for groceries outside Steveston also combine their trips with purchase of other goods and services.
- The most common goods/services are drug store type needs, followed by banking, café/coffee shops, eating out, liquor purchases and professional services.





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## Percentage of Expenditures Spent Outside of Steveston



- On average, residents spend approximately 64% of their expenditures on everyday needs outside of Steveston, with those shopping at Blundell Centre and Ironwood making over 70% of their expenditures elsewhere.

Average = 63.6%

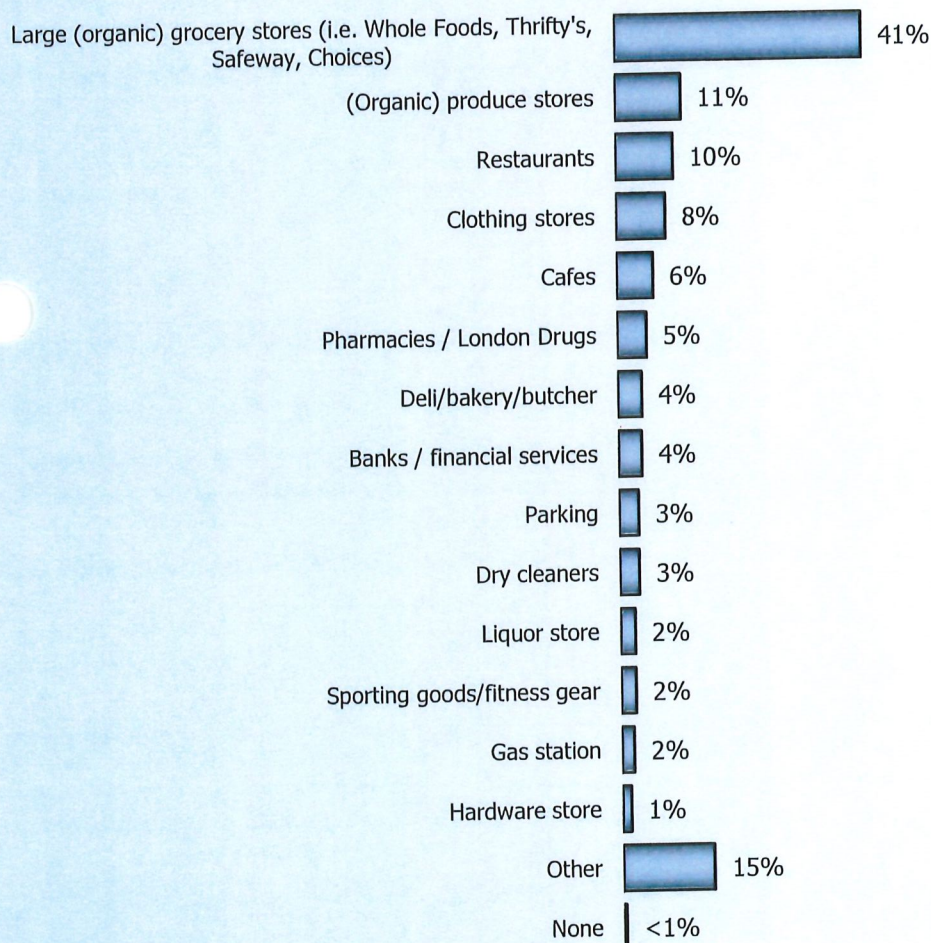
Base: Total (n=201)

Q.4) Thinking about what you spend in a typical month on everyday needs such as groceries, drugstore/pharmacy purchases, dry-cleaning, hair salon, and personal services, approximately what percentage of your total expenditures would you say you make outside of Steveston Village?





## Stores and Services Missing from Steveston Village (unprompted)



- Prior to testing interest in specific retailers, residents were asked (unprompted) what types of stores and services they feel are missing from Steveston Village. The most common response is a 'large' grocery store (particularly among those shopping for groceries elsewhere).
- Other suggestions include produce stores, restaurants, clothing stores and cafes.

Base: Total (n=201)

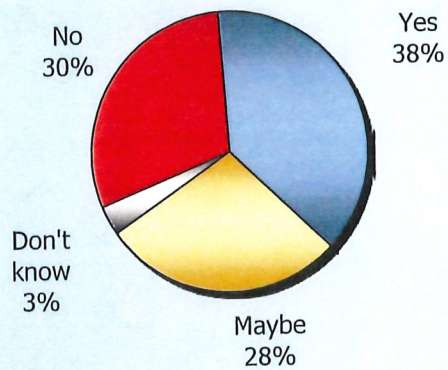
Q.5) What types of stores and services do you feel are missing from Steveston Village?





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## Demand for Supermarket at Imperial Landing



- When asked if they would like to see a supermarket at Imperial Landing, two-thirds (66%) respond 'yes' or 'maybe'. Uncertainty is likely due to residents being unaware of which grocery store would occupy the space.

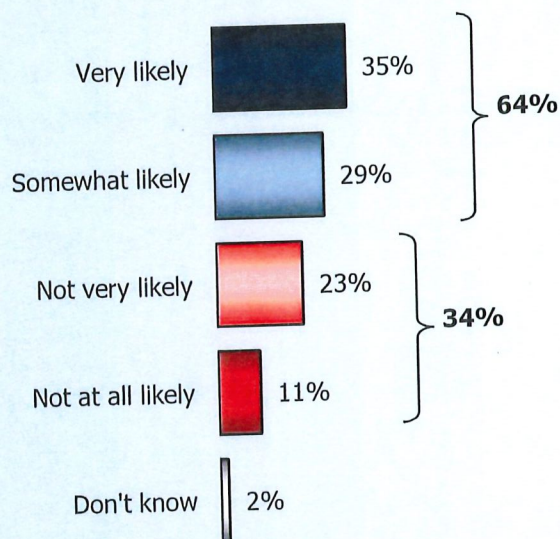
Base: Total (n=201)

Q.6) Would you like to see a supermarket at Imperial Landing at 4020 Bayview Street, which is at the base of Easthope Avenue where the roundabout is?



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## Likelihood of Shopping at Imperial Landing Supermarket



- Furthermore, when asked how likely they would be to shop at a grocery store located at Imperial Landing, two-thirds of the population respond that they would be 'very' or 'somewhat' likely to shop at the store.
- Interest increases to approximately seven-in-ten among female residents, and those under the age of 55 years (the groups most inclined to shop outside the community).

Base: Total (n=201)

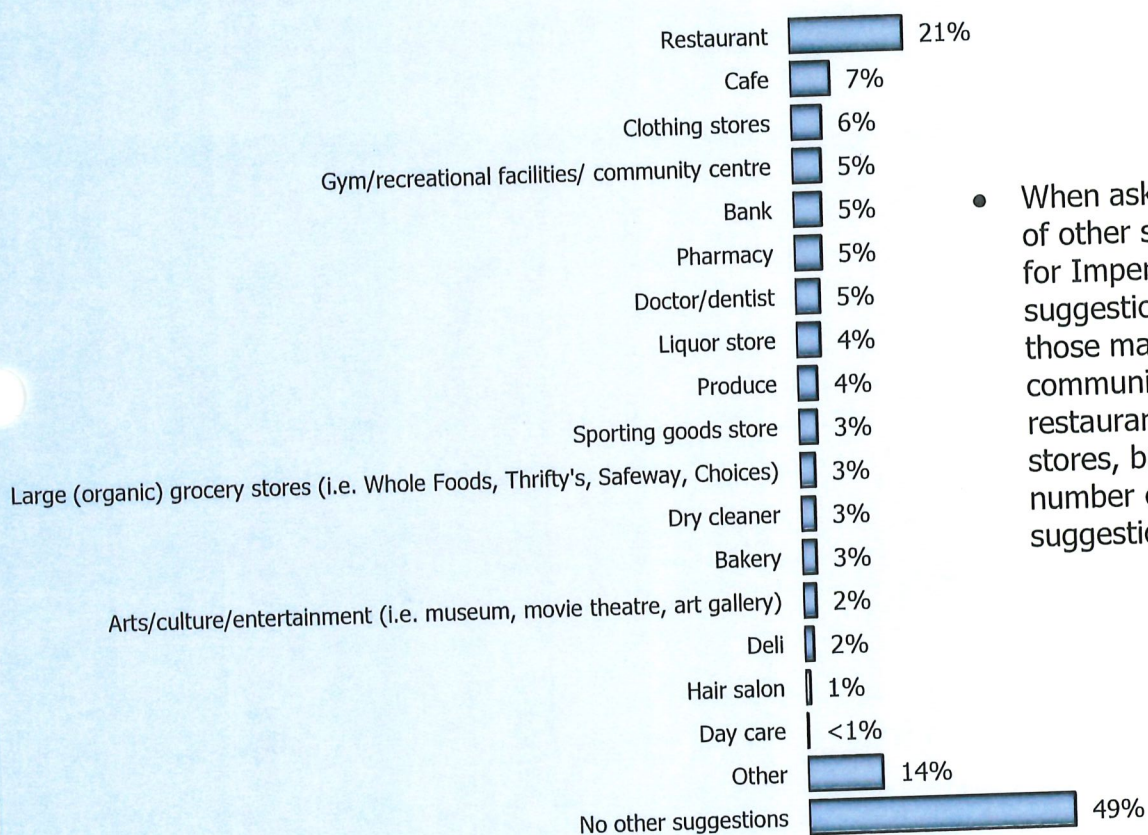
Q.7) If a new supermarket were located at Imperial Landing at 4020 Bayview Street, how likely is it that you would shop there? IF MENTIONS PARKING ISSUES: Free parking would be provided.





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## Suggestions for Other Stores/Services at Imperial Landing (unprompted)



- When asked for suggestions of other stores or services for Imperial Landing, suggestions are similar to those made for the community in general: restaurant or café, clothing stores, bank, as well as a number of other suggestions.

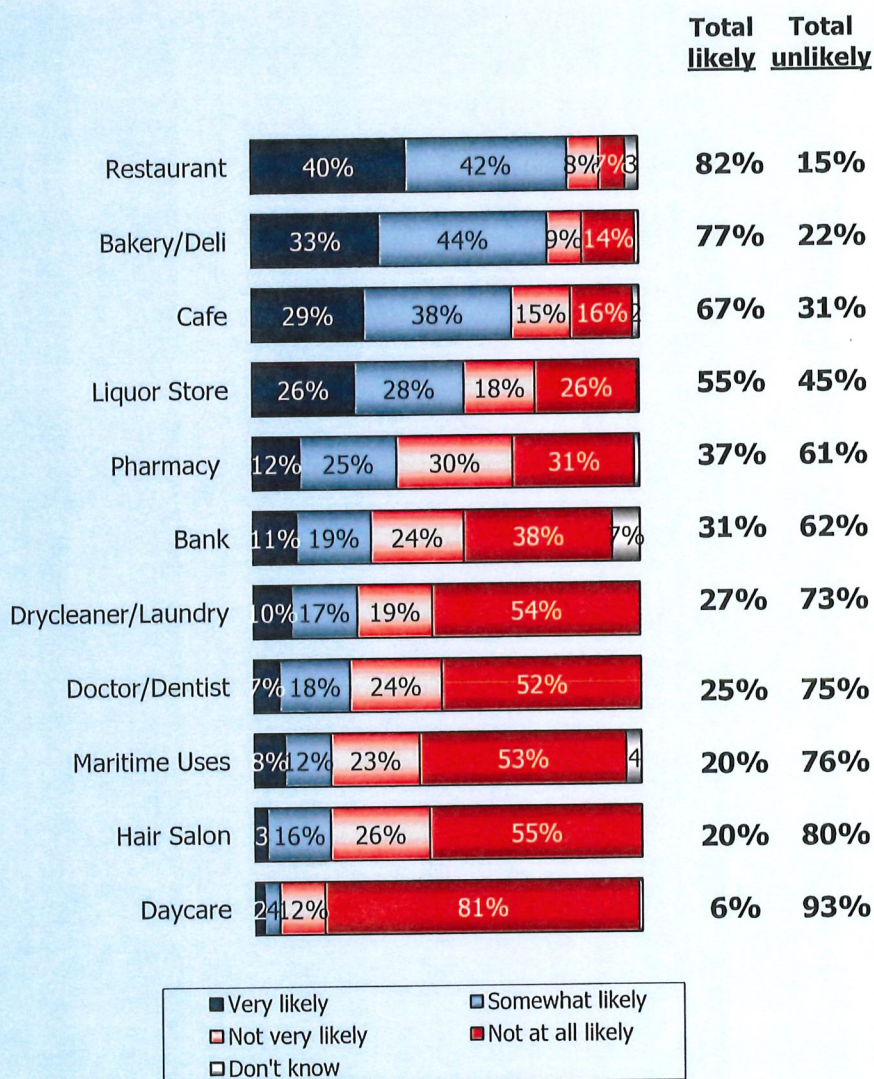
Base: Total (n=201)

Q.8) What other types of stores and services would you like to see at Imperial Landing with or without a supermarket located there?





## Likelihood of Using Specific Stores/Services if at Imperial Landing



Base: Total (n=201)

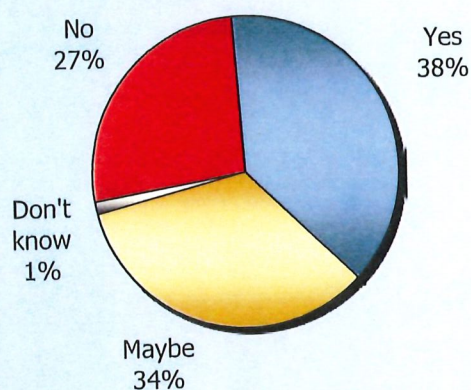
Q.9) How likely would you be to shop or use the following types of stores or services if available at Imperial Landing?

- Interest was also measured in specific retail uses at Imperial Landing. Interest is highest (over half indicating that they would be 'very' or 'somewhat' likely to shop or use) for:
  - a restaurant (82% 'very/somewhat' likely)
  - bakery or deli (77%)
  - café (67%)
  - liquor store (55%)
- Interest is more limited for other uses such as a bank and pharmacy (which were suggested in the survey as in need in Steveston) but perhaps due to the fact that the actual tenant/company was not specified and usage is contingent on this information.
- Furthermore, note that interest in maritime uses at Imperial Landing is very limited (20% very or somewhat likely to use).





## Likelihood of Doing More Shopping in Area with Imperial Landing Retail Additions



Base: Total (n=201)

Q.10) If a supermarket, bank, and other personal and professional services were provided at Imperial Landing, would you be more likely to do more of your shopping there instead of going elsewhere? IF MENTIONS PARKING ISSUES: Free parking would be provided.

- A total of 38% would be likely to do more of their shopping in the area, and another 34% may do so, if a supermarket, bank and other personal and professional services were provided at Imperial Landing.
- Again, until the tenants are known, some residents cannot be certain. But note that only 27% report that such tenants at Imperial Landing would be unlikely to impact their current shopping patterns.



## Demographic Profile

	<u>Total</u> (201) %
<b>Gender</b>	
Male	47
Female	53
<b>Age</b>	
18 to 44	43
45 to 54	20
55 to 64	20
65 or better	17
<b>Stage of Life</b>	
Single	16
Young couple, no children	2
New family, with young children	14
Established (single or two-parent) family	29
Established couple, empty nester/no children or adult children at home	15
Retired	24
Don't know	1





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# Questionnaire



## Steveston Retail Survey FINAL

Hello, I'm \_\_\_\_ of Mustel Group Market Research, a professional research firm. We are conducting a brief survey regarding the retail and service needs of Steveston residents. The survey is being conducted on behalf of a rezoning application to provide neighborhood input to the city. Please be assured we are not selling or soliciting anything and all responses are kept strictly confidential.

May I please to speak to the person in this household, who is 18 years of age or over and whose birthday comes next?

### **Persuaders—only if needed:**

- This is strictly an opinion survey; we are not selling or soliciting anything.
- Your number was selected at random for participation in this research.
- All responses are strictly confidential and anonymous; your identity is never revealed to anyone else, including the client.
- The survey averages about 5 to 6 minutes.
- The research is being conducted on behalf of rezoning applicant that is working closely with city staff on the survey.

### **A. GENDER [OBSERVE & RECORD]**

MALE

FEMALE

1. What store or shopping centre do you currently go to do the majority of your grocery shopping? (INTERVIEWER NOTE: SHOPPING CENTRES 2 TO 7 ARE OUTSIDE STEVESTON.)

Steveston Village (Super Grocer at No 1 Rd and Moncton Ave)  
Seafair Centre (Safeway at No 1 Rd and Francis Rd)  
Terra Nova Village (Save-On-Foods at No 2 Rd and Westminster Hwy)  
Blundell Centre (Safeway at No 2 Rd and Blundell Rd)  
RichleaSquare/Broadmoor Village (Safeway at No 3 Rd and Williams Rd)  
Ironwood Plaza (Safe-On-Foods at No 5 Rd and Steveston Hwy)  
Garden City Shopping Centre (IGA at Garden City Rd and Blundell Rd)  
Other (specify) \_\_\_\_\_

2. IF TRAVEL OUTSIDE STEVESTON: How often do you shop outside Steveston for groceries?  
READ SCALE (THIS CAN BE ANYWHERE, NOT JUST AT LOCATION SHOP AT MOST OFTEN FOR GROCERIES.)

Almost every day  
4-5 times a week  
2-3 times a week  
About once a week  
About once every two to three weeks  
About once a month  
Less often



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## Steveston Retail Survey FINAL

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3a. IF TRAVEL OUTSIDE STEVESTON: Do you typically purchase other goods and services when you go grocery shopping at (LIST RESPONSE IN Q.1)?  
Yes/No

b. IF YES: What other types of goods and services do you use when shopping at (LIST RESPONSE IN Q.1)?

Drug store type needs

Bank

Café/coffee shop

Restaurant

Fast food

Dry cleaner

Hair salon

Professional services (doctor, lawyer, accountant)

Other (specify) \_\_\_\_\_

4. Thinking about what you spend in a typical month on everyday needs such as groceries, drugstore/pharmacy purchases, dry-cleaning, hair salon, and personal services, approximately what percentage of your total expenditures would you say you make outside of Steveston Village?  
IF RESPOND DON'T KNOW: Please provide your best estimate. \_\_\_\_%

5. What types of stores and services do you feel are missing from Steveston Village?

6. Would you like to see a supermarket at Imperial Landing at 4020 Bayview Street, which is at the base of Easthope Avenue where the roundabout is?

Yes

No

Maybe

7. If a new supermarket were located at Imperial Landing at 4020 Bayview Street, how likely is it that you would shop there? IF MENTIONS PARKING ISSUES: Free parking would be provided.

Very Likely

Somewhat likely

Not Very Likely

Not at all likely

8. What other types of stores and services would you like to see at Imperial Landing with or without a supermarket located there? DO NOT READ LIST (Pre-coded list: bank, cafe, restaurant, deli, produce, dry cleaner, hair salon, day care, doctor/dentist, pharmacy, Other)



Steveston Retail Survey  
FINAL

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9. How likely would you be to shop or use the following types of stores or services if available at Imperial Landing? IF MENTIONS PARKING ISSUES: Free parking would be provided.
- Bank
  - Pharmacy
  - Maritime Uses
  - Hair Salon
  - Restaurant
  - Cafe
  - Bakery/Deli
  - Doctor/Dentist
  - Liquor Store
  - Daycare
  - Drycleaner/Laundry
10. If a supermarket, bank, and other personal and professional services were provided at Imperial Landing, would you be more likely to do more of your shopping there instead of going elsewhere? IF MENTIONS PARKING ISSUES: Free parking would be provided.
- Yes  
No  
Maybe

**Demographics**

And, I have just a few more questions for classification purposes...

A. Into which of the following age categories do you fall?

- 18 to 24 years
- 25 to 34 years
- 35 to 44 years
- 45 to 54 years
- 55 to 64 years
- 65 or better

B. Which one of the following descriptions best describes the stage of life at which you perceive your household? **READ.**

- Single
- Young couple, no children
- New family, with young children
- Established (single or two-parent) family
- Established couple, empty nester/no children or adult children at home
- Or Retired

C. Postal Code

Thank you. That completes our survey.



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# Steveston Village Economic Analysis

*Imperial Landing Rezoning - Commercial Impacts*

March 24, 2014

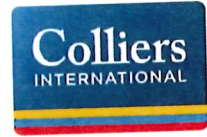
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PREPARED BY: Colliers International Consulting

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## Introduction

Colliers International Consultants was hired to carry out an analysis of the current land use economy in Steveston Village to determine the potential impacts on the village's businesses if the Onni Group's Imperial Landing site at 4020 Bayview is allowed to rezone from the current Mixed Maritime Use (ZMU12) to a broader commercial zone to allow for a supermarket, bank, and other uses.

### Scope of Work

- Review the Hume Consulting report and provide analysis and commentary regarding the report's methodology, level of detail, assumptions and input data, the reliability of the results, and the compatibility between the technical analysis and the conclusions drawn.
- Inventory retail, office, service commercial, food and beverage services, industrial, and institutional space within the Steveston Village Heritage Conservation Area.
- Conduct a *benchmark* analysis of other waterfront commercial areas in the Lower Mainland and establish a comparable dataset to determine the market conditions and the range of uses that could potentially also be viable in Steveston. Horseshoe Bay and Ladner Village were used for this analysis.
- Prepare a summary report to synthesize the analysis of the Steveston village inventory, the benchmark analysis, and detailed commentary on the potential impacts and benefits that different uses at the subject site could have on the existing businesses in Steveston village.
- Commentary and/or analysis on the following topics:
  - Commercial space in the Village at full build out including City and Harbour Authority Lands.
  - How would the proposed impact the rate/timeframe of redevelopment with the Village

## Review of Hume Consulting Report

Peter Hume was informed that Colliers Consulting was undertaking a review of his company's report and was helpful in this process. On February 7, 2014 Colliers was provided a final report titled *Imperial Landing Retail Analysis* by Hume Consulting Incorporated, dated December 2013, which is the version used for our review.

Rather than undertake a line-by-line critique of the report, in the interest of efficiency, Colliers has looked primarily at the methodology used in the retail demand analysis, and conclusions drawn based on that methodology. The goal from Colliers' perspective was to either validate or dismiss the report's demand modelling to determine if it was useful for the impacts analyses in this report.

### The Review

#### Hume Consulting:

A retail demand model has been created to determine the size of total retail and service demand generated by Steveston residents as well as the total warranted retail and service floor area, by major retail category.

#### Colliers Says:

Colliers uses the same approach, using population, incomes, and Provincial retail sales to calculate retail expenditures and retail floor area demand. This technique is considered industry-standard.

#### Hume Consulting:

Estimates the 2013 population of Steveston to be 25,854 persons based on the 2011 Canada Census and a 1% historical growth rate. 15,700 are estimated to be south of Steveston Highway.

#### Colliers Says:

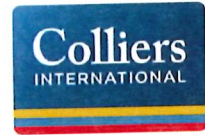
Pcensus software with Environics Analytics' 2013 demographic estimates yields a 2013 population of 26,104, with 16,209 south of Steveston Highway. The Hume report's estimates are sufficiently close to our estimates, and are more conservative.

#### Hume Consulting:

Hume's retail demand model uses BC Statistics data to estimate Steveston resident per capita disposable income (PDI) at \$36,928, 25% above the BC average.

#### Colliers Says:

Colliers' calculates PDI differently. Although the PDI estimate using Colliers' model is higher than Hume's (\$37,395) the Hume report's value is acceptably close to our estimate, and is more conservative.



**Hume Consulting:**

To arrive at a warranted floor area by retail category, Hume divides categorical spending by a sales/sf productivity factor. For instance, the total Supermarket spending generated by the population is divided by \$650/sf to get total supportable floor area.

**Colliers Says:**

Colliers uses the same industry-standard methodology to derive supportable floor area from trade area spending; however, the productivity factors used by Hume in some categories differ from Colliers. For instance, the Hume report uses a Sales/SF of \$600 in the Health and Personal Care Stores Category. Colliers typically uses a Sales/SF of \$700, which would yield 14% smaller floor area demand for this category. The differences in productivity estimates between Hume and Colliers are minor in the Food and Convenience categories, but are more significant in the other retail categories, where Colliers would use higher rates which will yield lower floor area demand estimates.

**Hume Consulting:**

Steveston's trade area population could currently support up to 118,000 sf supermarket floor area, yet only 12,500 sf of space (Super Grocer) is located in the community, thus 80-90% of expenditures are occurring outside the community.

**Colliers Says:**

According to the City's business license database and the Colliers inventory, the Super Grocer is a total of 10,000 square feet. If the Super Grocer is achieving sales per square foot on par with competitive supermarkets, then 91.5% of trade area spending is flowing to competitors outside of Steveston Village.

The Hume Report also indicates there is a further 7319 sf of demand for Specialty Food Retail. According to Colliers' inventory there is actually 16,420 sf of floor area in this category, including fish shops, bakeries, specialty imported food stores, candy stores, and fruit and vegetable stands. In all likelihood, except for the candy stores, at least some of the business inventory in the specialty food category is supported by the relative lack of supermarket supply in the Village. The Hume report shows that residents of the trade area support over 125,000 sf of business floor area in the combined supermarket and specialty food categories, yet there is only 26,420 sf of supply, which amounts to 21% of trade area demand supplied in Steveston Village.

**Hume Consulting:**

The retail model indicates that a significant amount of retail and service floor area can be supported by Steveston's population. Additional floor area is supported by expenditures from visitors and tourists. The report claims that over 1.3 million sf of retail and service commercial floor area is supported by the trade area population, and that an additional 20-25% demand in Steveston, amounting to between 263,000 sf and 329,000 sf comes from visitors and tourists.



#### Colliers Says:

Colliers suggests that due to low productivity estimates, Hume report's findings that over 1.3 million square feet of floor area is supported by the Steveston Trade Area's population is somewhat higher than Colliers can support. Further, these are gross values<sup>1</sup>, and demand from visitors and tourists should either be a rate much lower than 20% to 25%, or it should be calculated on a net market capture demand value. This over-estimation of the retail and service commercial demand from tourists and visitors is not used again in the report, so it does not affect the conclusions or the report's analysis, but there should be no expectations that visitors to Steveston generate spending or demand for that level of floor area.

#### Summary

The retail model indicates that a significant amount of retail and service floor area can be supported by Steveston's population of approximately 25,854 persons plus additional floor area that is supported by expenditures from visitors and tourists. The ±58,000 square feet of retail and service floor area proposed at Imperial Landing represents only a small fragment of total warranted floor area.

Based on Colliers Consultants' review of the Hume report, we found:

- It references an industry-standard approach, albeit simplified in terms of the trade area(s).
- Some inputs (population, disposable income) are more conservative and would yield lower expenditure totals; while other inputs (sales per square foot) range from slightly to significantly lower than what Colliers might use.

Overall, we feel that in the Food and Convenience Retail category most relevant to this analysis, the differences balance out and yield demand totals similar to what Colliers would find.

In the Specialty Retail categories, Colliers would conclude that trade area demand for retail floorspace is lower than what is represented in the Hume report, but neither this category, nor the total retail demand using Specialty Retail demand as part of the sum, factor into the conclusions of the Hume report or this report.

Inflow visitor demand estimates are overestimated, but do not factor into the analysis, as the specific development is intended for local convenience commercial oriented towards a trade area resident customer base. Colliers agrees with the Hume report's fundamental finding that there is a significant amount of retail floor area warranted by the local Steveston population alone, with additional demand coming from regional visitors and tourists.

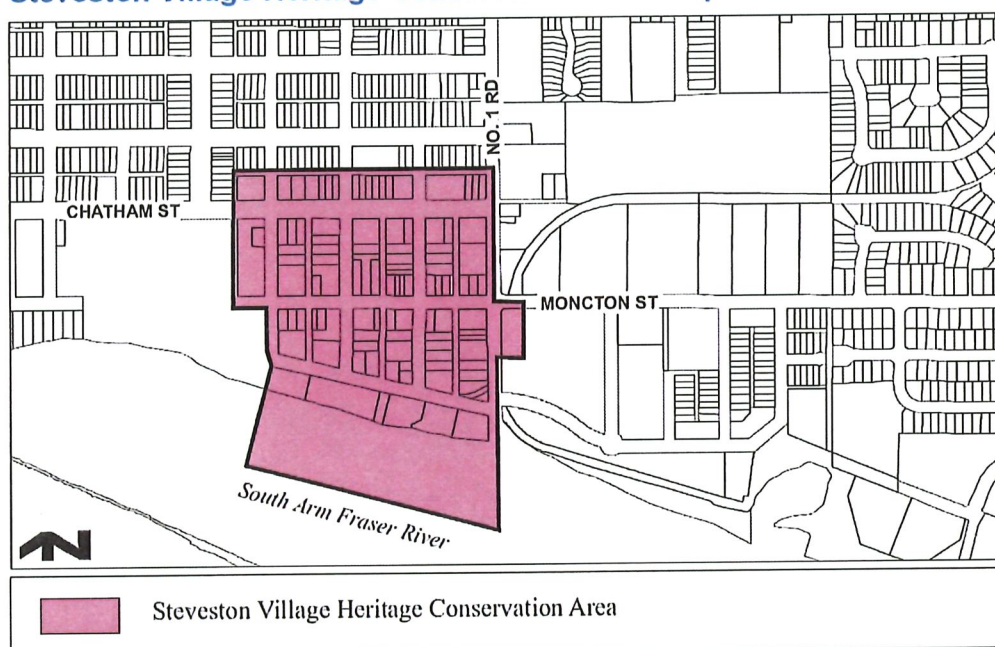
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<sup>1</sup> Gross retail demand refers to all retail supported by a population, irrespective of where the retail is located. Steveston residents spend money at retailers in Steveston, elsewhere in Richmond, and in other jurisdictions. Net demand, the amount that could be supported in Steveston Village or in any other specific location, is calculated by applying capture rates to the gross spending or gross floor area. Net demand is not calculated in the Hume Report.

## Commercial Space Inventory

In January and February 2014, Colliers conducted an inventory of commercial floor area in the Steveston Heritage Village Core (shown in the map below). The Colliers inventory was subsequently merged with a detailed business license database provided by the City which included business names, floor area, and civic address. In cases where the Colliers and City databases had different business names or uses, the Colliers inventory was assumed to be more current. In all cases where data was available, the business sizes from the City's database were used.

**Steveston Village Heritage Conservation Area Map**



Source: City of Richmond

The following table shows the result of the inventory work. The categories generally follow the North American Industry Classification System (NAICS) which, for the retail sub-categories (shown below as the top 13 categories) match the demand model categories in the Hume Report. In total, there is over 285,000 sf of commercial floor area in Steveston Village.

Steveston Village Core Commercial Space Inventory (sf)	
Supermarket	10,000
Beer, Wine, Liquor	3,230
Specialty Food Stores	16,420
Health & Personal Care Stores	4,942
Clothing Stores	5,668
Shoes and Access Stores	2,552
Electronics & Appliances	5,000
Sporting Goods, Books & Music	7,624
Building Materials & Garden	8,800
Home Furnishings	2,103
General Merchandise	13,100
Auto Parts & Accessories	4,080
Other Retail	21,108
Entertainment & Culture	1,200
Health Services	26,619
Service Commercial	29,549
Food & Beverage Service	77,410
Personal Service	20,472
Professional Office	25,559
<b>Grand Total</b>	<b>285,436</b>

Colliers International, 2014

## Retail

All retail uses total almost 105,000 sf. The largest category is "Other Retail", a miscellaneous retail category which in Steveston consists primarily of florists, office supplies, gift stores and pet supplies, comprising 21,000 sf of floor area in Steveston Village. The Specialty Food Stores category, which includes a broad range of retail types, but usually a narrow spectrum of goods within each, is the second largest retail category and totals 16,420 sf. In total, Food and Convenience retail totals approximately 34,500 sf in Steveston Village.

The map below shows the distribution of Specialty Food retail throughout Steveston Village. Only discrete addresses are shown and thus multiple retail units under the same address appear as one dot on the map.





## Food & Beverage

The largest single category in terms of floor space in Steveston Village is Food and Beverage Services, which includes restaurants, pubs, coffee shops, etc. With 77,410 sf in total, F&B is more than double the size of any other category, and represents 27% of the total commercial supply in the Village core. The average size of a Food and Beverage Services tenant in Steveston is 1500 sf, smaller than a typical full-service restaurant and indicative of the broad mix of full-service restaurants, quick-service restaurants (QSR) and coffee shops in the Village.



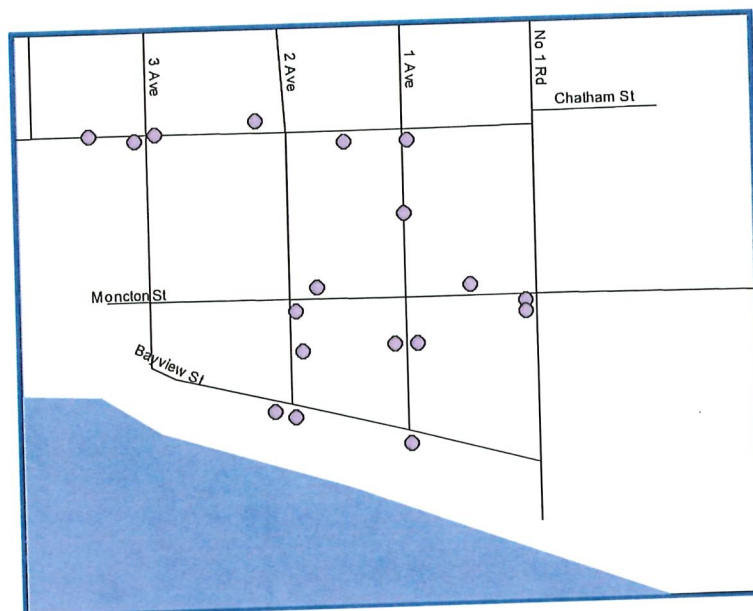
## Office

According to the City of Richmond Zoning Bylaw 8500, *Office* means a facility that provides professional, management, administrative, consulting or monetary services in an office setting, including research and development, which includes offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies, but excludes the servicing and repair of goods, the sale of goods to the customer on the site, the manufacture or handling of product and a medical marijuana (sic) research and development facility.

Based on this definition of "office", there is approximately 26,000 sf of office space within Steveston Village including accountants, real estate firms, lawyers and financial services firms. Colliers has classified these uses as "Professional Office" in our commercial space inventory. The majority of these uses are located on the second storey of buildings throughout the Village above retail uses at grade. Second story offices typically locate on the second story of buildings in retail-primary areas because rents are cheaper and office uses do not require the street-level exposure or loading advantages that many retail uses require.



As the map above shows, there are no discernable “clusters” with office uses spread out relatively evenly in the Village. According to the City of Richmond’s definition and Colliers’ inventory, office uses account for 9% of total commercial space in Steveston Village with boutique professional services firms comprising the majority of tenants.



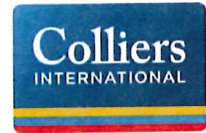
#### Other Non-Retail Commercial

In addition to office uses there are also Service Commercial and Health Services uses in the Village which account for 27,000 sf and 30,000 sf of non-retail commercial space respectively. Service Commercial uses range from banks and credit unions to fitness studios and private learning centres. RBC and Coast Capital savings, with approximately 2,900 and 5,600 sf of floor area respectively, comprise the majority of Service Commercial space in Steveston Village. Service Commercial space accounts for 10% of Steveston Village’s total commercial floor area.

Health Services include doctors’ and dentists’ offices in addition to physiotherapy, Registered Massage Therapy (RMT) and other health-related uses. The largest concentration of these uses within Steveston Village is within the Steveston Medical Centre, a standalone office building on the north perimeter of the Village at 3811 Chatham Street. Health Services comprises 9% of total floor area in the Village.

#### Maritime Uses

According to the City of Richmond’s Zoning Bylaw, *Maritime* means uses which are part of the marine economy, with an emphasis on uses which support primarily the commercial fishing fleet and other services related to the maritime industry. Under this definition there are several Maritime uses Steveston Village: Nikka Industries Ltd., Pacific Net and Twine Ltd., Steveston Marine and Hardware Ltd., Dixon Industries, Steveston Marine Services, PM Marine Diesel Ltd. Collectively, these retailers comprise over 16,000 sf of floor area or 6% of total floor area in Steveston Village. Nikka Industries, Pacific Net



and Twine and Steveston Marine and Hardware are general merchandise retailers specializing in equipment, clothing, hardware and electronics for the fishing or marine industry and account for 13,000 sf of retail floor area, while Dixon Industries, Steveston Marine Systems and PM Marine are services for the marine industry.

# Maritime Mixed-Use Benchmark Analysis

## Introduction

Colliers has conducted an analysis of two "special waterfront" areas – Horseshoe Bay in West Vancouver and Ladner Village in Delta. These two waterfront areas were selected for their similarities to Steveston in scale and context and were vetted with City of Richmond Planning staff. Colliers analyzed the areas to determine if they have a comparable zoning designation to Steveston Maritime Mixed Use. Further, Colliers determined what Maritime uses, using the City of Richmond Zoning Bylaw definition, exist within these areas and if the uses were market driven or protected with special policies or regulations.

## Horseshoe Bay, West Vancouver

### West Vancouver Official Community Plan

The District of West Vancouver OCP contains the following policies regarding the retention of marine commercial uses in the District:

- Recognize the local and regional importance of marine and resort commercial areas.
  - Conserve existing marine commercial areas for the shelter and maintenance of small marine craft, recognizing that in certain circumstances there is a need for these uses to be compatible with adjacent recreational uses such as swimming beaches.
  - Provide for limited ancillary and secondary marine related commercial uses at marinas.
  - Recognize the need for improved pedestrian connections for ferry passengers to support local businesses in Horseshoe Bay.
  - Upgrade and maintain or expand the amount of public berthing space in Horseshoe Bay.

### Marine Zoning

There are three Marine Zones within the City of West Vancouver zoning bylaw: M1 – Marine Zone 1, M2 – Marine Zone 2 and M3 – Marine Zone 3. The M1 Zone permits floats, wharves, piers and walkways and is intended primarily for floating structures on the water and the mooring of boats. The M2 Zone is intended for yacht club facilities with additional permitted uses including floats, caretaker's residences and accessory buildings excluding commercial boat building/repair. The M3 Zone; however, is more comparable to Steveston's Maritime Mixed Use Zone and permits a variety of marine-related commercial uses. The chart below compares the permitted uses in West Vancouver's M3 Zone to the Steveston Maritime Mixed Use Zone.

District of West Vancouver M3 – Marine Zone 3	Steveston Maritime Mixed Use (ZMU12)
<p>Permitted Uses</p> <ul style="list-style-type: none"> <li>a) accessory buildings and uses</li> <li>b) boat hoists and launching ramps</li> <li>c) boat rental operations</li> <li>d) cottage brewery</li> <li>e) dwelling</li> <li>f) ferry terminal</li> <li>g) floating boat shelters</li> <li>h) marina land facilities which may include: <ul style="list-style-type: none"> <li>(1) boat building and maintenance and repair within a building</li> <li>(2) coffee shop or restaurant</li> <li>(3) offices</li> <li>(4) outboard and inboard engine repairs within a building</li> <li>(5) storage within a building</li> <li>(6) store or sales room for the sale or rental of boats, engines, or marine supplies including foods and sporting goods</li> </ul> </li> <li>i) marina mooring facilities including docks, wharves, piers and floats</li> <li>j) marine fuel sales</li> <li>k) parking lot</li> <li>l) water taxi moorage and dispatch</li> </ul>	<p>Permitted Uses</p> <ul style="list-style-type: none"> <li>• Education</li> <li>• Housing, apartment</li> <li>• Manufacturing, custom indoor</li> <li>• Maritime (uses supporting the marine economy)</li> <li>• Office</li> <li>• Parking, non-accessory</li> <li>• Personal service</li> </ul> <p>Secondary Uses</p> <ul style="list-style-type: none"> <li>• Boarding and lodging</li> <li>• Community care facility, minor</li> <li>• Home business</li> </ul>

In addition to a variety of marine-related uses, the Marine Zone 3 in West Vancouver also allows for cottage brewery, coffee shop and restaurant uses.

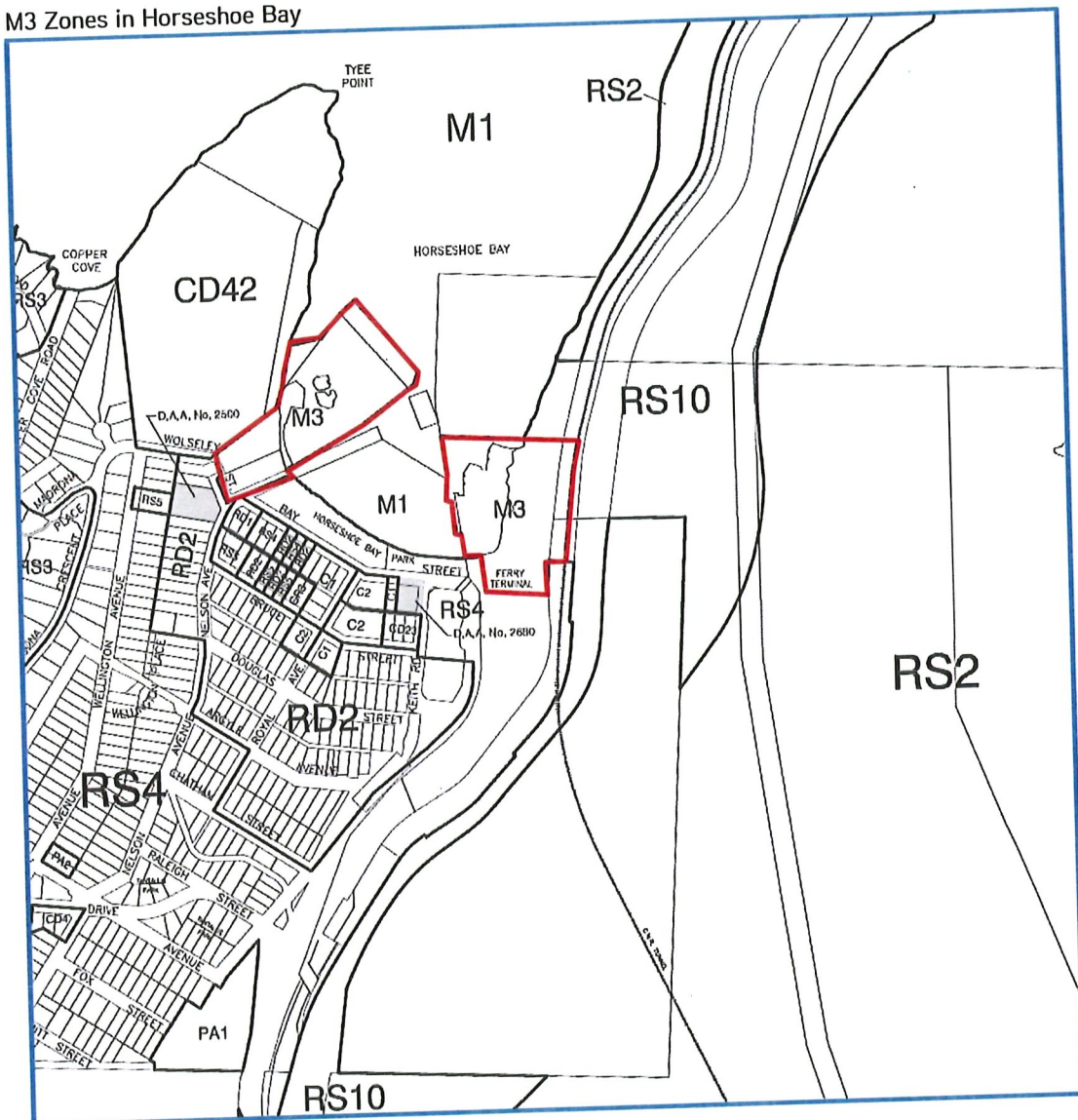
#### Horseshoe Bay Village

Horseshoe Bay Village is a waterfront commercial and residential village located to the west of the Horseshoe Bay Ferry Terminal. Commercial uses in the Village are predominantly Food & Beverage Services, Other Retail, Professional Office and Health Services. The majority of office uses are located on the second storey of buildings above at-grade retail. Like Steveston Village, there is no major grocery or drug store anchor in Horseshoe Bay Village with the closest being Safeway at Caufield Village Shopping Centre approximately 5.2 kilometers away.

There are two M3 Zones within Horseshoe Bay outlined in red on the map below. Outside of these M3 zones there are no uses in Horseshoe Bay that would qualify as Maritime uses under the City of Richmond Zoning Bylaw.



### M3 Zones in Horseshoe Bay



Source: District of West Vancouver

The Horseshoe Bay Ferry Terminal is the sole use within the east M3 zone. Commercial uses in the western zone include:

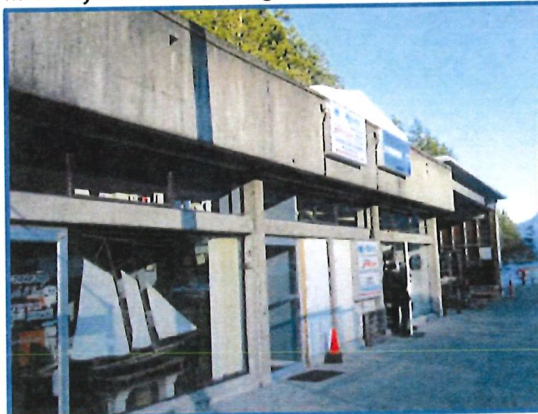
- Haruna Sales and Service Ltd
- Murcury Launch and Tug
- Dale Ferris Catering
- The Boathouse Restaurant

#### Haruna Sales and Service Ltd.



Haruna Sales and Service Ltd. is a boating retail and repair store providing an array of marine hardware and accessories and services including mechanical and maintenance.

#### Murcury Launch and Tug



Murcury Launch and Tug is a marine transportation company providing tug, barge and water taxi services from Horseshoe Bay to destinations throughout Howe Sound.

#### Dale Ferris Catering



Dale Ferris Catering is an event planning and catering company with kitchen facilities located in Horseshoe Bay.

#### The Boathouse Restaurant



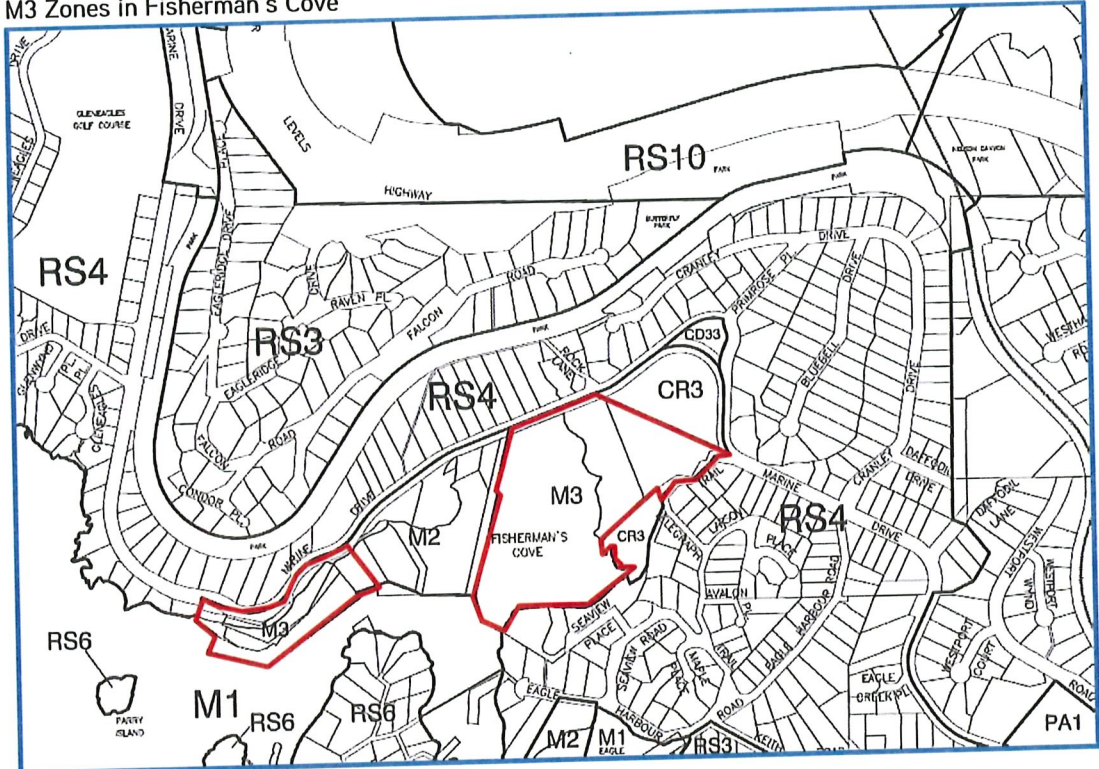
The Boathouse Restaurant is a Vancouver-based seafood with six waterfront locations in the Lower Mainland.



### Fisherman's Cove

While Horseshoe Bay Village is the focus of this analysis, there are also two M3 zones within Fisherman's Cove, south of Horseshoe Bay. The map below shows the M3 zones outlined in red.

M3 Zones in Fisherman's Cove



Source: District of West Vancouver

Uses within the M3 zones include:

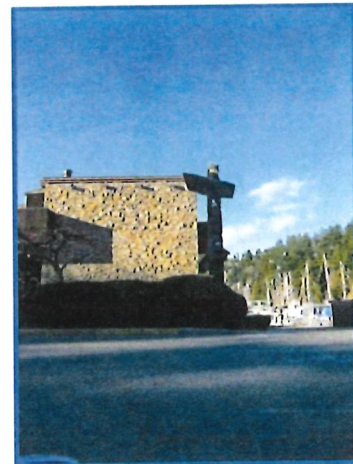
- Race Rocks Yacht Services (Western M3 Zone)
- Thunderbird Marina (Eastern M3 Zone)



### Race Rocks Yacht Services

Race Rocks Yacht Services is a full service boatyard providing boat repair and maintenance, boat accessory sales, custom modifications and millwork and short and long term boat storage.

### Thunderbird Marina



Thunderbird Marina is a full-services marina offering moorage, storage, haul-out facilities, yacht sales, maintenance/repairs and marine-related retail.

### Discussion

Uses within West Vancouver's M3 zones include marina, boat services, boat repair, and food services uses, in addition to the Horseshoe Bay Ferry Terminal. Outside of Horseshoe Bay in Fisherman's Cove, Thunderbird Marina and Race Rocks Yacht Services serve West Vancouver's large recreational boating community. Within Horseshoe Bay, Haruna Sales and Service Ltd and Mercury Launch and Tug would be considered Maritime uses by the City of Richmond; however, these are the only such uses within Horseshoe Bay. Haruna also has another larger location in East Vancouver.

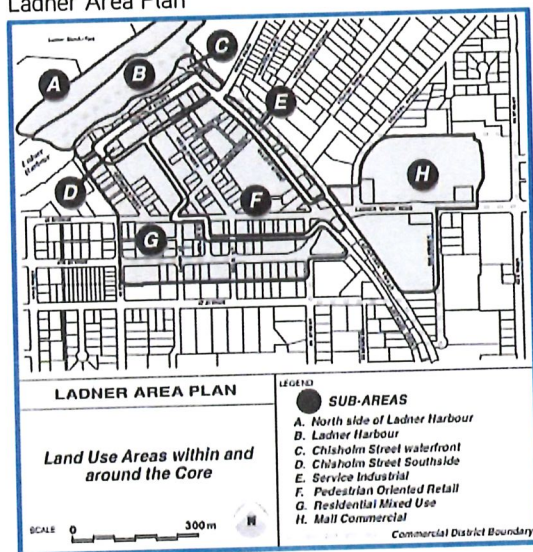
According to store management, Haruna's customers come from throughout the North Shore and as far away as Squamish. Although the store is situated within an M3 zone, its business is market driven and not reliant on special policies or regulations. Similarly, Mercury Launch and Tug has existed in Horseshoe Bay since 1948 and its services appear to be market driven. The limited presence of Marine uses within Horseshoe Bay and the presence of Food and Beverage services uses within the Horseshoe Bay M3 zone indicates that there is likely not significant market demand for Maritime uses above and beyond those currently present.

## Downtown Ladner (The Corporation of Delta)

### Overview

The Ladner Village Core in Delta, shown in the map below, was deemed to be a comparable commercial area to Steveston Village based on its waterfront location, size and historical use as a working waterfront with ties to the commercial fishing industry. However, there are some distinct contextual differences between Ladner Village and Steveston. Two grocery-anchored retail centres – Ladner Centre and Trenant Park Square – located in sub-area H in the map above and filled in red in the map below – are located in close proximity to the Village Core. Ladner Centre is anchored by a Save-On-Foods and government liquor store and Trenant Park Square by a Safeway and London Drugs. Thus, across Elliott St/Aurthur Dr from the Ladner Village there is a substantial supply of convenience retail – two major grocery chains, a drug store chain and a government liquor store – none of which are present in Steveston. The presence of two grocery-anchored centres immediately adjacent to the Ladner Village curbs the outflow of retail spending outside the community and negates any pressure to develop a grocery store within the Ladner Village. Further, it maintains a stronger local service and retail business base by reducing spending outflow to other commercial areas.

Ladner Area Plan

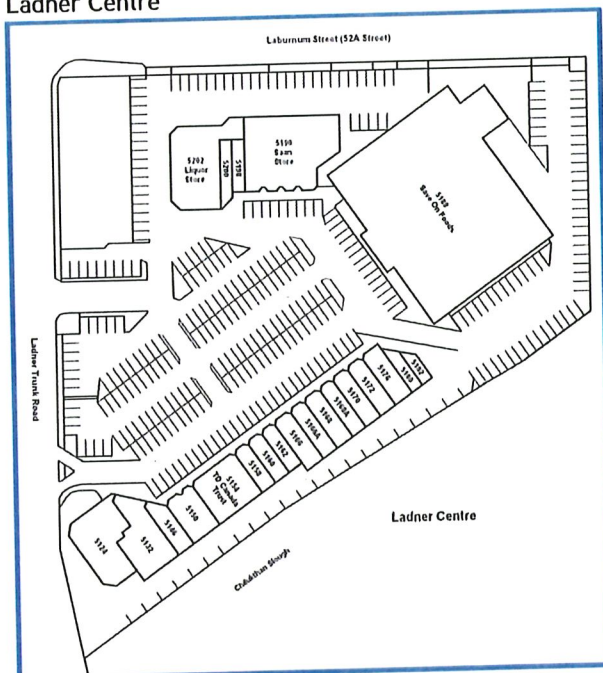


Source: Corporation of Delta





## Ladner Centre



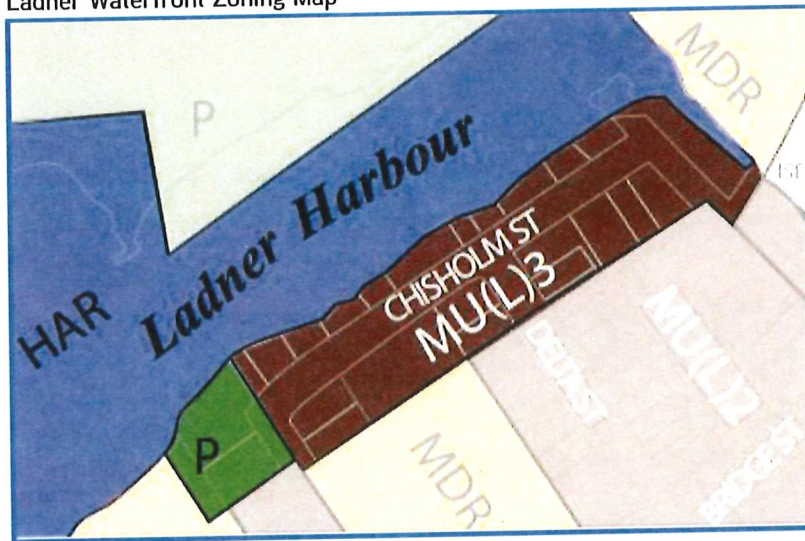
Source: Dorset Realty Group

Furthermore, while the Ladner Village Core is comprised of mix of retail and office uses in a quaint pedestrian-friendly core, the Village has not achieved the same extent of waterfront linkage or tourist volumes that Steveston has. Unlike Steveston Village which has thrived as a vibrant community and visitor attraction with strong water linkages, Ladner's waterfront has struggled to attract investment after marine-oriented light industrial uses declined. In 2009, to develop a vision, planning principles, design concepts and an implementation strategy for the Ladner Waterfront area, Delta Council initiated The *Downtown Ladner Waterfront Revitalization Study* in 2009. The goal is to initiate the redevelopment of the Downtown Ladner Waterfront area to achieve a vibrant, people-oriented environment, with strong linkages to the waterfront, reflecting and celebrating the historical roots of the community. While the visioning exercise has resulted in several actions including increases in allowable building height and the creation of a development permit area and design guidelines, this discussion concentrates on the land use designation amendments that have been implemented by Delta Council.

### Mixed-Use (Ladner Waterfront) 3 (MU(LW)3) Zoning

On May 31, 2013 Delta Council adopted an Official Community Plan amendment which created a new zoning designation designed to facilitate development and broaden the range of allowable uses in the Ladner Waterfront. The maps below show the affected area.

Ladner Waterfront Zoning Map



Source: City of Delta



The Mixed-Use (Ladner Waterfront) 3 designation allows for pedestrian-oriented retail commercial, recreation, public, service commercial and marine-oriented light industrial uses. Office and residential uses are permitted above the ground floor. Prior to the OCP Amendment, only general commercial, marine-oriented light industrial and service commercial uses were allowed. The following chart compares the Mixed-Use Ladner Waterfront OCP designation to the ZMU12 zoning in Steveston.

#### Permitted Uses

MU(LW)3 Waterfront	Designation: Mixed-Use Ladner	Steveston Maritime Mixed Uses (ZMU12)
Permitted Uses <ul style="list-style-type: none"> <li>• Pedestrian-oriented retail commercial</li> <li>• Recreation</li> <li>• Public</li> <li>• Service commercial</li> <li>• Marine-oriented light industrial</li> </ul>		Permitted Uses <ul style="list-style-type: none"> <li>• Education</li> <li>• Housing, apartment</li> <li>• Manufacturing, custom indoor</li> <li>• Maritime (uses supporting the marine economy)</li> <li>• Office</li> <li>• Parking, non-accessory</li> <li>• Personal service</li> </ul>
		Secondary Uses <ul style="list-style-type: none"> <li>• Boarding and lodging</li> <li>• Community care facility, minor</li> <li>• Home business</li> </ul>

#### Discussion

Although similar in its historic ties to the commercial fishing industry, the Ladner waterfront has not developed into a vibrant, mixed-use waterfront village with a strong visitor experience in the same manner that Steveston has. Recognizing the need to allow broader uses along the waterfront in order to facilitate revitalization, the Corporation of Delta approved an OCP amendment allowing retail-commercial uses.

Although the OCP amendment was adopted too recently to evaluate its efficacy in waterfront revitalization, it is worth noting that Massey's Marine Supply, a store situated on the Ladner waterfront specializing in products to serve the commercial fishing and recreational boating industries and thus considered a Maritime use per the City of Richmond, recently closed its retail store. The owner is selling his business because it is no longer viable and has cited the decline in both the commercial fishing industry and recreational boating as the reason for the closure.



Massey's Marine Supply



The Ladner Village Core is designated as mixed-use by the OCP and does not protect marine-oriented uses with any special policies or regulations. Thus, other Maritime uses that exist in Ladner Village are not protected by special policies or regulations.



## Impacts Analysis

This section synthesizes the analysis and research from the report to determine if there is potential for impacts on the existing businesses operating in Steveston Village. The following table, adapted from the Hume report, is used as the areas for specified and unspecified tenancies in the Imperial Landing project.

Proposed Tenant Type	Size (sf)
Dentist	1,200
Dry Cleaner / Laundry	860
Restaurant	3,000
Food and Convenience Retail (excl. alcohol)	16,000
Bank (TD Bank)	6,462
Maritime Related Uses	8,900
To Be Determined (2nd Floor)	5,650
To Be Determined (Ground Floor)	16,480
<b>Total</b>	<b>58,552</b>

The commercial inventory described earlier in this report shows that there is 104,000 sf of retail uses currently located in Steveston village. The Hume report analyzed the population, both current and projected, in the Steveston neighborhood and showed that gross demand from Steveston residents totals over 1.3 million sf which includes approximately 240,000 sf of convenience retail, 584,000 sf of specialty retail, and over 203,000 sf of food and beverage services (Appendix 1).

The table below shows the proposed retail floor area being considered in a rezoned Imperial Landing. At 16,000 sf the supermarket would bring the Food and Convenience retail total floor area in Steveston Village to 47,362 sf. According to the Hume report, there was 191,285 sf of demand for this retail category (net of liquor stores) in 2013, meaning that even with the new supermarket, Steveston Village would only serve 25% of the trade area demand.

Proposed Tenant Type	Size (sf)	Current Steveston Village Supply	2013 Trade Area Demand
Food and Convenience Retail (excl. alcohol)	16,000	31,362	191,285

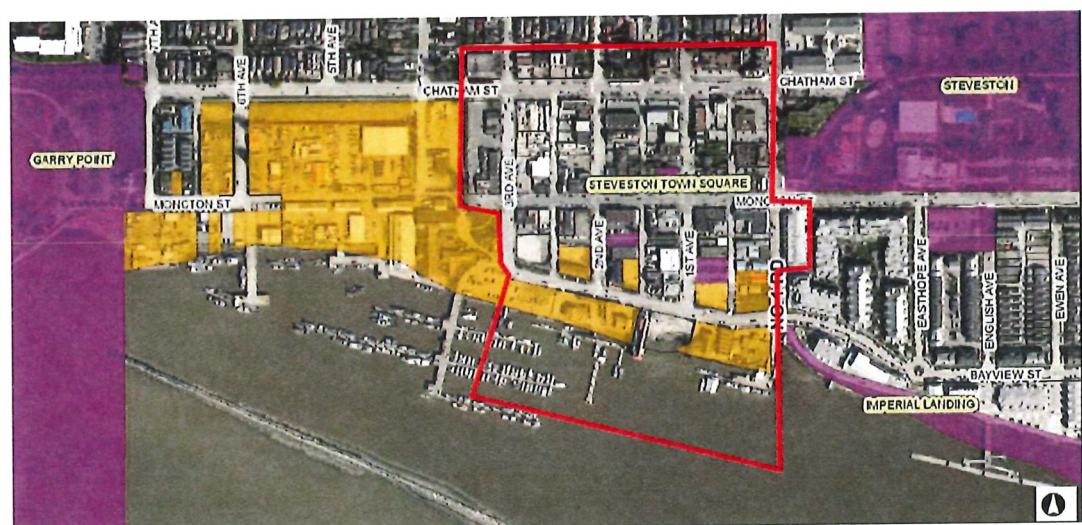
Convenience retailers must be competitive with respect to merchandise, store hours, service levels, locational characteristics, visibility as well as parking and other accessibility considerations. Simply looking at the floor area addition relative to demand would suggest that ample demand exists for the proposed supermarket, and that, all other things being equal, the incumbent businesses in this retail category should not suffer sales declines due to any oversupply of retail floor area. Further, if the supermarket (16,000 sf), and the additional 16,480 sf of ground level space currently not specified for a particular use was all leased to food and convenience retailers, it would represent 33% of 2013 trade

area demand. So, while it is unlikely that Imperial Landing will see 32,480 sf of its 58,000 sf commercial area leased for food and convenience retail, it could do so without creating an over-supply in the market based on 2013 demand. By 2018 there will be almost 20,000 sf of additional demand through market growth, according to the Hume report, which will bring additional spending potential to all businesses in this category.

### Build Out Capacity

Colliers was asked to estimate the commercial floor area that could be accommodated within the village at full buildout (including city-owned and Harbour Authority lands. For this analysis we have assumed that "full buildout" means that all lands will have a building, and that developed densities on currently undeveloped sites would be to the OCP-permitted densities. We have assumed that the existing buildings would maintain their current uses, regardless of current density. *This is a hypothetical exercise, and does not imply that the OCP use is the highest and best use.*

The following map from the city's online GIS system shows city-owned lands in purple and federally owned (Harbour Authority) lands in yellow. The red outline shows the Steveston Village Heritage Core Area. The purple city-owned sites located in the Village cover 1836 square meters and are currently used for free surface parking. The Steveston Harbour Authority lands to the west outside of the village are zoned light industrial (IL) and are currently used for the Gulf of Georgia Cannery federal historic site and Steveston Harbour functions.



Harbour Authority and other underutilized and vacant Lands:

1. 3540 Bayview Street – 2,161sm (23,260 sf) Current use is surface parking. OCP land use is Neighbourhood Service Centre (NSC). Density: 1.6 FAR
2. 3771 & 3971 Bayview and 12451 No. 1 Road – 2,780sm (29,924 sf) Current use is surface parking. OCP land use is Neighbourhood Service Centre (NSC). Density: 1.6 FAR
3. 3711 Bayview – 1,468sm (15,801 sf) Current use is predominantly surface parking. OCP land use is Neighbourhood Service Centre (NSC). Density: 1.6 FAR



4. 3880 Bayview – 2361sm (25,414 sf) Current use is vacant. OCP land use is Neighbourhood Service Centre (NSC). Density: 1.6 FAR

Considering all of the vacant or predominantly vacant lands in the Village, they represent a combined 10,600 square meters (114,097 square feet) of land, and all have a maximum FAR of 1.6 according to the Steveston Village Land Use Density and Building Height Map. The maximum floor area that could be developed on these sites would be 182,555 square feet over 3 floors. Net of the 2500 sf currently on the 3711 Bayview property, the potential for additional floor area based on the OCP is 180,055 square feet. Retail and commercial uses typically occupy ground level, of which there is potential for approximately 60,000 sf additional in the Village.

The inventory of the Village in an earlier section showed that there is currently 285,436 sf of commercial floor area in the Village. At buildout, the Village would likely accommodate a total of 345,500 sf.

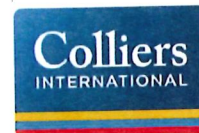
### Impact of Imperial Landing on City and Harbour Authority Lands

If the rezoning application is successful on the Imperial Landing site, there would be minimal impacts on the development timing of these properties. Currently, with 58,000 sf of vacant commercial floor area (representing 16.9% of total supply) in the Imperial Landing project, there is very little likelihood of new commercial projects being proposed in Steveston without tenants secured prior to construction.

The commercial inventory described earlier in this report shows that there is 104,000 sf of retail uses currently located in Steveston village. If the Imperial Landing rezoning is approved, and if all 58,000 sf is occupied by retail uses, the resulting 162,000 sf of retail floor area in the village would still represent a small fraction of total demand generated in the trade area. Furthermore, the Hume report projects that over the 2013 to 2023 time frame, Convenience retail, F&B and Services will see demand growth of 15,405 sf *per year*. Steveston Village is undersupplied with convenience retail and service commercial relative to its trade area demand, and with population growth and limited potential for commercial growth the village will be undersupplied with commercial floor area for the foreseeable future.

## Conclusions

- Colliers conducted a peer review of Hume Consulting's *Imperial Landing Retail Analysis* report and concluded that the report used an industry-standard methodology and overall, in the Food and Convenience Retail category most relevant to this analysis, the input differences between what Hume used and what Colliers would employ balance out and yield demand totals similar to what Colliers would find. Colliers agrees with the fundamental finding from the Hume report that the Steveston population generates significantly more demand for retail and commercial floor area than what is supplied locally.
- Colliers conducted an inventory of commercial uses in Steveston Village and with data provided by the City of Richmond, identified 285,000 sf of commercial floor area within the Village. In terms of total floor area, the single largest retail category represented in the Village is Food and Beverage Services with 77,410 sf in total, representing 27% of the total commercial supply in the Village core.
- Based on the City of Richmond Zoning Bylaw's definition of "office", there is approximately 26,000 sf of office space within Steveston Village including accountants, real estate firms, lawyers and financial services firms. The majority of office space in the Village is located in 2<sup>nd</sup> storey locations above at-grade retail.
- Based on the City of Richmond's definition of "Maritime" uses, there is 16,000 sf of Maritime floor area in Steveston representing 6% of total floor area.
- Colliers has conducted an analysis of two "special waterfront" areas – Horseshoe Bay in West Vancouver and Ladner Village in Delta. Within Horseshoe Bay the limited presence of Marine uses and the presence of Food and Beverage services uses within the Horseshoe Bay Marine Zone 3 (M3) indicate that there is likely not significant market demand for Maritime uses above and beyond the limited uses currently present.
- The Corporation of Delta recently approved an OCP amendment which broadened the range of uses allowed on the Ladner Village waterfront. While a well-known marine supply store located on the waterfront recently closed due to declines the commercial fishing industry, there are other Marine uses within Ladner Village. However, these uses are market driven and not protected by special policies or regulations.
- Colliers' analysis of Ladner, Horseshoe Bay and Steveston Village showed that differences in resident population, competitive commercial areas, geography, and economic activity unrelated to Maritime uses create challenges in isolating Marine activity as a demand generator for specific land uses. The benchmark review did show, however, that there appears to be no growth in Maritime-related business activity.



- At 16,000 sf, the proposed supermarket at Imperial Landing would bring the Food and Convenience retail total floor area in Steveston Village to 47,362 sf. According to the Hume report, there was 191,285 sf of demand for this retail category (net of liquor stores) in 2013, meaning that even with the new supermarket, Steveston Village would only serve 25% of the trade area demand.
- Even in the unlikely event that an additional 16,480 sf of commercial space in Imperial Landing not specified for a specific use leased for food and convenience retail, it could do so without creating an over-supply in the market based on 2013 demand. By 2018 there will be almost 20,000 sf of additional demand through market growth, according to the Hume report, which will bring additional spending potential to all businesses in this category.

# Appendix 1

## Hume Consulting Corporation Commercial/Retail Demand Forecast Steveston Neighborhood

TOTAL WARRANTED RETAIL & SERVICE FLOOR AREA			2013	2018	2023	2028	2033
			Warranted Floor Area (Sq. Ft.)				
	Sales/SF	Capture					
<b>CONVENIENCE RETAIL</b>							
Supermarkets	650	100.0%	118,148	130,445	144,022	159,012	175,562
Convenience Stores	250	100.0%	16,425	18,135	20,022	22,106	24,407
Specialty Food Stores	750	100.0%	7,319	8,080	8,921	9,850	10,875
Beer, Wine, Liquor	500	100.0%	48,482	53,528	59,099	65,250	72,042
Health & Personal Care Stores	600	100.0%	49,393	54,534	60,210	66,476	73,395
Sub-total			239,767	264,722	292,274	322,684	356,281
<b>SPECIALTY RETAIL</b>							
General Merchandise Stores	300	100.0%	165,938	183,209	202,277	234,723	246,575
Clothing Stores	275	100.0%	73,063	80,668	89,064	103,349	108,568
Shoe and Access. Stores	300	100.0%	20,088	22,179	24,487	28,415	29,850
Furniture	250	100.0%	31,731	35,034	38,680	44,884	47,151
Home Furnishings	250	100.0%	23,153	25,563	28,224	32,751	34,405
Sporting Goods, Books, Music	250	100.0%	48,580	53,636	59,219	66,717	72,187
Building Materials & Garden	200	100.0%	119,379	131,804	145,522	168,864	177,391
Electronics & Appliances	275	100.0%	55,765	61,569	67,977	78,880	82,864
Other Retail	275	100.0%	46,623	51,475	56,833	65,049	69,279
Sub-total			684,320	745,137	812,283	926,533	988,269
<b>RESTAURANT &amp; TAVERN</b>	250	100.0%	203,391	213,766	248,176	274,140	302,822
<b>SERVICES* @ 25% of Retail Area</b>			256,070	280,906	313,183	355,842	381,843
<b>AUTO PARTS &amp; ACCESSORIES</b>	300	100.0%	30,844	34,055	37,599	41,513	45,833
<b>TOTAL WARRANTED FLOOR AREA</b>			1,315,192	1,438,686	1,603,616	1,820,723	1,955,048

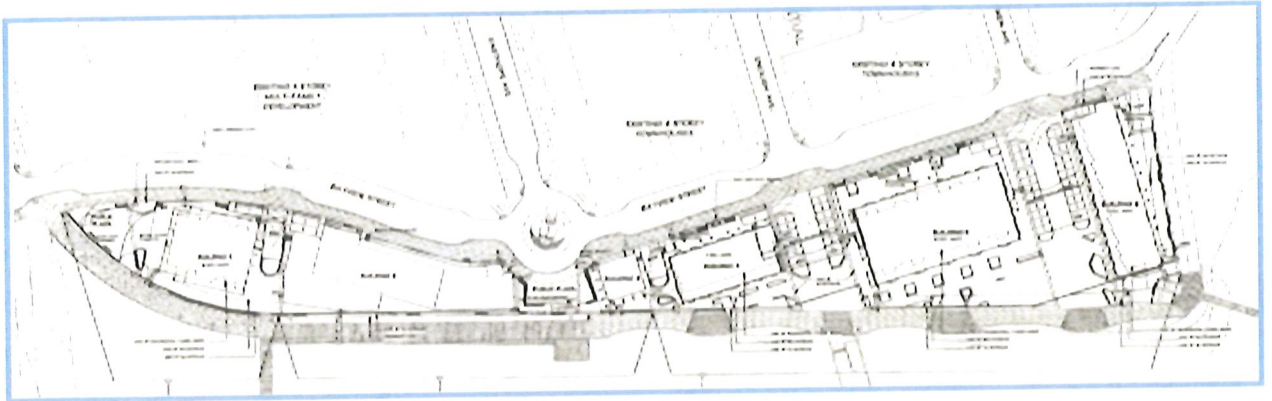
\*An additional 25% of warranted floor area is added to account for the personal, professional, financial, and medical services typically comprising the floor area in neighbourhood and community oriented shopping areas.  
Warranted floor area for automotive sales and services has not been included in the retail model.



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# ***IMPERIAL LANDING RETAIL ANALYSIS***

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Submitted To:  
**ONNI GROUP**

Submitted By:  
***HUME CONSULTING CORPORATION***

**DECEMBER 2013**

R213-633927

FEB 7 / 14



**REPORT SYNOPSIS**

*The market analysis has revealed that that local residents of Steveston are under-served in terms of retail goods and services relative to the level of demand generated by its nearly 26,000 residents. The proposed Imperial Landing development represents only a small fragment of the retail and service floor area that could be supported by market demand.*

*In particular, Steveston lacks a convenience-oriented shopping destination where they can readily find a popular supermarket, drugstore, banks, and personal/professional services. These type of shopping facilities are currently located outside of Steveston including Seafair Centre, Terra Nova Village, Blundell Centre, Richlea Square/Broadmoor Village, and Ironwood Plaza. As a result, the majority of the available retail expenditures generated by Steveston residents are flowing outside the community to these other nearby shopping centres. This exodus of expenditures has a negative impact on Steveston businesses.*

*The Imperial Landing development offers a prime opportunity to create a concentration of retail goods and services that focus on serving local community needs thereby retaining shopping trips within the community. A new Nester's supermarket will be the prime anchor draw to the development and will draw other popular stores and services not currently available in Steveston. It is expected that the vast majority of sales for any new stores at this development will come from the reduction in the expenditures that are currently out-flowing to other nearby shopping centres rather than taking sales from Steveston businesses.*

*The Imperial Landing development will not only help to retain shopping expenditures within the community but it will also help to activate the important waterfront area. This type of mixed use development will contribute to the widely accepted planning goals of creating complete communities that are safe, walkable, vibrant, and sustainable. The rezoning application supports both maritime related uses and more conventional convenience retail uses.*

*The details of the retail analysis and key findings are described within the body of the report.*

## IMPERIAL LANDING: RETAIL ASSESSMENT

### 1.0 PROJECT UNDERSTANDING

The Onni Group is currently completing the development of the Imperial Landing waterfront site. The development is comprised of six low rise residential buildings with approximately 58,000 square feet of space for commercial uses comprised of  $\pm 52,000$  square feet at grade and  $\pm 6,000$  square feet of 2<sup>nd</sup> floor space. The Onni Group has submitted a rezoning application that proposes additional commercial uses to the existing zoning. The current commercial zoning guidelines are Steveston Maritime Mixed Use (ZMU12) and Maritime Commercial (ZC21). The rezoning application at 4300 Bayview Street would allow for a broader range of local-oriented retail goods and services while maintaining the Maritime uses that the site is currently zoned for.

More specifically, **Figure 1** illustrates the types of retail uses allowed under the current zoning and the additional types of retail that is being requested under the rezoning application (highlighted in orange).

**FIGURE 1 Existing and Requested Zoning**

ZC21 & ZMU12 Primary Uses	Requested	Proposed
	Animal Grooming	Animal Grooming
	Child Care	Child Care
Education (limited)	Education (limited)	Education (limited)
	Education, commercial	Education, commercial
	Health Service, minor	Health Service, minor
Housing, Apartment (E/W and limited)	Housing, Apartment (E/W and limited)	Housing, Apartment (E/W and limited)
Industrial, General (limited)	Industrial, General (limited)	Industrial, General (limited)
	Library and exhibit	Library and exhibit
Manufacturing, Custom Indoor (limited)	Manufacturing, Custom Indoor (limited)	Manufacturing, Custom Indoor (limited)
Marina	Marina	Marina
Maritime (E/W)	Maritime	Maritime
Maritime mixed use	Maritime mixed use	Maritime mixed use
Office (limited)	Office	Office
Parking, Non accessory		
	Recreation, indoor	Recreation, indoor
	Restaurant	Restaurant
	Retail, convenience	Retail, convenience
	Retail, general	Retail, general
	Retail, secondhand	Retail, secondhand
	Service, financial	Service, financial
	Service, business support	Service, business support
	Service, household repair	Service, household repair
	Service, massage	Service, massage
Service, personal (E/W and limited)	Service, personal	Service, personal
	Veterinary service	Veterinary service
Existing Secondary Uses	Requested	Proposed
Boarding and lodging (E/W)	Boarding and lodging	Boarding and lodging
Community care facility, minor (E/W)	Community care facility, minor	Community care facility, minor
Home business (E/W)	Home business	Home business

Hume Consulting has been asked to provide a market analysis to: assesses the Steveston retail market and shopping patterns; examine the suitability and sustainability of commercial under the existing zoning; examine the suitability and sustainability of commercial uses under the proposed zoning.



## 2.0 RETAIL DEMAND & WARRANTED RETAIL FLOOR AREA

A retail demand model has been created to determine the size of total retail and service demand generated by Steveston residents as well as the total warranted retail and service floor area, by major retail category. **Figure 2** illustrates the boundaries for Steveston as defined by the City of Richmond - Williams Road to the north, No.2 Road to the east, the Fraser River to the south, and the Strait of Georgia to the west.

**FIGURE 2 Steveston Boundaries**



The model focuses on demand generated by local Steveston residents only as the types of retail goods and services that will be offered at Imperial Landing will primarily target local area residents within Steveston. It is recognized that the Steveston Village and waterfront area also draws thousands of visits from outside the community that generates significant demand/support for retail goods and services, which are not included in the retail model.

The retail model will help place the scale and type of retail development proposed at Imperial Landing in context with the overall level of market demand. The scale of total demand when compared to the amount of retail floor area contained within Steveston will provide some indication of the potential "outflow" of shopping trips and expenditures to other areas in Richmond and beyond.

### **Population and Incomes**

Total retail expenditure estimates for Steveston are based on its population size and personal disposable income levels. As personal disposal income levels are only available at the provincial level, estimates for Steveston have been based on a comparison of provincial median household income levels with Steveston's median household income levels.

The City of Richmond has estimated that the 2011 population of Steveston was 25,345 persons based on the 2011 Canada Census. Based on a historical growth rate of approximately one

percent per year the 2013 population is estimated at 25,854 persons. An estimated 15,700 Steveston residents (62%) live south of Steveston Highway.

BC Stats data states that Per Capita Household Disposable Income in BC was \$28,395 (2011). After a review of Median Household income levels in Steveston as compared to the provincial level, it is conservatively estimated that Per Capita Household Disposable Income levels in Steveston are 25% higher than the Provincial level or \$36,928 (2013). In British Columbia, 45%-47% of personal disposable income per capita is spent on retail goods.

### Total Retail Sales and Warranted Retail Floor Area

Statistics Canada tracks retail sales for each Province on a monthly basis, by major retail category. With estimates of Steveston's population and disposable income levels per capita, total retail sales and warranted retail floor area can be determined.

Based on Steveston's population and income levels over the 2013-2033 period, the **total retail expenditure potential (including restaurant/tavern expenditures but excluding automotive sales and service expenditures)** is **\$344.9 million in 2013, rising to \$394.7 million by 2018, to \$452.1 million by 2023, and to \$595.2 million by 2033.**

**Figure 3** illustrates the total retail and service floor area, by major retail category, that can be supported by the expenditures of Steveston residents. The break-out of warranted floor area is based on Statistics Canada's monthly statistics regarding retail expenditures patterns in British Columbia.

**FIGURE 3 Total Retail & Service Floor Area**

TOTAL WARRANTED RETAIL & SERVICE FLOOR AREA			2013	2018	2023	2028	2033
			Warranted Floor Area (Sq. Ft.)				
	Sales/SF	Capture					
<b>CONVENIENCE RETAIL</b>							
Supermarkets	650	100.0%	118,148	130,445	144,022	159,012	175,562
Convenience Stores	250	100.0%	16,425	18,135	20,022	22,108	24,407
Specialty Food Stores	750	100.0%	7,319	8,080	8,921	9,850	10,875
Beer, Wine, Liquor	500	100.0%	48,482	53,528	59,099	65,250	72,042
Health & Personal Care Stores	600	100.0%	40,393	54,534	60,210	66,476	73,395
Sub-total			230,767	264,722	292,274	322,694	356,281
<b>SPECIALTY RETAIL</b>							
General Merchandise Stores	300	100.0%	165,938	183,209	202,277	234,723	246,575
Clothing Stores	275	100.0%	73,063	80,668	89,064	103,349	108,568
Shoe and Access. Stores	300	100.0%	20,088	22,179	24,487	28,415	29,850
Furniture	250	100.0%	31,731	35,034	38,680	44,884	47,151
Home Furnishings	250	100.0%	23,153	25,563	28,224	32,751	34,405
Sporting Goods, Books, Music	250	100.0%	48,580	53,636	59,219	66,717	72,187
Building Materials & Garden	200	100.0%	119,379	131,804	145,522	168,664	177,391
Electronics & Appliances	275	100.0%	55,765	61,569	67,977	78,880	82,864
Other Retail	275	100.0%	46,623	51,475	56,833	65,049	69,270
Sub-total			684,320	745,137	812,283	926,533	988,289
<b>RESTAURANT &amp; TAVERN</b>	250	100.0%	203,391	213,766	248,176	274,140	302,822
<b>SERVICES* @ 25% of Retail Area</b>			250,870	280,906	313,183	355,842	381,843
<b>AUTO PARTS &amp; ACCESSORIES</b>	300	100.0%	30,844	34,055	37,599	41,513	45,833
<b>TOTAL WARRANTED FLOOR AREA</b>			<b>1,315,192</b>	<b>1,438,586</b>	<b>1,603,516</b>	<b>1,820,723</b>	<b>1,955,048</b>

\*An additional 25% of warranted floor area is added to account for the personal, professional, financial, and medical services typically comprising the floor area in neighbourhood and community oriented shopping areas.  
Warranted floor area for automotive sales and services has not been included in the retail model



As illustrated, the local Steveston population currently supports an estimated 1.3 million square feet of retail and service floor area (excluding automotive sales). This total includes 118,000 square feet of Supermarket floor area, 48,500 square feet of Wine/Liquor store floor area, almost 50,000 square feet of Health and Personal Care stores (i.e., drugstore and pharmacy); over 200,000 square feet of Restaurant and Tavern floor area; and almost 257,000 square feet of Service floor area (including personal, professional, and financial services). The total warranted retail and service floor area in Steveston will grow by nearly 640,000 square feet over the next 20 years as population and income grows.

These total sales and warranted floor area estimates do not include the significant demand generated by regional visitors and tourists to Steveston which likely amounts to at least 20-25 percent more in retail sales and warranted floor area. This represents an additional 263,000 to 329,000 square feet of additional warranted floor area.

A visual survey of Steveston indicates that the scale of retail goods and services currently available within the community is well below the total warranted floor area. This indicates that a significant portion of retail expenditures generated by Steveston residents are being spent elsewhere within Richmond or beyond. Of course, not all of the retail expenditure potential can be captured locally. Some shopping trips will naturally occur to other areas of Richmond and beyond, particularly for General Merchandise, Specialty Retail, Automotive sales and service, etc. However, the retail model does help illustrate that a significant amount of additional retail floor area could be supported in the community if the sales "outflow" were reduced.

For example, the Steveston population could currently support up to 118,000 square of supermarket floor area, yet there is only one small independent grocery store comprising approximately 12,500 square feet located within the community (Super Grocer). This indicates that 80%-90% of Steveston's supermarket expenditures are occurring outside of the community. Similarly, nearly 50,000 square feet of drugstore/pharmacy space could be supported, but there are only three small pharmacies and no major drugstores (i.e., Shopper Drug Mart, London Drugs) within Steveston. While there are a significant number of restaurants/taverns in Steveston Village it appears that the market could support additional facilities within the 200,000 square feet of warranted floor area.

### **Synopsis and Retail Implications**

The retail model indicates that a significant amount of retail and service floor area can be supported by Steveston's population of approximately 25,854 persons plus the additional floor area that is supported by expenditures from visitors and tourists. The ±58,000 square feet of retail and service floor area proposed at Imperial Landing represents only a small fragment of total warranted floor area in Steveston.

A visual survey of Steveston indicates that the amount of retail and service floor area in the area is well below the levels that could be supported. Most notably, the lack or undersupply of



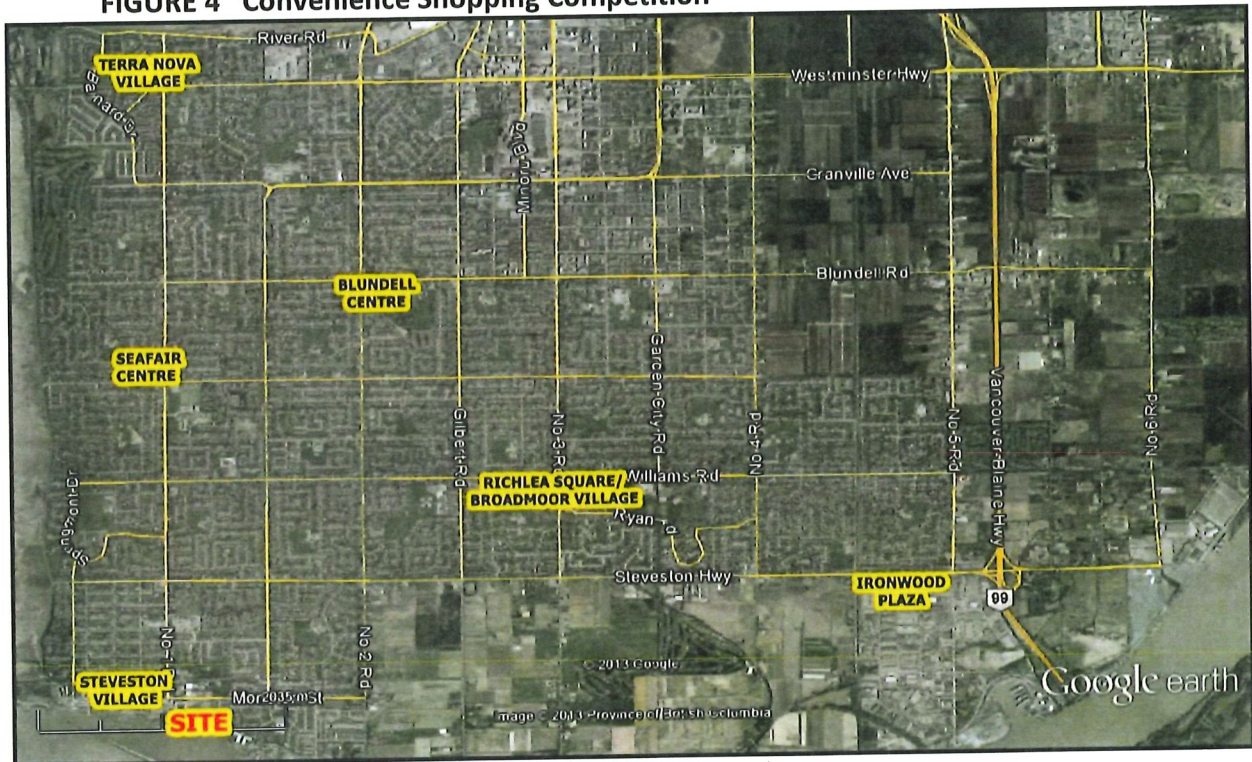
major local-serving retail anchors such as a popular supermarket chain, major drugstore, some major banks, and government liquor store, suggests that many Steveston residents currently travel outside their neighbourhood to find the types of stores and services that satisfy their regular day-to-day needs.

Retail surveys and studies over many years have confirmed that with today's busy lifestyles, once local residents leave their local neighbourhood area to shop for key goods and services such as a supermarket, drugstore, and/or bank, they tend to do most of their other shopping at or near that same location. This regular exodus of shopping trips is likely having a significant impact on local businesses within Steveston.

### 3.0 COMPETITIVE RETAIL REVIEW & ASSESSMENT

In order to assess the suitability and impact of proposed retail uses at Imperial Landing, it is important to review the competitive retail market. A competitive review will help determine likely shopping patterns by Steveston residents as well as identify potential voids or gaps in Steveston's merchandising mix that could be served, in part, by Imperial Landing. **Figure 4** illustrates the location of shopping centres or precincts that focus on serving day-to-day convenience shopping needs and are within a convenient driving/walking distance of the Imperial Landing site.

**FIGURE 4 Convenience Shopping Competition**



#### Steveston Village

The 2013 Steveston Villager Business Directory provides a detailed listing of businesses within the Steveston Village precinct. **Figure 5** provides a summary of the approximate number of retail, restaurant, and service (personal, financial, and professional) type businesses listed in the Business Directory.

It is evident from the business directory listings that there are a wide range of stores and services available within Steveston. Steveston Village is a unique historic commercial area spread out over several blocks. The business mix is comprised mostly of small independent operators rather than businesses that are part of a regional or national chain although an increasing number of well-known retail/business chains are being attracted to the area.



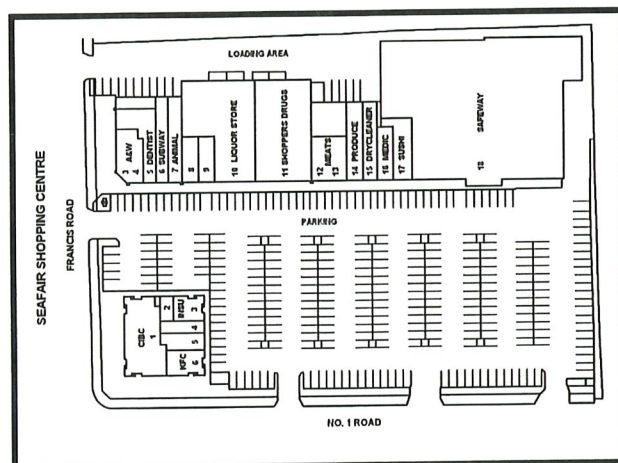
**FIGURE 5 Steveston Village Business Summary**

Business Type	#	Business Type	#	Business Type	#
Antiques & Collectibles	2	Home, Office Decorating	6	Coffee & Espresso Shops	6
Appliances & Rentals	3	Jewellers	2	Casual Dining	17
Artists/Art Gallery, Framing & Supplies	7	Ladies, Men's Clothing & Shoes	12	Chinese/Asian Restaurants	2
Books, Stamps, & Stationery	4	Lawyers & Notaries	6	East Indian Restaurants	2
Children's Toys & Clothing	6	Marine & Hardware Stores	2	Fine Dining	4
Chiropractic & Physio Services	3	Liquor Stores	1	Greek Restaurants	2
Consignment & Thrift Stores	7	Medical & Related Services	13	Italian Restaurants	8
Dental Services	7	Pharmacies & Labs	4	Japanese Restaurants	5
Financial Services	13	Pet Services & Supplies	6	Mexican Restaurants	1
Flowers & Gardening	3	Photography	4	Pubs, Bistro's, Wine Bars	8
Furniture & Home Decor	10	Professional Services	17	Organic Food Products	1
Giftware	12	Real Estate Services	20	Seafood, Fish & Chips	7
Hairdressers & Barbers	18	Convenience Stores & Grocery	6	Services With Food & Beverages	14
Holistic, Health, Wellness, & Fitness	32	Bakeries & Confectioneries	12	Web/Computer/Internet Services	10
	127		111		87

Source: Summary based on Steveston Villager Business Directory 2013

With a wide range of local serving goods and services, Steveston Village does play a role in serving the day-to-day needs of local area residents. Steveston Village also includes many businesses that target regional visitors and tourists. It appears that the historic waterfront character and wide variety of restaurants, cafes, and specialty shops serve as strong draw to the area for visitors. Due to the strong orientation towards regional visitors and tourists, shopping traffic levels appear to vary quite widely with significantly higher shopping traffic during the pleasant weather months and weekends.

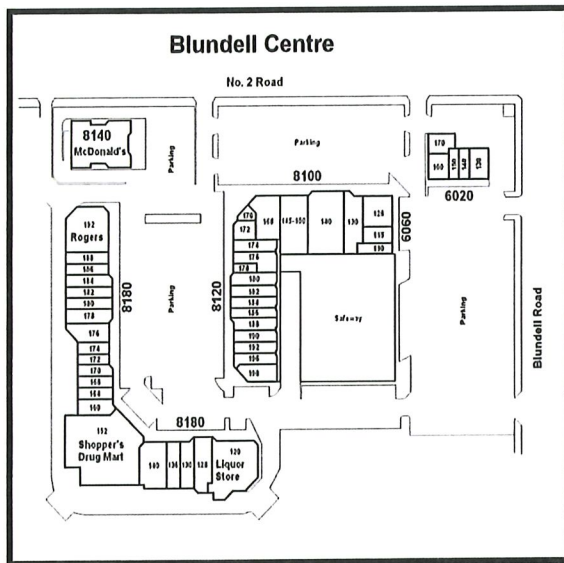
### Seafair Centre



Safeway	Produce Store	Drycleaner
Shoppers Drug Mart	Gourmet Meats	Dentist
BC Liquor Store	KFC	Subway
CIBC	Autoplan Insurance	Pet Supplies
Sushi	Little Caesar's Pizza	Hair Salon
Medical Centre	A&W	Shoe Repair
Veterinarian	Mixes & Cigarettes	

Seafair Centre is located at the northwest corner of No. 1 Road and Francis (just outside Steveston's northern boundary) and is the closest local convenience type shopping centre to Imperial Landing with a driving distance of 2.9 kilometres or 4-6 minute driving time. Seafair has a leasable area of  $\pm 70,000$  square feet and is comprised of approximately 20 retail and service tenants and is anchored by a Safeway supermarket of approximately 29,000 square feet. Other key tenants include Shoppers Drug Mart, BC Liquor Store, and CIBC. A small selection of personal services and fast food outlets are also available.

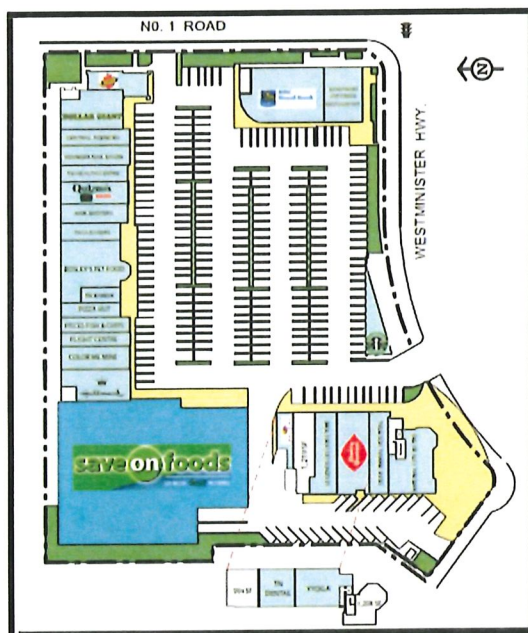
## Blundell Centre



Safeway	Sushi Han Restaurant	Current Fashions
Shoppers Drug Mart	Auto Plan	First Choice Vacuums
TD Canada Trust	Seafair Jewellers	Osaka Today
BMO	Star Pets	Subway
McDonald's	Mobilicity	Bell Mobility
Starbucks	The Eye Station	Dental Clinic
Kin's Market	Amroni's Gourmet Meats	Silk Cuts Clothing
Cobs Bread	Thai Kitchen	Blundell Florist
Liquor Town	Easy Care Cleaners	Oriental Take-Out
Loonie Town	Foot Solutions	Return-It
UPS Store	Bernard Callebaut Chocolates	Famous Nails
Ed's Linens's	Fast Photo	Hair Masters
QZ Barbers	Round Table Pizza	Optometry
Medical Clinic	Bellisima Fashion	

Blundell Centre is located at the southeast corner of No. 2 Road and Blundell. This local convenience type shopping centre is a driving distance of 4.5 kilometres from Imperial Landing or 7-9 minute driving time. Blundell Centre has a leasable area of  $\pm 82,000$  square feet and is comprised of approximately 41 tenants and is anchored by a Safeway supermarket of approximately 28,000 square feet. Other key tenants include Shoppers Drug Mart, Liquor Town, BMO, TD Canada Trust, McDonald's, and Kin's Market. A good selection of personal services, professional services, and fast food/restaurant services are also available.

## Terra Nova Village

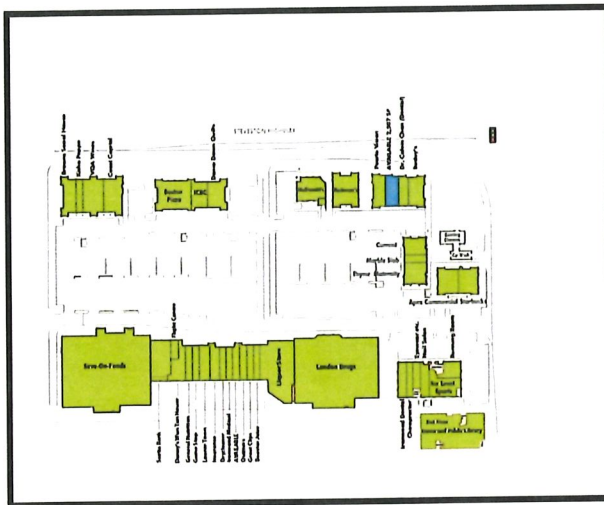


Save-On-Foods	Legends Liquor Store	TN Barber
RBC Royal Bank	Jugo Juice	TN Cleaners
Starbucks	Hallmark	Quiznos
Bosley's Pet Foods	Color Me Mine	TN Health Centre
Dollar Giant	Flight Centre	Hair Masters
Dairy Queen	Pisces Fish & Chips	Younger Nail Salon
Imperial City Bistro	Pizza Hut	Central Agencies
Dear Animal Hospital	Hananoki Japanese Rest.	Church's Chicken



Terra Nova Village is located at the northwest corner of No. 1 Road and Westminster Highway. This local convenience type shopping centre is a driving distance of 5.3 kilometres from Imperial Landing or 8-10 minute driving time. Terra Nova Village has a leasable area of 72,000 square feet and is comprised of approximately 24 tenants and is anchored by a Save-On-Foods supermarket of approximately 26,000 square feet. Other key tenants include RBC, Starbucks, Bosley's, and Dollar Giant. A good selection of personal services, and fast food/restaurant services are also available.

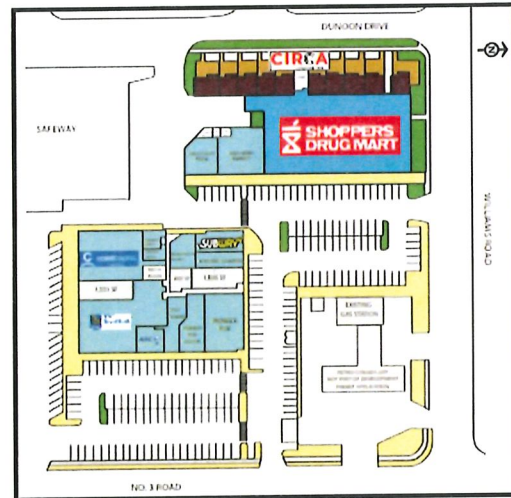
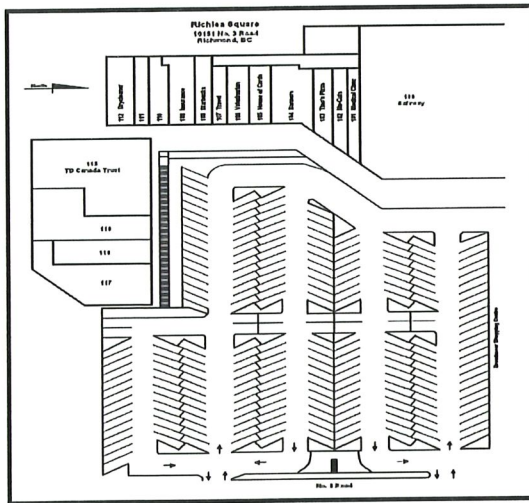
### Ironwood Plaza



Save-On-Foods	Brown's Social House	Drycleaner
London Drugs	Reitman's	Ironwood Medical
BC Liquor Store	Bosley's Pet Foods	Quizno's
Scotia Bank	Danny's Wun Tun House	Great Clips
McDonald's	General Nutrition	Booster Juice
Coast Capital Savings	Game Stop	Ironwood Dental
Ironwood Public Library	Loonie Town	Chiropractor
Starbucks	Insurance	Eyewear Etc.
Running Room	Pearle Vision	ICBC
Flight Centre	Ice Level Sports	Apex Commercial
Boston Pizza	Marble Slab	Thyme Maternity
VQA Wines	Nail Salon	Current Fashion
Dania Down Quilts	Dentist	Kisha Poppo

Ironwood Plaza is located at the southwest corner of Steveston Highway and No. 5 Road. This local convenience type shopping centre is a driving distance of 6.8 kilometres from Imperial Landing or 9-11 minute driving time. Ironwood Plaza has a leasable area of ±150,000 square feet and is comprised of approximately 40 tenants and is anchored by a Save-On-Foods supermarket of approximately 33,000 square feet. Other key tenants include London Drugs, BC Liquor Store, Public Library, Scotia Bank, Coast Capital, McDonald's, and Starbucks. A good selection of personal services and fast food/restaurant services are also available.

## Richlea Square & Broadmoor Village



### Broadmoor Village

Shoppers Drug Mart	Pioneer Pub	Restaurant
Kin's Market	Pioneer Liquor Store	Bakery
Royal Bank	KFC	Dry Cleaners
Coast Capital	Subway	Nail Salon
Petro Canada	Fresh Slice Pizza	Tailor

### Richlea Square

Safeway	Veterinarian	Pizza
Pharmasave	Dry Cleaner	Cards
TD Canada Trust	Hair Cuts	Insurance
Starbucks	Medical Clinic	
Banners Restaurant	Travel Agency	

Richlea Square and Broadmoor Village are adjacent shopping centres located on No.3 Road just to the south of Williams Road. These centres are located approximately 5.0 kilometres from Imperial Landing or an 8-10 minute driving time. Richlea Square has a leasable area of  $\pm 70,000$  square feet and Broadmoor Village has a leasable area of  $\pm 24,000$  square feet. Combined, these shopping centres offer approximately 30 tenants providing a range of convenience-oriented goods and services. Key tenants include Safeway, Royal Bank, TD Canada Trust, Coast Capital, Pharmasave, Petro Canada, and Kin's Market.

## Competitive Synopsis & Implications

There are no supermarket anchored, convenience-oriented shopping centres located within the community of Steveston. However, there are five such shopping centres within a relatively easy driving time of the Steveston neighbourhood and located along major roads frequented by local residents. **Combined, these shopping centres comprise approximately  $\pm 468,000$  square feet of**



**leasable retail and service floor area and offer a total of ±155 tenancies.** Given the popularity and customer loyalty generated by the major supermarket chains combined with the one-stop shopping convenience offered at each of these five shopping centres, it can be expected that a significant portion of Steveston residents currently shop outside of their community to satisfy most of their essential day-to-day shopping needs.

The merchandising mix in each of these shopping centres illustrates the typical composition of retail goods and services that attract shoppers on a regular basis. A supermarket, banks, drugstore, and/or liquor store are typically the key anchor stores. Personal and medical services are also an important component of the merchandising mix as well as cafes, restaurants, and fast food facilities. The other key aspect of these competitive shopping centres is the convenience they offer - a shopper can satisfy most or all of their essential shopping and service needs in one location.

Steveston Village is the primary commercial centre within Steveston. Steveston Village plays an important local service role within the community but also targets a larger regional shopper drawn to this historic area with its quaint fishing village character. It offers a variety of goods and services mostly comprised of local independent operators. Many of the stores, restaurants, and businesses in the Steveston Village are focussed on serving visitors from outside the local neighbourhood.

While Steveston Village does offer a small, independent grocery store and three pharmacies, there are no major convenience-type anchor tenants such as a popular supermarket chain or major drugstore (i.e., Shoppers Drug Mart, London Drugs), and only one major financial institution is present in Steveston Village. There are very few regional or national chains that are popular with shoppers. The spread-out nature of Steveston Village does not lend itself to the type of convenience-oriented shopping sought by most shoppers with busy lifestyles.

Given the strong competition in the region, the spread out nature of retail goods and services in Steveston Village, the lack of popular major convenience tenants and the retail focus on visitors, it is likely that most Steveston residents will continue to satisfy all or most of their regular day-to-day shopping needs outside of the community. **Steveston needs a concentration of popular, local serving goods and services in order to retain locally generated, day-to-day shopping trips within the community.**

## 4.0 ASSESSMENT OF PROPOSED RETAIL ADDITIONS

This section of the report reviews the types of retail uses being proposed at Imperial Landing and places them in the context of the Steveston community, Steveston Village, and the widely accepted planning principles of creating complete communities that are liveable, vibrant, walkable, and sustainable.

### Zoning Considerations

#### Current Zoning

Under the current zoning guidelines, the types of retail and service uses that can be accommodated at Imperial Landing are quite restricted. The allowable uses under the current zoning guidelines are:

##### *Steveston Maritime Mixed-Use (ZMU12)*

- Education
- Housing, apartment
- Manufacturing, Custom Indoor
- Maritime
- Office
- Parking, Non-accessory
- Service, Personal

##### *Secondary Uses*

- Boarding and lodging
- Community care facility, minor
- Home business

##### *Steveston Maritime (ZC21)*

- education (limited)
- industrial, general (limited)
- manufacturing, custom indoor
- marina
- maritime mixed use
- office (limited)
- parking, non-accessory

Generally, the current zoning guidelines primarily allow for a variety of uses, primarily oriented to the maritime related uses, that may include: small scale, indoor manufacturing; boat mooring, boat repair services, businesses that support commercial fishing, and limited industrial uses. The zoning would also allow for the manufacture of hand-made items such as jewellery, toys, and musical instruments. Some office, home business, and educational uses would also be permitted under the current zoning but must be related to the marine or maritime industry.

Overall, the zoning guidelines appear to be primarily based on a desire to create/reinforce a historic maritime theme for Steveston. The current zoning guidelines do not appear to consider the retail and service needs in the area or the market demand for such space. Also, the feasibility and sustainability of such uses and their compatibility with residential uses above or nearby do not appear to have been fully considered. As most local residents would be unlikely to utilize maritime-type uses on a regular basis, it is unlikely that a focus on these types of uses would contribute significantly to a more complete, vibrant, walkable, and sustainable neighbourhood. If these commercial spaces cannot be filled or are not viable, the resulting

vacancy and tenant turnover would diminish the identity, character, and value of the Imperial Landing area. High vacancy rates and/or tenant turnover would also send a bad message to prospective new businesses considering the Steveston Village area as a possible location.

#### Requested Additions Under Rezoning

The rezoning application retains all of the Permitted Uses under the current zoning guidelines but also seeks to broaden the allowable retail and service uses. The additional types of uses requested under the rezoning application are (alphabetically):

- Animal Grooming
- Child Care
- Education, commercial
- Health Service, minor
- Library and Exhibit
- Office
- Recreation, indoor
- Restaurant
- Retail, convenience
- Retail, general
- Retail, second hand
- Service, financial
- Service, business support
- Service, household repair
- Service, massage
- Service, personal
- Veterinary service

The types of additional uses being requested would allow for a greater variety of goods and services targeting the regular day-to-day shopping needs of local area residents. These uses are more reflective of market needs, are more likely to be leased, and more likely to be economically sustainable. There are many examples of modern mixed-use retail precincts in Metro Vancouver that have created very vibrant and desirable places to live due to their mix of stores and services that effectively serve the local area population.

While there could be some duplication of tenant types that are currently located in Steveston Village, the relatively small scale of the Imperial Landing development and the small number of tenancies that will comprise it should have little impact on other businesses. These types of additions would help to eliminate the need for many residents in the immediate area to drive to other convenience type shopping centres (i.e., Ironwood Plaza, Blundell Centre, Seafair Centre, Terra Nova Village, Richlea Square/Broadmoor Village). **Most of the sales for these planned stores will likely come from expenditures that are currently going to these other shopping centres. The retention of shopping trips could provide important spin-off traffic and sales to other businesses in Steveston Village.**

#### Specific Tenancies Being Investigated

Onni Group has tested the retail market to determine if there is interest in leasing commercial space at Imperial Landing. The additional uses listed in the rezoning application are reflective of the types of retail and service uses that have expressed interest in this location. Onni has reported that they have actively pursued commercial tenants that would comply with the

current zoning, but have not had any success finding such tenants. The specific types of retailers that have expressed interest in the Imperial Landing location are summarized below:

**FIGURE 6 Planned Tenant Mix**

	Available Space*	Proposed Tenant Type	Tenant Size*
<b>Building 1</b>	6,060	Dentist	1,200
		To Be Determined	1,000
		Dry Cleaner/Laundry	860
		Restaurant	3,000
<b>Building 2</b>			
<b>1st Flr</b>	16,000	Supermarket (Nesters)	16,000
<b>2nd Flr</b>	5,650	To Be Determined	5,650
<b>Building 3</b>	1,700	To Be Determined	1,700
<b>Building 4</b>	6,462	Bank (TD Bank)	6,462
<b>Building 5</b>	13,780	To Be Determined	13,780
<b>Building 6</b>	8,900	To Be Determined <sup>1</sup>	8,900
<b>TOTAL</b>	<b>58,552</b>		<b>58,552</b>

\*Sizes are approximate

<sup>1</sup> A termination clause could be registered on all leases in Building 6 to allow for a change to maritime related uses if the planned marina is built.

The total commercial floor area and total number of tenants (an estimated 10-15 tenancies) is small relative to market demand, in comparison to the number of businesses located in Steveston Village, and the scale of convenience-oriented shopping centres in the area. The total commercial floor area is ±58,000 square feet comprised of approximately 52,000 square feet at ground level and 6,000 square feet of 2<sup>nd</sup> floor space. Four tenants have confirmed their interest in Imperial Landing including a 16,000 square foot Nester's Market and a 6,500 square foot TD Bank.

Supermarket - The proposed Nesters supermarket would be an efficient urban-sized full service store operated by one of BC's leading grocery store operators. The availability of a modern full service supermarket would provide an essential service to this medium density community that is currently missing. Many respondents from the previous open houses expressed the desire for a supermarket in their neighbourhood.

Bank - a major bank (TD Bank), not currently located within Steveston, has indicated interest in Imperial Landing. As consumers have specific loyalties to particular banks, the addition of a new major bank at Imperial Landing will reduce the trips to other shopping centres for the purposes of banking.



Other Potential Uses - while no other uses have yet been confirmed, interest has been expressed by a variety of businesses including: restaurants, fast food operators, cafes, personal services, professional services, fitness centre, and daycare operator.

The developer has indicated that it would consider inserting a termination clause in all leases in Building 6 which would allow the developer to switch to maritime related uses if the planned marina is built and there was resulting demand for maritime related uses. It is likely that a significant notice period for termination (e.g. 36 months) would be required in order to attract tenants in the near term. This approach would ensure that vacancies could be avoided in the short to medium term and maritime uses could be accommodated in the future if tenant interest and demand related to a new marina emerges. Of course, any near term tenancies that service the marine industry would not be terminated.

Tenants would require a minimum of 36 month's notice and if the existing tenants service the Marine industry in any capacity then their leases will not be terminated.

### **Synopsis**

Given today's busy lifestyles and the resulting time limitations that are available to complete essential tasks such as convenience shopping, most shoppers are drawn to well-located, well-anchored shopping centres or retail precincts where they can meet all or most of their shopping and service needs in one location. The availability of essential retail goods and services close to home is generally preferred by shoppers. Currently, with the limited selection of popular convenience stores and services close to home, many residents of the Imperial Landing area and Steveston as a whole are drawn outside the community to Ironwood Plaza, Blundell Centre, Seafair Centre, and/or Terra Nova Village to do most of their regular convenience shopping.

The requested retail additions are clearly intended to focus on better serving the day-to-day needs of residents at Imperial Landing and the surrounding area. Imperial Landing's plan to provide additional convenience-oriented goods and services close to home should help to reduce the need for area residents to drive to other shopping centres located outside of Steveston.

The Imperial Landing area is a modern medium density neighbourhood, distinct from the historic maritime character of the historic Steveston Village area. The proposed commercial component for Imperial Landing is appropriate to the character and needs of a modern medium density neighbourhood and complementary to the Steveston Village character. The types of retail and services tenancies being targeted should help to create a vibrant, interesting, and walkable retail environment that adds to the liveability of Imperial Landing and the surrounding area. The retention of shoppers within the community should provide some spin-off benefits to Steveston Village businesses as well.

The overall amount of commercial floor area and number of tenancies is relatively small relative to Steveston Village and the popular neighbourhood shopping centres that outside of

Steveston. The 5 key tenancies proposed at Imperial Landing comprise more than three-quarters of the total available floor area. All five of these key tenancies are highly suited to serving the shopping and services needs of a modern, medium density, mixed-use neighbourhood. The small number of additional tenancies (approximately 5-7 additional tenancies) will add to the interest and draw at Imperial Landing but are not expected to have a significant impact on Steveston Village. The majority of retail sales for the proposed retail and service facilities are expected to come from a reduced outflow of expenditures to shopping centres located outside of the Steveston community.



## **5.0 CONCLUSIONS**

Hume Consulting has arrived at the following key conclusions based on a review and analysis of Steveston's retail market and the proposed retail additions at Imperial Landing:

- Steveston is deficient in some of the types of convenience-oriented shopping facilities that satisfy the needs of the community.
- While Steveston Village is a quaint shopping precinct, it is spread out and lacks many of the most popular stores and services sought by shoppers.
- The ±58,000 square of retail and service floor area proposed at Imperial Landing is very small relative to the amount of retail floor area warranted by local and visitor demand.
- Some of the accepted planning principles for modern, medium to high density neighbourhoods is to create safe, vibrant, walkable, complete, and sustainable communities. The types of retail and service facilities being proposed for Imperial Landing will help to achieve these goals.
- Due to the undersupply of supermarket facilities in Steveston relative to demand, the proposed addition of a ±16,000 square foot urban-style Nesters supermarket, will help to curtail the exodus of local shoppers to other shopping centres anchored by a supermarket.
- Given the large number of businesses located in Steveston Village including multiple restaurants, cafes, hair salons, specialty stores, and professional services, and the current significant outflow of sales to other shopping centres in the region, it is unlikely that the 10-15 businesses planned for Imperial Landing will have a significant impact on existing businesses in Steveston.
- Most of the sales needed to support the proposed retail facilities at Imperial Landing will come from a reduction or transference of sales that are currently going Ironwood Plaza, Blundell Centre, Seafair Centre, and Terra Nova Village.
- A successful retail component at Imperial Landing will help retain more shopping trips within the community thereby helping to generate spin-off traffic and sales to other nearby businesses within Steveston Village.
- Many of the businesses being proposed at Imperial Landing will be complementary to the existing business mix in Steveston Village, will help to fill some key gaps or deficiencies in the current selection of goods and services.

- The strong market interest by prominent retailers and service operators indicates that Imperial Landing is an attractive and viable location for the types of uses being sought indicating that the retail and service space being proposed will be sustainable.

## ADDENDUM

## TELEPHONE SURVEY FINDINGS

After the completion of this report (December 2013), a Telephone Survey was conducted by the Mustel Group (in January 2014) at the request of the City of Richmond. The random telephone survey obtained responses from a total of 201 Steveston residents. A series of questions were asked regarding their current shopping patterns, convenience-oriented retail spending, their views regarding possible tenancies at Imperial Landing, and their potential interest and usage of Imperial Landing.

Hume Consulting has reviewed the Telephone Survey data completed by the Mustel Group. The results of the telephone survey help to confirm the findings and conclusions in the retail report. The key findings of the telephone survey are summarized as follows:

**1. What store or shopping centre do you currently go to do the majority of your grocery shopping?**

- Currently 87.1% of Steveston residents are doing the majority of their grocery shopping outside of Steveston. "Other" grocery shopping locations may include Real Canadian Superstore, Costco, Osaka, T&T Supermarket, etc.
- Only, 11.8% of Steveston residents do the majority of their grocery shopping within Steveston at Super Grocer, Steveston's only supermarket.
- Seafair Centre draws the largest proportion of visits (34.0%), followed by Ironwood Plaza (17.3%) and Blundell Centre (15.5%). All of these grocery stores are located along major roads in the region and are within a 10-12 minute driving time of Imperial Landing.
- The survey findings are consistent with the retail report that stated that the majority of Steveston residents expenditures for essential goods and services are flowing outside of the local market.

**Shopping Centre/Store Where**

**Majority of Shopping Done**

Seafair Centre (Safeway)	34.0%
Ironwood Plaza (Safe-On-Foods)	17.3%
Blundell Centre (Safeway)	15.5%
Steveston Village (Super Grocer)	11.8%
Richlea Centre (Safeway)	4.8%
Terra Nova Village (Save-On-Foods)	4.1%
Other	11.4%

**2. How often do you shop outside Steveston for groceries? (of those that do the majority of their grocery shopping outside of Steveston)**

- Approximately 76.5% of Steveston residents surveyed shop outside of Steveston for groceries at least once per week.
- 33.4% of residents surveyed shopped outside of Steveston for groceries 2-3 times per week with 10.7% shopping outside Steveston 4-5 times per week.
- The survey findings illustrate that shopping trips for essential goods such as groceries are occurring on a frequent basis.

**Frequency**

2-3 Times Per Week	33.4%
About Once Per Week	32.4%
4-5 Times Per Week	10.7%
Once Every 2-3 Weeks	9.3%
About Once Per Month	5.0%
Almost Every Day	4.4%
Less Than Once Per Month	4.3%



**3a. Do you typically purchase other goods and services when you go grocery shopping at (the grocery store/shopping centre shopped at most often).**

- The shopping centres most frequented by Steveston residents offer a fairly wide range of goods and services in addition to the grocery store anchor.
- Of the 87.1% of Steveston residents that do the majority of their grocery shopping outside of Steveston, 66.7% purchase other goods and services while at these shopping centres.
- This data is consistent with the retail report findings that stated that once a shopper leaves the local Steveston market to purchase essential day-to-day items such as groceries, they will purchase other goods and services at the same location.

**Shop For Other Goods & Services  
When Grocery Shopping**

Yes	66.7%
No	33.3%

**3b. What other types of goods and services do you use when shopping at (the grocery store/shopping centre shopped at most often)?**

- The survey illustrates that the types of goods and services typically purchased by Steveston residents while shopping outside the community for groceries.
- The percentage totals add up to more than 100% indicating that many shoppers utilize more than one store or service when shopping at their preferred grocery store/shopping centre.
- 76.9% of those surveyed made purchases at a drugstore where their preferred grocery store is located. Today's drugstores offer a wide range merchandise and services including a pharmacy, cosmetics, health and beauty items, cards, household items, snack foods, etc.
- Many shoppers also use/make purchases at other stores including banks, cafes, restaurants, fast food, liquor stores, professional services (e.g. doctor, dentist, accountant, lawyer), etc.

**Non-grocery Goods & Services Shopped For**

Drugstore	76.9%
Bank	39.5%
Cafe/Coffee Shop	31.2%
Restaurant	28.4%
Fast Food	23.1%
Liquor Store	21.8%
Professional Services	20.4%
Drycleaner	13.3%
Produce Store	7.5%
Hair Salon	7.1%
Deli/Baker/Butcher	5.8%
Pet Supplies	2.4%
Other	10.2%

**4. Thinking about what you spend in a typical month on everyday needs such as groceries, drugstore/pharmacy purchases, dry-cleaning, hair salon, and personal services, approximately what percentage of your total expenditures would you say you make outside of Steveston village?**

- Nearly 60% of Steveston residents surveyed indicated that they spend between 75%-100% of their annual expenditures for basic day-to-day goods and services outside of Steveston with another 20.2% of respondents spending 50%-74% of their total budget outside of Steveston.

**Proportion of "Everyday Needs" Expenditures  
Made Outside of Steveston**

Under 20%	9.3%
20-49%	18.0%
50-74%	20.2%
75-90%	30.4%
90-100%	26.5%
Don't Know	4.2%

- This data helps illustrate the tremendous exodus of expenditures from Steveston. Conversely, it helps illustrate the retail opportunity that exists at Imperial Landing if it offers the types of goods and services that satisfy both local needs (that are currently being met outside of Steveston) as well as uses that are generate interest and activity for the pedestrian traffic along the development's waterfront side.

**5. What types of stores and services do you feel are missing from Steveston village?**

- 40.7% of those surveyed cited a large grocery store as missing from Steveston Village. This was, by far, the most significant deficiency cited.
- Other notable gaps or deficiencies cited by respondents included produce stores, restaurants, clothing stores, and cafes.
- While there do not appear to be any major gaps in the merchandising mix identified (other than a large grocery store), it is clear that Steveston Village fails to satisfy the basic day-to-day needs of local residents as illustrated by the large exodus of shopping trips and expenditures.

<b>Types of Stores That Are Missing From Steveston Village</b>	
Large Grocery Store	40.7%
Produce Stores	10.9%
Restaurants	9.5%
Clothing Stores	8.1%
Cafes	6.0%
Pharmacies	4.8%
Deli, Bakery, Butchers	3.9%
Banks, Financial Services	3.8%
Parking	3.2%
Drycleaners	3.2%
Liquor Store	2.4%
Sporting Goods/Fitness Gear	2.4%
Gas Station	2.0%
Hardware Store	1.4%
Other	15.1%
Nothing	0.4%

**6. Would you like to see a supermarket at Imperial Landing at 4020 Bayview Street, which is at the base of Easthope Avenue where the roundabout is?**

- 66.6% of survey respondents from throughout Steveston indicated that Yes or Maybe to a new supermarket at Imperial Landing with only 30.1% indicating they would not like to see a supermarket there.
- The support for a possible grocery store at Imperial Landing is significant considering that a considerable portion of respondents to the randomized telephone survey likely live a substantial distance away from the site and may be more conveniently located relative to other shopping centres such as Seafair Centre or Blundell Centre.

<b>Like To See A Supermarket at Imperial Landing</b>	
Yes	38.2%
No	30.1%
Maybe	28.4%
Don't Know	3.4%



**7. If a new supermarket were located at imperial landing at 4020 Bayview Street, how likely is it that you would shop there?**

- A total of 64.0% of survey respondents indicated that they would be very likely or somewhat likely to shop at Imperial Landing if there was a new supermarket located there.
- Again, the high proportion of respondents indicating that they be very or somewhat likely to shop at Imperial Landing based on the addition of a supermarket alone is significant especially considering that a large portion of respondents to the randomized telephone survey likely live a substantial distance away from the site and may be more conveniently located relative to other shopping centres such as Seafair Centre or Blundell Centre.

<b>How Likely to Shop at A New Supermarket at Imperial Landing</b>	
Very Likely	35.2%
Somewhat Likely	28.8%
Not Very Likely	22.8%
Not At All Likely	11.1%

**8. What other types of stores and services would you like to see at Imperial Landing with or without a supermarket located there?**

- When asked what other types of stores or services they would like to see at Imperial Landing, restaurant, cafe, clothing stores, gym/recreation facility, bank, and pharmacy were the most popular suggestions.
- 49.1% of respondents offered no other suggestions.
- The overall response to this question was weak which is fairly typical of open-ended questions that ask survey respondents to make suggestions.

<b>Other Types of Stores and Services They Would Like to See at Imperial Landing</b>	
Restaurant	20.9%
Cafe	7.3%
Clothing Stores	5.6%
Gym/Rec. Facility/Comm. Ctre.	5.3%
Bank	5.2%
Pharmacy	5.0%
Doctor/Dentist	4.5%
Liquor	4.4%
Produce	3.6%
Sporting Goods	3.4%
Large Grocery Store	2.8%
Drycleaner	2.6%
Bakery	2.6%
Deli	1.7%
Hair Salon	0.8%
Daycare	0.3%
Other	13.8%
No Other Suggestions	49.1%

**9. How likely would you be to shop or use the following types of stores or services if available at Imperial Landing?**

- While survey respondents did not provide a strong response to the open-ended question regarding the other types of stores and services they would like to see at Imperial Landing (Question No. 8 above), a much stronger response rate was generated when given a list of possible tenant types at Imperial Landing.

<b>How Likely Would They Be To Shop at These Stores at Imperial Landing</b>		
	<b>Very/Somewhat Likely</b>	<b>Not Likely</b>
Restaurant	81.9%	14.9%
Bakery/Deli	76.6%	22.3%
Cafe	67.3%	31.0%
Liquor Store	54.8%	44.6%
Pharmacy	37.3%	67.3%
Bank	30.5%	62.3%
Drycleaner/Laundry	26.9%	73.1%
Doctor/Dentist	24.8%	75.2%
Maritime Uses	19.8%	76.3%
Hair Salon	19.6%	80.4%
Daycare	6.4%	92.9%



- 81.9% of survey respondents indicated that they would be very or somewhat likely to use a Restaurant located at Imperial Landing.
- Other types of uses that respondents were very or somewhat likely to shop at or use included: bakery/deli (76.6%); cafe (67.3%); liquor store (54.8%); pharmacy (37.3%); bank (30.5%); and drycleaner/laundry (26.9%).
- Daycare, hair salon, and maritime uses were the least likely types of stores to be used.

**10. If a supermarket, bank, and other personal and professional services were provided at Imperial Landing, would you be more likely to do more of your shopping there instead of going elsewhere?**

- 72.1% of survey respondents from throughout Steveston indicated that they would definitely or possibly do more of their shopping at Imperial Landing instead of going to other shopping centres located outside of Steveston.
- The responses indicate that there would likely be strong demand for stores offering the essential goods and services that are needed by Steveston residents. These types of goods and services would help to ensure a vibrant and sustainable retail precinct on a year around basis.
- Complementary stores and services that serve both local area residents and visitors (e.g. cafe, restaurant, juice bar, deli, bakery, fine chocolate/fudge) would add to the draw and vibrancy of the waterfront area.

More Likely to Shop At Imperial Landing Than Going Elsewhere	
Yes	38.3%
No	26.6%
Maybe	33.8%
Don't Know	1.3%

## CONCLUSIONS

The findings of the telephone survey support the overall findings and recommendations presented in Imperial Landing Retail Analysis report. In particular, the telephone survey helps verify that the vast majority of the available shopping dollars for day-to-day shopping needs are currently flowing out of Steveston to other grocery store anchored shopping centres. The majority of these trips are occurring one or more times per week. As the retail report indicates and the survey results verify, shoppers also shop at or use a variety of other stores and services while shopping at their favourite grocery store anchored shopping centre.

The survey data illustrates the tremendous loss of shopping dollars from the Steveston community that could support local businesses. The survey also confirms that adoption of the proposed retail plan for Imperial Landing (including a grocery store and other stores and services would be used by Steveston residents) would help keep Steveston residents from shopping outside of Steveston. In other words, the sales needed to support the stores/businesses at Imperial Landing would largely come from the reduced outflow of expenditures rather the businesses in Steveston Village. Retaining shopping trips within Steveston at Imperial Landing (as well as attracting new shoppers/visitors) will provide a potential benefit to all businesses in the village area.

The survey also indicates a strong desire for the types of goods and services that would complement a grocery store and would be ideally suited to this prime waterfront location and busy boardwalk promenade. The possible inclusion of tenants such as a restaurant, cafe, juice bar, deli, bakery,

international news/magazines, fine chocolate would serve both the local area population as well as visitors to the waterfront.

Overall, a retail concept that blends the types of uses that serve the regular day-to-day needs of local area residents as well as visitors to the Steveston Village and the waterfront promenade will help to create a retail precinct that is busy/vibrant on a year around basis, useable by all, and is sustainable.

**From:** Kevin Skipworth [<mailto:kpskip@shaw.ca>]  
**Sent:** Monday, 28 April 2014 21:31  
**To:** MayorandCouncillors  
**Subject:** Onni Developement in Steveston

I would like to pass on my comments regarding the rezoning of the Onni Development in Steveston. As a resident of Steveston and one who walks into the Village and uses its facilities and businesses, I find it extremely frustrating to see this development sit empty. I completely disagree with the notion of keeping zoning focused on an industry that is not sustainable in today's market place. It is clear from the absence of businesses in those facilities and the amount of marine related businesses in the Village, that keeping the zoning for that purpose completely goes against a free market society. We need another grocery store, one that provides better quality and more meal items that would keep me from driving outside of Steveston for groceries. Further a restaurant on the water where I can take my family for dinner would be a nice addition to the Village. I cannot take my son to the Shady Island Pub, the Blue Canoe has a limited menu and an expensive one, Mandalay Steak House again is not family orientated... You get my point. The Merchants Association is calling on a formula to protect their self interests. What about the interests of the community that would like further services and opportunities? What about providing for destination shops/restaurants for those outside of Steveston?

Keeping the zoning as it is now or asking for a very restrictive change is holding development hostage. And if you are going to restrict the development of Steveston hostage and provide for empty space that turns people away instead of attracting them, then please feel free to reduce my property taxes because you are reducing the value of our Village. Exaggerated perhaps, but as a resident it upsets me to see this. Why not just prevent the development in the first place if the intention was to never allow for the rezoning?

Please pass on my concerns to those with direct impact on the decision at hand.

Thank you,

**Kevin Skipworth**  
Steveston Resident.

**From:** Ann Hutchison [<mailto:annh@shaw.ca>]

**Sent:** Sunday, 20 April 2014 11:19 AM

**To:** MayorandCouncillors

**Subject:** Proposed rezoning compromise - Steveston waterfront

Re: proposed rezoning compromise on Steveston waterfront between City and Onni.

A library, daycare etc. on the waterfront would be positive developments. However, some retail uses would cause major problems.

At one open house held by Onni, a Nesters representative was extolling the virtues of locals being able to grocery shop by walking to their store. Having worked in the business, I pointed out that it is high volume, low margin and would bring large numbers of grocery shoppers to Bayview, most of whom would be DRIVING. The increase in traffic and parking problems would be horrific, to the detriment of local residents and current Village businesses. Other major grocery stores in Richmond at Seafair, Broadmoor, Terra Nova, etc. all provide large amounts of off-street parking for customers. Bayview parking is extremely limited.

Deliveries to large retailers would entail unloading etc. on Bayview, a stone's throw from residences, with noise at all hours of the day and night: truck engines, backing beepers, power tailgates, lifts, refrigeration and even banging from emptying dumpsters. This will be an issue for folks living nearby.

I urge the City to include sensible restrictions in any rezoning, to minimize these and other problems with high volume retailers on the waterfront. We should NOT have a supermarket there. A more appropriate location would be on west Chatham, with lots of offstreet parking.

And please also mark me down as being opposed to permitting noisy late-night bars and bistros.

We live here.

R. Craig Hansen  
The Village, Steveston

**From:** Walter Nieboer [mailto:[swnieboer@gmail.com](mailto:swnieboer@gmail.com)]  
**Sent:** Friday, 18 April 2014 7:52 PM  
**To:** MayorandCouncillors  
**Subject:** Fwd: Onni Development Zoning along Bayview Street

Dear Mayor and Councillors,  
I hope you will read the attached and consider my suggestions as contained in my original email attached.

Sincerely,  
Walter Nieboer

**From:** Walter Nieboer <[swnieboer@gmail.com](mailto:swnieboer@gmail.com)>  
**Subject:** Re: Onni Development Zoning along Bayview Street  
**Date:** April 17, 2014 at 8:23:49 PM PDT  
**To:** "Badyal, Sara" <[SBadyal@richmond.ca](mailto:SBadyal@richmond.ca)>

Sara, no doubt you will recall our correspondence of several years ago where I raised concern over the Maritime Mixed Use zoning.  
I don't wish to go over that ground again except to say that the current state of affairs was quite predictable.

What concerns me now is that your note seems to suggest that it is just a matter of money. i.e.: what is Onni willing to give? AND what can the city extract from Onni for Onni to get its way. Your note makes no mention of my suggestion that the city has a stake in how Onni responds to its liability regarding the Village at Imperial landing developmen . And no acknowledgement that perhaps , as a co defendant, the City can use its leverage to help bring the leakage problem in our development to a happy conclusion. Instead you only mention, amenity contributions , library etc.

I am disappointed that staff and my elected officials seem not to care very much about the residents at the Village at Imperial landing but are more concerned about extracting a rent from Onni and then permit the prized rezoning on the argument that we , the city, got what we wanted in concessions and money from Onni.

What about the citizens and residents that have little leverage with Onni, a bully developer. Why would the city not use its considerable leverage and bring Onni to the table and resolve the serious water issue at the Village @ Imperial Landing?

As my note indicated ,the integrity of the 5 building Onni development at the "Village @ Imperial Landing" is and should be of interest and concern to City Hall.

As a resident I expect more from City Hall.

Your careful and helpful consideration will be much appreciated,  
Walter Nieboer

On Apr 17, 2014, at 4:40 PM, Badyal, Sara <[SBadyal@richmond.ca](mailto:SBadyal@richmond.ca)> wrote:

Dear Mr. Nieboer,

Thank you for your email regarding the Onni rezoning application.

As you aware, the application has been referred back to staff.



The Onni rezoning application has been referred to the May 6 Planning Committee meeting.

Onni's current rezoning application regarding their Bayview Street site was first considered at the November 19, 2013 Planning Committee meeting and referred back to staff. The application was reviewed a second time along with new information at the April 8, 2014 Planning Committee meeting. It was referred back to staff and to the April 23, 2014 Planning Committee meeting. At the April 14, 2014 Council meeting, it was decided that the Onni rezoning application be forwarded to the May 6, 2014 Planning Committee meeting instead.

At the April 23, 2014 Planning Committee meeting, the rezoning application was 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.

Staff is currently working on addressing this referral. Clerks has provided Mayor and Councillors with a copy of your email and it will be provided to Planning Committee along with the next staff report regarding the rezoning application.

#### References:

Planning Committee - April 8, 2014 - Minutes (including link to staff report with attachments, including public correspondence):

[http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814_minutes.htm)

Planning Committee - November 19, 2013 - Minutes (including link to original rezoning staff report with colour maps/attachments, including a large amount of public input):

[http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913_minutes.htm)

Regards,

Sara Badyal, M.Arch., RPP  
Planner 2  
Development Applications Division  
City of Richmond  
Tel: 604-276-4282

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

From: Walter Nieboer [<mailto:swnieboer@gmail.com>]

Sent: Tuesday, 15 April 2014 7:47 PM

To: MayorandCouncillors

Subject: Onni Development Zoning along Bayview Street

Dear Mayor and Councillors,

You may be aware that Onni as developer and the City along with various trades are the subject

of a law suit regarding a major deficiency in the Onni developed buildings on the North side of Bayview street.

The Village at Imperial landing is experiencing serious water damage from continuous leakage into the parking garage which threatens the integrity of the building structures. Property values are depressed and not readily sold due to this concern.

I respectfully request that the City put it's considerable weight on Onni to deal with this problem and correct it BEFORE the City entertain any accommodation in Onni's request for zoning relief of their 6 newly constructed buildings on the South side of Bayview street.

Your help in this regard will be greatly appreciated,

Walter Nieboer

406 4111 Bayview Street

604 241-1471

**From:** Christine Durgo [<mailto:cdurgo@shaw.ca>]  
**Sent:** Friday, 18 April 2014 2:50 PM  
**To:** MayorandCouncillors  
**Subject:** A public library located on the Steveston waterfront

To whom it may concern,

The notion to locate a public library in one of Onni's buildings, currently zoned for maritime-related use, on the Steveston waterfront is the best idea put forward ever! What a lovely setting for citizens who want to relax and learn more about our world and in particular Steveston's history. Just picture, a maritime themed decor looking out over the river and a section of books, publications, recordings and more focusing on our rich history of colourful multicultural waterfront roots – perfect! Another benefit of a library is that disruption to the residents in the area would be minimal. As a Steveston resident who regularly uses both the library and the gym at our local community centre it has been apparent to me for quite some time that both facilities are too small and overcrowded. The space freed up by the library in the community centre could be used to expand the gym. Wow! I love it!

Great Idea!

Christine Durgo

From: Walter Nieboer [<mailto:swnieboer@gmail.com>]  
Sent: Tuesday, 15 April 2014 7:47 PM  
To: MayorandCouncillors  
Subject: Onni Development Zoning along Bayview Street

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The Village at Imperial landing is experiencing serious water damage from continuous leakage into the parking garage which threatens the integrity of the building structures. Property values are depressed and not readily sold due to this concern.

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Your help in this regard will be greatly appreciated, Walter Nieboer

406 4111 Bayview Street

604 241-1471

**From:** John Roston, Mr [mailto:[john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)]

**Sent:** Monday, 14 April 2014 11:00 AM

**To:** Badyal, Sara

**Cc:** MayorandCouncillors; Semple, Dave; Carlile, Cathryn

**Subject:** Onni Imperial Landing Re-zoning (File Ref. No. 12-8060-20-9062/9063; RZ 13-633927) (REDMS No. 4180184)

Dear Sara Badyal,

The two eastern buildings, 5 and 6, should be zoned for community use at reduced rents to the City of Richmond. The remaining western buildings closer to the commercial centre of Steveston could then be re-zoned for commercial use. Building 4 should have a provision in its commercial leases that allow the space to be re-allocated to maritime use if a marina is subsequently built in that area.

Building 5 is not as large as the Library wants for a new Steveston Library, but at approximately the size of the Ironwood Library, it will be a major enhancement for the increased population of the immediate area. This increase in population was due in the main to Onni's construction and very profitable sale of new housing in Imperial Landing.

Building 6 is suitable for a new Museum of River Ecology that explains what is happening in the waters off Steveston where the Fraser River meets the ocean. I understand that City staff have been planning for a large future destination museum that would require far more space, but that does not mean that a small and highly innovative educational museum would not be successful in Steveston while we wait for the larger project to materialize. The Richmond Museum has approximately 2,000 sq. ft. of display space. Building 6 of Imperial Landing has over 9,000 sq. ft. of space. Rather than displaying large objects, the museum could consist of computerized displays showing real time data on the marine environment.

This museum could explain how the waters off Steveston have evolved since aboriginal times. For example, how the deposit of silt from the flowing River has changed the ecology and resulted in the creation of Shady Island (Steveston Island) right in front of the museum. There could be live video and data transmission from the Ocean Networks underwater observatory off Richmond, maintained by the University of Victoria. This research could be explained including why it is important to us, such as earthquake prediction and mitigation.

I have been involved with Ocean Networks underwater observatory research projects and know a number of the people there. With regard to the potential Museum of River Ecology, Kate Moran, President and CEO of Ocean Networks Canada, wrote to me last week, "We would certainly be interested in exploring options."

There could also be displays explaining the ship traffic that passes right by Imperial Landing including fishing vessels, commercial freighters and coast guard patrol boats. Large interactive maps could display live data from ship transponders giving their position, speed, compass heading and destination. See <http://www.vesselfinder.com/>. Information could be added on Steveston based vessels that introduce you to the crew and what they do. Such a museum is not just for tourists; it could also attract Richmond residents by addressing local issues such as presenting both sides of the controversy over what sorts of cargo should be allowed to pass by its door, including jet fuel and coal, so that residents can educate themselves on managing their environment.

I don't know if Richmond Community Services is negative on a museum for Imperial Landing because it is perceived as a competitor for funding to their destination museum plans, but it is quite possible that the operating costs of the Museum of River Ecology could be financed by the shipping industry.

It would be nice if your report to the Planning Committee could recommend that this option be explored further before the re-zoning is considered by City Council. The essential element is that a low rental be negotiated now for Building 5 and 6 and that they be zoned for community use as a condition for re-zoning the remaining buildings for commercial use. Onni could then get on with its plans while the City pursues detailed planning for buildings 5 and 6.

-----  
[john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)

John Roston

12262 Ewen Avenue

Richmond, BC V7E 6S8

Phone: 604-274-2726

Fax: 604-241-4254



**From:** John Roston, Mr [mailto:[john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)]  
**Sent:** Thursday, 10 April 2014 12:19  
**To:** [news@richmondreview.com](mailto:news@richmondreview.com)  
**Cc:** MayorandCouncillors  
**Subject:** Onni Imperial Landing Rezoning

I know this letter is rather long so if you don't want to run it, I'd appreciate a note by return so I can submit it to the Richmond News. Thanks.

Editor:

Kudos to the City of Richmond Planning Committee for repeatedly rejecting the rezoning requests for the Onni Imperial Landing buildings. The councillors are insisting that the project provide a real benefit for Steveston residents and not just a lot of cash for Onni.

The rezoning process has shown the critical flaw of leaving it to Onni to run the consultations with Steveston residents. The original consultations were in a public meeting format where one of the residents stood up and suggested that one of the buildings be allocated to a new Steveston library. The idea received wide support from those attending. This feedback was never submitted to the City. Instead Onni waited a year and came up with a different consultation format that excluded public discussion and restricted residents to one-on-one conversations with Onni salespersons. Residents were then handed feedback sheets that asked what kind of retail stores they would like to have in the project without any mention of a library or other community facility such as a museum. These feedback sheets have been used by Onni to say that the residents want retail stores. The rezoning process should be changed to have the City run the consultation process at the developer's expense.

The Planning Committee wants Building 5 to be devoted to a new Steveston Library with a low rent on the same basis as that of the Ironwood Library. They should hold out for that no matter how long the buildings sit vacant.

The Planning Committee also wants a maritime museum in the project. The idea was rejected by Onni and City staff on the basis that there is not sufficient space. The Richmond Museum has approximately 2,000 sq. ft. of display space. Building 6 of Imperial Landing has over 9,000 sq. ft. of space. Yes it would be a small museum, but there are lots of small museums in the world that attract large numbers of visitors. It could be an educational Museum of River Ecology that explains what is happening in the waters off Steveston where the Fraser River meets the ocean. Rather than displaying large objects, the museum could consist of computerized displays showing real time data on the marine environment.

Few residents know that there is an underwater observatory off Richmond, maintained by the University of Victoria, that transmits real time data from a number of marine science sensors. Have a look at: <http://www.oceannetworks.ca/introduction-fraser-delta>. This research could be explained including why it is important to us, such as earthquake prediction.

There could also be displays explaining the ship traffic that passes right by Imperial Landing including fishing vessels, commercial freighters and coast guard patrol boats. Large vessels carry satellite transponders, just like aircraft, that give their position, speed, compass heading and destination. This information is displayed on interactive maps where you can click on the marker for a ship and find out all about it. See <http://www.vesselfinder.com/> or <http://www.marinetraffic.com/en/> and zoom in on the map to Steveston to see how it works. Information could be added on Steveston based vessels that

introduce you to the crew and what they do. Some of the smaller Steveston fishing vessels could be subsidized to install transponders, a major safety enhancement for them quite apart from the benefit to the museum.

Such a museum is not just for tourists; it could also attract Richmond residents by addressing local issues such as presenting both sides of the controversy over what sorts of cargo should be allowed to pass by its door, including jet fuel and coal, so that residents can educate themselves on managing their environment.

The operating costs of the museum could be financed by the shipping industry. For example, many of the vessels passing by Imperial Landing belong to Seaspan whose North Vancouver shipyard has recently received an \$8 billion dollar shipbuilding contract from the federal government.

In short, there is a lot more work to be done before the Planning Committee gives a green light to Onni.

John Roston  
Steveston

-----  
[john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)

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

**From:** Rupert Whiting - Gmail [<mailto:rupertwhiting@gmail.com>]

**Sent:** Tuesday, 08 April 2014 17:52

**To:** MayorandCouncillors

**Subject:** Thank you for your work tonight

Dear Mayor and Councillors,

I was in attendance at tonight's meeting and thought you did a wonderful job of representing the wants and needs of your community.

I would be happy with Ms Halsley-Brandt's proposal for a much higher payment from Onni to allow the (somewhat) inevitable rezoning and I particularly appreciated the way that you held the City Staff's feet to the fire. If Onni can be made to pay enough such that their investment in the building does not begin to pay back their investment for several years then I think we can say that the pay off is fair. It should give others pause before going ahead on similar projects AND the community gets unequivocal benefit from their actions. If we can get a marina in there too that would be wonderful.

I respect the work that you do and, for the first time tonight, got to see you in action. I was impressed and reassured.

Thank you for your civic service once again.

I shall make a note to try to attend future Onni related meetings.

Rupert Whiting  
[rupertwhiting@gmail.com](mailto:rupertwhiting@gmail.com)  
(604) 339-5369

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

Received.  
APR 08 2014



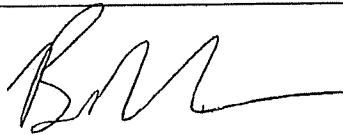
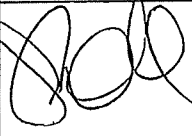
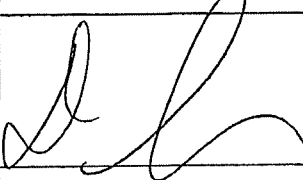


To: Mayor Malcolm Brodie & City Councillors

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

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

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

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

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

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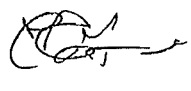
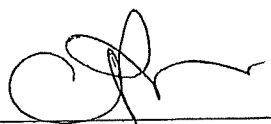
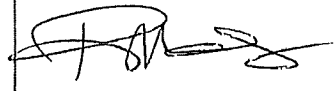

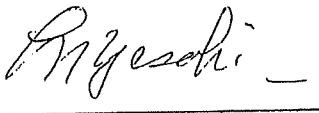

To: Mayor Malcolm Brodie & City Councillors

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Full Name	Address	Signature
ANTHONY Newton	12500 PHOENIX DRIVE RICHMOND BC	
Claudia Poerschke-Weber	12440 Phoenix Dr. Richmond BC	
Rachel Manaras	12480 Phoenix Rd BC	
Chris Manaras	" " " "	
Mee Zeski	12420 PHOENIX DR Rich. BC	
Cate Rodrigue	2-12331 PHOENIX DR. RICHMOND BC	

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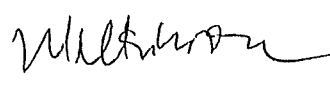
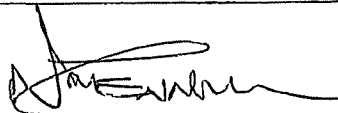


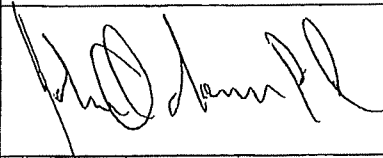
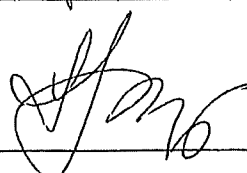
To: Mayor Malcolm Brodie & City Councillors

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

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

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

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



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Richmond, BC V6Y 2C1

To: Mayor Malcolm Brodie & City Councillors

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Full Name	Address	Signature
J. Morishita	105 - 4111 Bayview St	J. Morishita
Vivien Lindner	4375 Bayview St.	Vivien Lindner
Ekma Wang	4546 Moncton	Ekma Wang
ARTHUR EAKIN	4520 Britannia Dr.	Arthur Eakin
Lloyd Chen	12451 phoenix Dr.	Lloyd Chen
DEIDRE SILVA	5-12331 Phoenix Dr	Deidre Silva

City of Richmond  
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To: Mayor Malcolm Brodie & City Councillors

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

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

Full Name	Address	Signature
Ali J.	4535 Britannia Dr.	Ali
TERESA WOLF WOLF/SEALION	4526 BRITANNIA DR	Teresa Wolf
Tacquelina J.	12591 Phoenicia Dr. Rmnd.	Tacquelina

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Richmond, BC V6Y 2C1

To: Mayor Malcolm Brodie & City Councillors

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

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

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

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

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

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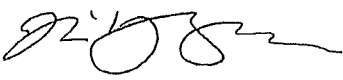
To: Mayor Malcolm Brodie & City Councillors

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

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

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

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

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

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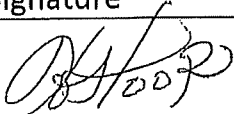
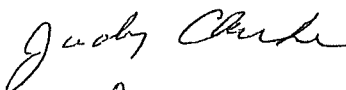
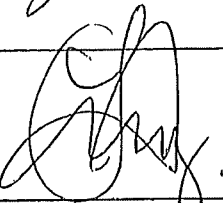

To: Mayor Malcolm Brodie & City Councillors

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

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

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

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

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

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Richmond, BC V6Y 2C1

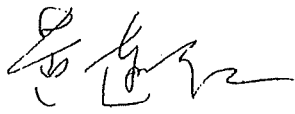

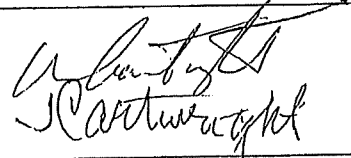
To: Mayor Malcolm Brodie & City Councillors

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

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

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

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

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



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


To: Mayor Malcolm Brodie & City Councillors

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

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

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

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

Full Name	Address	Signature
Rodney Kan	5-13028 No. 2 Rd	

**From:** Alexandra Tse [mailto:[alex\\_tse@sfu.ca](mailto:alex_tse@sfu.ca)]  
**Sent:** Tuesday, 08 April 2014 09:23  
**To:** Mayor and Councillors  
**Subject:** Thank you for standing up for Steveston

Dear Mayor and Councillors,

As someone who has grown up and spent most of their life in Steveston, I am very concerned to see the Onni development group using tricks to try and subvert Richmond's zoning bylaws at the Imperial Landing buildings.

The problem isn't that I agree or disagree with Onni's proposed plans - but I do have a problem with Onni feeling like it can get around the decisions of our democratically elected Council. There is no point in having our government do city planning when rich developers feel like they can ignore zoning bylaws. It's a question of democracy.

Here is an article that summarizes a lot of my feelings and opinions on the issue:  
<http://politicsrespun.org/2014/04/resistance-is-futile-steveston-developers-pr-flacks-and-the-borg/>

Thank you for standing up for Steveston. I appreciate your attention,  
Alex Tse

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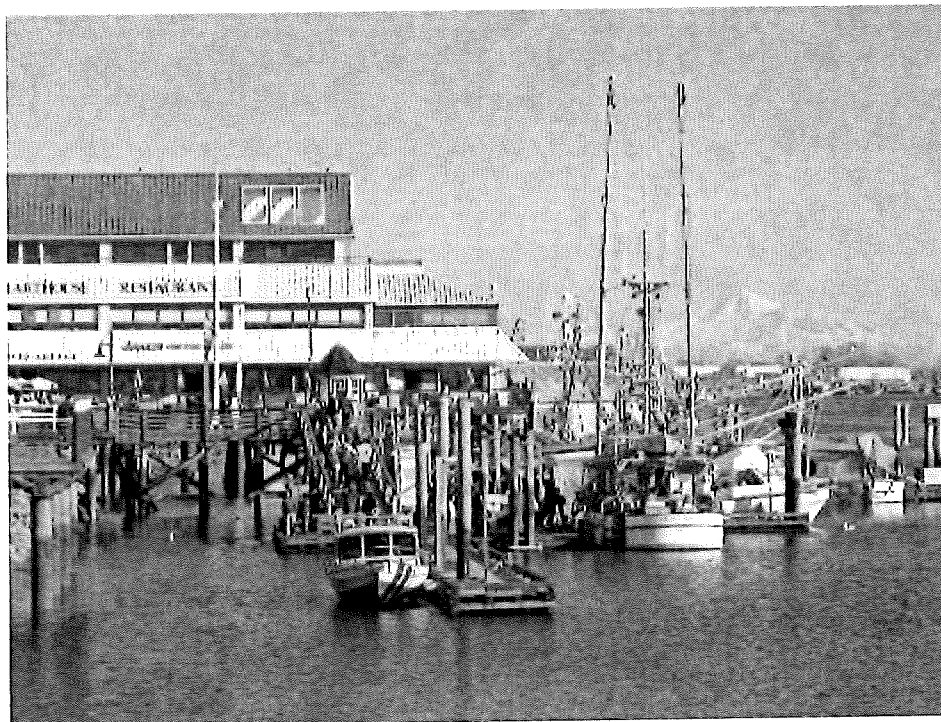
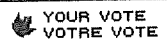
## **Resistance is Futile: Steveston, Developers, PR flacks, and the Borg**

[kevin harding](#)

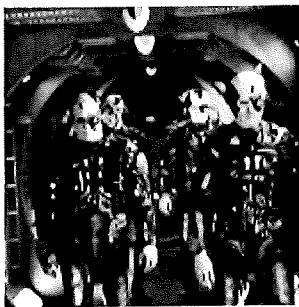
Monday, April 7th, 2014

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The idyllic town of Steveston, located at the western tip of Richmond, is the site of what appears to be a battle for the ages: the City Council is facing an invasion of [the Borg](#) as they debate what to do with a developer's plans for an historic district along the waterfront.



Yes, the Borg. Those *Star Trek* baddies who are part-human, mostly-machine who invade, who tell you in a terrifying voice that “Resistance is futile,” who ignore the fact that you just want to get on with your own life, and who assimilate you – forcibly make you be part of their plans, and do their bidding.

They’re pretty awesome villains on TV, and while Steveston isn’t actually facing an invasion of robots who want to take over your life, they’re facing a foe that’s pretty comparable.

Enter Onni. Onni is a real-estate development company. In Vancouver, that’s pretty much tantamount to the Borg. And Onni is making their stand in Steveston at Imperial Landing, a stretch of newly-developed land along what used to be the BC Packer’s fishing land and cannery alongside the Fraser River in Steveston. And they want you to comply with their wishes, and the won’t take no for an answer. Resistance is futile.

According to Onni’s website, Imperial Landing is a mixed-use community, featuring residential suites above “60,000 square feet of retail space.” However, if you were to visit Imperial Landing right now, you wouldn’t know it, because the bottoms of these new fancy residential suites are all empty.

“Empty?” You might ask. Why would valuable retail space alongside a waterfront in Vancouver be empty? A very good question.

It turns out that Richmond’s City Council wanted to preserve the character of the property that was up for development when BC Packers – the fishing and canning company – sold the land. So they zoned it “Mixed Maritime Use” – a land-use decision that intended to preserve the character of the area by restricting it to maritime-related uses, like fish markets, boat supplies and services, offices, and the like. They did this a long time ago.

But Onni didn’t like this. According to documents before the Richmond City Council’s Planning Committee, Onni has been, for some time, trying hard to convince Richmond to re-zone their land so that they can do more than just maritime related uses.

Richmond has so far said no – they have wanted to preserve the land for maritime uses. It’s a valid choice that the Council – democratically elected – has made. And in our society, that’s generally something to be respected.

But again, Onni won’t take no for an answer. Resistance is futile.

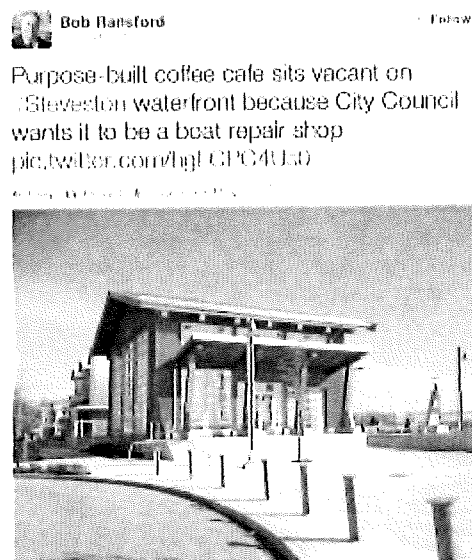
Onni went and built their Imperial Landing in the mixed maritime use land zone. They’re relatively pretty buildings, all new and shiny. And despite Onni arguing since at least 2007 that the mixed maritime use zone was economically unfeasible – they built them anyways.

And now that Onni claims that because they haven’t been able to find tenants to fill their mixed maritime retail spaces, they should be allowed to rezone them for broader retail uses. In effect, Onni wants to do an end-run around the planning process after they’ve been denied so many times.

Someone named Bob Ransford is leading a PR campaign on social media to support their desires to do just that. He's a local Steveston resident, PR person who works for real estate developers amongst other clients, and principal of Counterpoint Communications. He's tweeting doomday messages about the upcoming decision - in his words, surely only a sadistic City Council would allow such beautiful buildings to go unfilled. If you read his tweets, you'd think that Steveston were facing economic collapse if these buildings weren't immediately rezoned and leased out to the highest bidder.

Bob Ransford insists that he's doing this out of the goodness of his own heart. Which is probably a good thing, because if he were being paid by Onni to do this work, they might want to revisit his instructions.

Here's one of his recent tweets. See if you can spot the problem, and the Borg-ness of Onni's demand to Richmond City council:



See the problem? Let's go back to the current zoning of the land: mixed maritime use. For maritime related businesses and offices. How could, then, Onni ***purpose build a cafe*** in a maritime use?

Here's where the Borg come in. Remember, resistance is futile.

The process to get a construction permit in Richmond is apparently a quick review to ensure that your proposed building meets the zone in "character and form," ie, that it isn't completely out of whack. Since these are buildings to be leased, their use is flexible – they're effectively empty shells waiting to be filled in.

This is a loophole – obviously, the assumption that you will get a development permit for a building that suits the zone and then use it for those purposes. I suspect that the grand strategists at Onni saw an opportunity – while they had been arguing for some time that mixed maritime was economically unfeasible, they'd build buildings anyways, let them sit empty, and then push for the rezoning *ex post facto* – all to get what they wanted after being denied. The tell is in Bob Ransford's description of the space as a "purpose built cafe."

As the Borg would say, "you will comply."

There's more. Onni has been pushing for a 17,000 square foot grocery store – one of Jimmy Pattison's Nester's Groceries – to be stuck in one of the buildings. Totally not an allowed use under mixed maritime use zoning. So they hired Mustel, a polling and public opinion firm, to see if local residents wanted a new grocery store.

In the report to city council, Onni claims that the survey was overflowing with "unprompted" responses from residents who wanted a new grocery store. Except that the poll was a push-poll. The first four questions asked poll respondents *just how far* they had to go to get groceries, and how much grocery shopping they did outside of Steveston. Then they asked: "What stores would you like to see in the new development?"

Unsurprisingly, people wanted grocery stores! This is hardly news: when you ask leading questions, you're "priming the pump" and making people think about what you want them to think about. This can be put to terrific use with unscrupulous polling.

But again, who's surprised? Onni is the Borg. Resistance is futile.

Onni hired experts to say that the retail in the new buildings wouldn't compete with other shops already existing in the village. They claim to be looking for a different tenant mix. But Steveston already has a grocery store. Bob Ransford thinks this is fine, because, after all, competition is "quite legal and common in free market economies." Except, of course, that it's the opposite of what Onni is promising Richmond.

The issue will go before Richmond's planning commission tomorrow night (April 8) and I doubt that Onni will lose again. Because resistance is futile. And because Onni is offering a \$1,500,000 "voluntary contribution" to Richmond's leisure and culture fund.

Sadly, though, this highlights the death grip that real estate developers have on the Lower Mainland. The duplicity in this case is just more staggeringly obvious.

Here, we have a developer that has insisted that the property zoning on their land isn't "economically feasible," but they went and built what they wanted anyways. Now they say that the City has to acquiesce and comply with their demands, simply because the buildings that they built are empty.

What precedent would Richmond set here? A horrible one. Developers can build whatever they want, no matter the zoning of the land, and then force the City to change the zoning later. The death of local land use planning, all through a set of buildings along an idyllic waterfront.

While people like Bob Ransford might insist that they're just concerned about the community, it strikes me that they're only concerned about parts of the community that they agree with. Ransford himself says he was on the planning committee 17 years ago that set the mixed maritime use zone – he disagreed with it then, disagrees with it now. Only problem with that argument is that Council has decided, and Council represents the community. Nice collateral attack against the decision, though.



Ransford doesn't seem to get the problems here with the developer's duplicity – building what they want and then trying to force the decision *ex post facto*. He says he doesn't care about the developer, only the community. But perhaps he should remember that "perception is reality."

Onni is about to score the ultimate goal: forcing City Council to reverse its decision simply because they did what they wanted. Better to ask forgiveness than permission.

Duplicity abounds. Resistance is futile. You will comply.

Recommend { 858 }

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- December 11, 2010 [Stop Vancouver's Regressive Tax Shift and Budget Cuts](#) (3)
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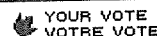


#### kevin harding

Kevin is a cooperator, an always-student, and passionate about the arts. As a principal of the Incipe Cooperative, Kevin works with colleagues in a workers' co-op offering services for advocacy and nonprofit organizations. He's passionate about education policy, having been through twenty some-odd years of schooling and still thinking it changes the world. He also thinks that art changes the world, and he works with Art for Impact to celebrate art's power for social change. A Vancouver born and raised resident who is exiled from Toronto, he constantly loses umbrellas and probably rants too much.

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Published April 7, 2014 & Filed in [British Columbia](#), [Class War](#), [Corporations](#)

- [Occupy Canada For May Day, With Bananas »](#)
- « [Welcome to Stephen Harper's Banana Republic](#)

### 3 responses so far.

1. *Pete Pallett* says:

[April 8, 2014 at 3:02 pm](#)

Resistance is not futile. Resistance, is essential!

[Reply](#)

2. *John Davies* says:

[April 8, 2014 at 6:14 pm](#)

I grew up in and around Steveston. It was a wonderful place. Moved out of Steveston in 1982 because develeopment was turning it into a toilet. The credo seems to be, jam in as many people as possible. The almighty dollar at work.

[Reply](#)

3. *Erik de Vries* says:

[April 10, 2014 at 10:51 pm](#)

This is what's happening to Cowichan Bay on Vancouver Island more or less as we speak...

[Reply](#)

### Leave a Reply

.....

Name (required)

.....

Mail (will not be published) (required)

.....

Website

.....

**From:** Rupert Whiting - Gmail [<mailto:rupertwhiting@gmail.com>]  
**Sent:** Monday, 07 April 2014 11:40 AM  
**To:** MayorandCouncillors  
**Subject:** No, No, No to Onni rezoning

You have to ask yourselves where it ends. This issue now extends far beyond the best use of the space. It impacts your personal credibility, the role of council in civic life and the ripples of whatever decision you make will be felt far beyond Richmond.

You can elect to avoid the current pain, such as it is, by allowing the rezoning to go through or you can elect to stay committed to a principle. **A principle that says that the council will not be bullied.** Onni acted out of self-interest and then, like a wolf in sheep's clothing are appealing to the "benefit of the community" when it suits them. They have proposed no inarguable benefits to the Village, they are using intentionally misleading data from consultants to make their points and the only stakeholder who will reap unequivocal benefits from the decision to rezone will be the party who created the issue in the first place.

I understand the staff's recommendation to loosen zoning restrictions but I question their ability, indeed whether they have the remit, to consider the broader social implications of the move. We rely on you to hold a vision of the long-term best interests of Richmond as a whole in mind. Capitulating at this stage is not the answer. Tell the staff that they got it WRONG.

Principles are there to be tested. Will yours pass the test?

For the record, I am resigned to the eventual rezoning of these buildings and do not believe that it would be in the long-term best interests of the area to maintain Mixed-maritime zoning for more than 5 years however this is TOO SOON. Onni and others must be given cause to reconsider the wisdom of developing White Elephants in the hope/expectation that they can embarrass Councils into granting them profitable concessions so soon after the fact. As I say, they are the only stakeholder who can be certain of a positive outcome from the rezoning. That cannot be right - on principle.

Choose wisely as the path of least resistance is rarely the right one.

Rupert Whiting  
[rupertwhiting@gmail.com](mailto:rupertwhiting@gmail.com)  
(604) 339-5369

**From:** Rupert Whiting - Gmail [<mailto:rupertwhiting@gmail.com>]  
**Sent:** Friday, 04 April 2014 3:42 PM  
**To:** MayorandCouncillors  
**Subject:** PLEASE DO NOT Rezone the Onni Property in STEVESTON

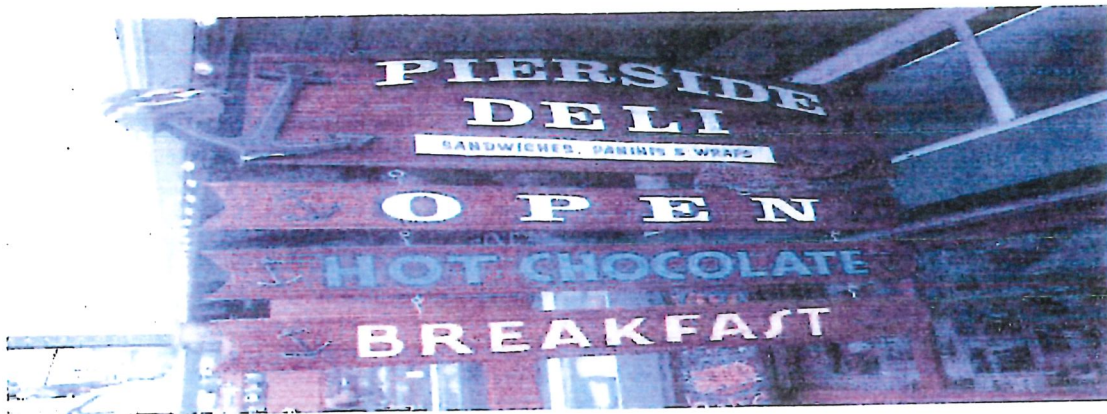
Just incase a recent tweet asking residents to call for you to rezone the development on the waterfront in Steveston elicit any response I wanted to reiterate my objection to rezoning. I Have two caveats that would make rezoning acceptable:

1. A lengthy delay in occupancy for at least three years thereby allowing existing business to adjust their business models and/or renegotiate leases.
2. Partial rezoning by building (although I hear that Onni has rejected this).

Please stand by your principles and let the building stand empty. You and I know that to capitulate will only lead to further abuses in the City in the future as your stomach for fight will be questioned by every developer who thinks that they can stare you down.

Rupert Whiting  
[rupertwhiting@gmail.com](mailto:rupertwhiting@gmail.com)  
(604) 339-5369

**Public Correspondence**  
(Received after April 30, 2014)



May 5 2014

To whom it may concern:

I am writing this letter in regards to the rezoning application east of #1 road and Bayview (The Omni Project). In regards to the commercial units I do not believe that this would be beneficial to any small business owners or their establishments in Heritage Steveston.

Steveston is built on the foundation of small businesses and small close community standards. Big box businesses such as Tim Hortons, franchises businesses that can carry their own in the slow months would be detrimental to any small business trying to survive in Steveston.

If this rezoning is approved many small businesses, coffee shops and such will be phased out and will no longer be apart of this community and it's small town feel. While we understand growth is a part of any community, Steveston has always been a small town community that thrives on businesses helping one another out and supporting the small town business feel. Please strongly reconsider this change in rezoning and consider the small business owners personal lives, and livelihood. In no way will it be a positive move for any small business owners in our community.

Best Regards,

Owners: Janice Sieg, Rainer Sieg, Kirsten Gaiser



CHARTHOUSE RESTAURANT AT STEVESTON HARBOUR

200-3866 Bayview Street  
Richmond, B.C. V7E 4R7  
Tel: 604 271-7001

May 5, 2014

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

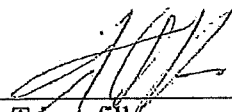
Dear Sirs:

**Re: Proposed Omni Developments Bayview Street Rezoning**

I, George Triantafillou the owner of Chighthouse Restaurant located at 200-3866 Bayview Street, wish to express my opposition to the rezoning application by Omni Developments for their project on Bayview Street from Maritime Mixed Use to Commercial.

I 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, I feel that the parking situation for commercial space in that development is extremely inadequate.

Yours truly,

  
\_\_\_\_\_  
George Triantafillou

**PETITION TO RICHMOND CITY COUNCIL**  
**RE: Rezoning Application by Onni Development Regarding 4300 Bayview Street**

The undersigned business owners of the community of Steveston wish to petition against Onni's application to change the existing MMU zoning to additional commercial uses. We feel that Steveston is over-built commercially without the population density to support the existing businesses year round and that additional commercial use space will have a major negative impact on the existing businesses.

NAME	BUSINESS NAME	PHONE NO.	EMAIL ADDRESS
<i>[Signature]</i>	South Steveston	604-277-3008	
JUSTIN	STEVESTON PHO	604 870 3703	
C Heringer	Heringers Meats	274-MEAT	
K Heringer	" "	" "	
David	Beane & Bayview	604-277-7667	clavood/che@h-toriel.com
<i>[Signature]</i>	" "	604-277-2687	
SEPO	SEPO'S AUTO	604/204-0415	
JEREMY DE	STEVESTON PHARMACY	604-271-2820	
Sire Sigales	MAMA'S PIZZA	604 271 6400	
PHILIPPE LEROUX	Damien's Waffles	604 304 28 84	Damienswaffles@hotmail.com
Mark Westrich	Pacific North West	604-274-7238	
Lina Wong	Meowt & Barb	604 271-3647	meowparkavenue@shaw.ca
Glenda Walliser	BON RETOUR	604-370-1951	glenda@bonretour.com
<i>[Signature]</i>	Shi po. 822	604 272-4322	
Sarah Kordick	Nurse Next Door	604.644.5524	richmond@nursenextdoor.com
Zilgen Duh	Tefferson cleaner	604-2718223	
Judy Koon	Gordon Apple	604-468-9718	
Natasha Longman	Alegria Cafe	604-374-1215	nlangman@msn.com
E. M. VASHTA	NIKKA FISHING + MARKET	604-271-6332	
ANDREW FLORENTO	BUDGET APPLIANCE RENT	604-271-0666	budgetappliance@live.com
Genessee Langdon	The Steveston Hotel	604.277.9511	genessee@thebrickanddear.com
<i>[Signature]</i>	Buck & Sam BAR & GRILL	604-277-9511	david@the-steveston.com

**PETITION TO RICHMOND CITY COUNCIL**  
**RE: Rezoning Application by Onni Development Regarding 4300 Bayview Street**

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NAME	BUSINESS NAME	PHONE NO.	EMAIL ADDRESS
Ran Hill	Village Books & Coffee House	272-6601	villagebooks@shaw.ca
Robin Forgrave	Steveston Marine	604-277-7031	robin@stevestonmarine.com
ES FRANK		778-999-9014	TARIES@TELUS.NET
Doug Fraser	Salt & Sand Sec.	604-519-7233	doug@saltandsandsecurity.com
Nick Kallaklis	CHANNERY ARTS	604-272-1222	nick.kallaklis@shaw.ca
Gary Labuyer	Rod's Building	604 277 1191	gary@rods65.com
NADIR THOMAS	UNICUTTERS	604 272 4247	nadir@unicutters@hotmail.com
Dianne Nielsen	NIELSEN COMPANY, COA	604 275-3244	dianne-nielsen@shawbiz.ca
Soset Hamburger	Scpps Pig & Puff	604 833-5220	S. B.
Peter Chini	PAT'S GALLERY	604-277-1112	titaplena@hotmail.com
R. Bunkerworth	ELVES EMBRO	604 275 8191	ELVES_EMBROIDERY@TELUS.NET
Suzanne Strutton	SERENDIPITY'S	604-275-1683	serendipity@telus.net
LYSSA KAYRA	4CATS ARTS	778-828-4092	STEVESON@4CATS.COM

**PETITION TO RICHMOND CITY COUNCIL**  
**RE: Rezoning Application by Onni Development Regarding 4300 Bayview Street**

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NAME	BUSINESS NAME	PHONE NO.	EMAIL ADDRESS
THOMAS CHIN	338 KITCHEN	604-720-8710	KILBYTHOMAS@HOTMAIL
Ramona Bianca	Focus Pilates	604-591-6543	ramonabianca@gmail.com
DR. M. LU	DML INC	604 271 2507	manager@Tenderloin.ca
Scott Livingstone	STEVESON ACUPUNCTURE	604 916 3833	STEVESONACU@GMAIL.COM
PYA N HATER	STEVESON TATTOO	604-284-5020	WACERTATTOO@HOTMAIL
Sam Lu	SUPERNOVA	604 271 2722	sam@supernovavancouver.ca



# Steveston nominated as heritage site

**MICHAEL MUI**

24 hours  
michael.mui@sunmedia.ca

Richmond City Hall is trying to take Steveston back from the big screen to its roots as a fishing village that was once a significant supplier of food for the war effort during the First and Second World Wars.

Those unfamiliar with the southwestern Richmond village might see the former B.C. port of call as the home of hit television series *Once Upon a Time*, or be excited to see it appear in an upcoming *Godzilla* movie.

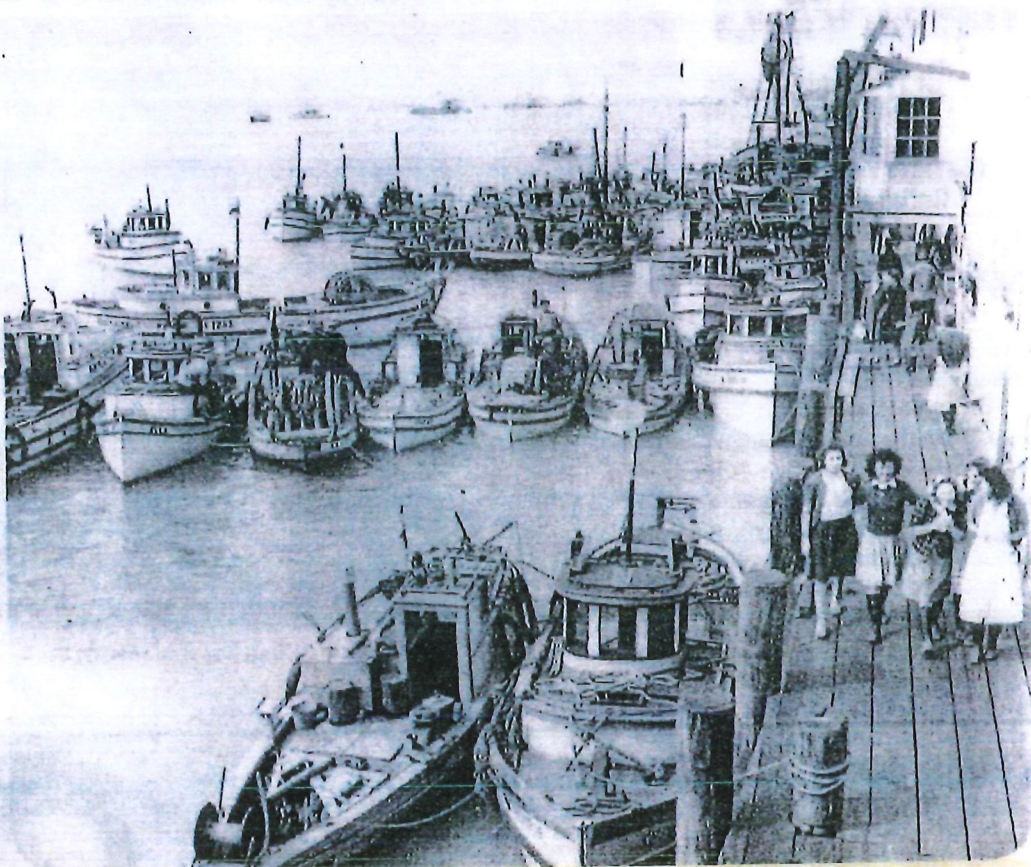
Coun. Bill McNulty said council is partly to blame for the historical site's now-famous silver screen ties.

"That's not what it should be known for. It should be known for historical significance," he said on Tuesday.

"We've not done a good job of selling it in that aspect. We've picked it up for tourism, but also we need to push for the significance with regards to history."

That push, McNulty said, is the reason council has approved \$20,000 for a consultant to write an application to nominate Steveston Village as a UNESCO World Heritage Site.

The village is still home today to former "Monster" Gulf of Georgia Cannery — the largest of 43 at the turn



1940s photograph of fishing boats docked at Imperial cannery in Steveston with five young women fish cannery workers walking along the dock. CITY OF RICHMOND ARCHIVES, PHOTOGRAPH #1985 4 14



**In 1887, the first ship from Liverpool came to Canada ... anchored there, and loaded up with salmon and took the first load of salmon back to England. »**

— Coun. Bill McNulty, Richmond

of the century at Steveston's waterfront. At its peak, the

cannery produced 2.5 million cans of salmon in one year.

"And it's still going today as a museum with Parks Canada," McNulty said.

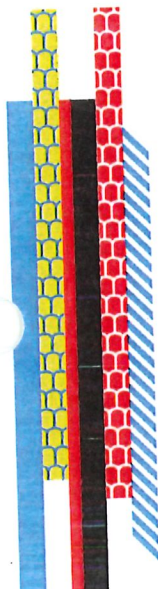
The village — which runs little more than a few blocks in each direction near the intersection of No. 1 Road and Moncton Street — is also home to Canada's second oldest post office, still functioning today.

In more recent years, development has sprung up around the village and many of its buildings are now being redone — or in some cases, even torn down and rebuilt.

McNulty said council continues to try to "curtail" the development of the village and maintain its rustic character.

[Comment at vancouver.24hrs.ca](http://vancouver.24hrs.ca)





Mayor and Council  
City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y2C1

May 6, 2014

Delivered by email

Dear Mayor Brodie and Council Members:

On behalf of the Board of Directors of the Canadian International Dragon Boat Festival Society, presenter of the annual Steveston Dragon Boat Festival held in August, we are writing in support of the Onni development application you are discussing on May 6th.

The 5th Annual Steveston Dragon Boat Festival has already reached maximum registration of 72 dragon boat teams, made up of 22 paddlers (1584 paddlers in total) and an average of 10 more extra paddlers and supporters who accompany each team to races. Many of the paddlers come from out of town, spending an estimated \$695 per person in tourism dollars. Past surveys have shown that many paddlers, both visiting and regional, stated that they had never visited Steveston and that they planned to re-visit as a result of taking part in the dragon boat festival. Steveston and the rest of Richmond will benefit from additional tourism-based visits as a direct result of the paddler's experiences in Steveston.

It is because of corporate supporters such as Onni that the dragon boat festival is able to sustain itself without additional City of Richmond spending. Last year we held our event on the property that is the subject of today's application and it was viewed very favourably by the paddlers. The only improvement they noted was that it would have been nice to have shops, restaurants and cultural venues in the empty stores to help them fill the hours between races. As tourists the paddlers are very partial to shopping and taking in local culture and attractions and have the disposable incomes to allow for these activities.

Also, as boaters who travel, we prefer to have local amenities close to the docks and marinas to allow us to shop for supplies and boating equipment within walking distance. We also believe that enhancing the marina and adding a library that boaters can use would be great additions to Steveston, making it easier to attract even more teams and allow us to expand to a two day festival. There are many events throughout North America that paddlers could chose to visit and maintaining our competitive advantage by holding an event in an attractive tourist destination has allowed us to expand our event year after year.

We hope that Onni is successful in their re-zoning application and look forward to the increased attractiveness of Steveston that will develop as a result of commercial and cultural enhancements. Onni is an excellent community partner and we know that if they are successful our non-profit society's activities in Richmond will be successful as well.

Yours truly,

*Ann Phelps*

Ann Phelps  
General Manager

**Badyal, Sara**

---

**From:** John Roston, Mr <john.roston@mcgill.ca>  
**Sent:** Wednesday, 7 May 2014 4:20 PM  
**To:** Mayor and Councillors  
**Cc:** Planning Development; Taylor, Kirk; Badyal, Sara  
**Subject:** Onni Contribution - Re Planning Committee Meeting May 6

Many thanks to the members of the Planning Committee for great patience in making sure that delegations were heard on the Onni application.

Further to the document referred to staff that I handed out suggesting a reasonable rental rate for Buildings 5 and 6 if they are used for a Library and a Museum respectively, I think it's equally important for staff to have a reasonable figure for the Onni contribution to the Steveston Community Amenity account that they can use in discussions with Onni.

I have done a few calculations on the "lift" in rental revenue that Onni would receive if Buildings 1-4 are rezoned and rented at commercial rates. No doubt city staff are better equipped to do a more exact calculation and can correct my assumptions if necessary.

Based on the discussion at the meeting, it appears that \$30 ft. would be a conservative estimate of the difference between industrial and commercial annual rental rates averaged over 20 years. The total space under discussion is about 55,000 ft. minus about 22,000 ft. for Buildings 5 and 6 = 33,000 ft. @ \$30 = \$990,000 extra revenue per year or \$82,500 per month.

If this \$82,500 is invested every month over 20 years @ 4% compounded annually, Onni winds up with a windfall of almost \$30 million at the end of 20 years. The present value of that \$30 million @ 4% is about \$13,700,000.

Splitting that with Onni results in Onni contributing \$6,850,000 to the Steveston Community Amenity account.

If the Museum in Building 6 does not proceed, then the same calculation results in a total windfall of \$37.7 million and the present value is \$17,200,000.

Splitting that with Onni results in Onni contributing \$8,600,000 to the Steveston Community Amenity account.

I would be interested in meeting with any Councillors who would like to see a strategic plan developed for a Steveston River Ecology Museum in Building 6 or elsewhere in Steveston. While such a museum might eventually be run by an independent body, it requires the initial planning to be done with City expertise and the initial government and community fundraising to be organized by the City in combination with a little help from the Steveston Community Amenity account.

In turn, City Council will get the credit for a major initiative of direct benefit to both the community and the Steveston merchants. Many of the merchants at Tuesday's meeting expressed strong support for the idea to me afterwards. Their fear of competition from new stores may or may not be well founded, but it would be great to get them cheering some aspect of the Onni development.

---

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



**Badyal, Sara**

**From:** Colleen Burke <mcburke@telus.net>  
**Sent:** Thursday, 8 May 2014 7:18 PM  
**To:** Badyal, Sara  
**Cc:** MayorandCouncillors  
**Subject:** Re: Onni development on Steveston waterfront

Thank you, Sara.

I have watched for newspaper and website notices as to a public hearing on the proposed amending bylaw. Perhaps I had missed them, or the city does not intend to hold a formal hearing before the proposed bylaw is voted on. However, Onni's proposed rezoning is very important to those of us living across the street, and the developer's own consultations and reports are hardly neutral or inclusive of our interests.

Can you confirm whether a public hearing is intended to be held? A zoning change from marine uses to general commercial and community library would have significant impacts, from a local resident and business community perspective.

Some of us have expected that a formal hearing would be held, so there would be a legal, predictable form of notice and schedule for getting our information and concerns conveyed to Council in advance of a final decision.

In any case, Would you kindly let me know when the matter will be considered again by the Planning Committee and especially, before the bylaw is voted on by Council?

Thanks,  
Colleen Burke  
4311 Bayview Street  
Richmond

> On May 8, 2014, at 10:08 AM, "Badyal, Sara" <SBadyal@richmond.ca> wrote:

>  
> Dear Ms. Burke,  
>  
> Thank you for your continued interest in the rezoning application for additional commercial uses on the Onni site.  
>  
> I will review your concerns and share your email with Transportation division staff. Your email will also be forwarded to Planning Committee along with the next staff report regarding the rezoning application.  
>  
> The Onni rezoning application regarding additional commercial uses at their Bayview Street site was considered at the Planning Committee meetings on November 19, 2013, April 8, 2014 and May 6, 2014. Planning Committee referred the application back to staff and staff is currently working on addressing the referral.

> References:

> Planning Committee - May 6, 2014 - Link to Minutes (including link to referral staff report with attachments, including public correspondence) will be posted at:  
<http://www.richmond.ca/cityhall/council/agendas/planning/2014>

>  
> Planning Committee - April 8, 2014 - Minutes (including link to referral staff report with attachments, including public correspondence): [http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814_minutes.htm)

>  
> Planning Committee - November 19, 2013 - Minutes (including link to original rezoning staff report with colour maps/attachments, including a large amount of public input):

$\succ$  $\gamma$ 

## > Planner 2

> Development Applications Division

> Tel: 604-276-4282

 $\succ$ 

> From: Colleen Burke [mailto:mcburke@telus.net]

> To: MayorandCouncillors

> Subject: Onni development on Steveston waterfront

10 "the prospect of a library will overcome all city

> ...refusing to accept the zoning law and offering money to have the

> ...that is, for the hundreds of vehicles that will come and go from the commercial use Onni's

> Little boy got hit by a car, the other day, as it swung around the turn at the east

> "on the duke Bayview street which is barely suitable to handle a new set of

> ...the potential profitability of a commercial strip mall on the dyke compared to

> ... residents of this area, on the other hand, seems to be a non-issue. But as our

> ... buildings on the dyke suggests the developer knew all along it could get what it

> ...compatible with the quiet residential and marine character that draws so

> ...aerial strip mall on the dyke be consistent with an application for Steveston to

>

> Colleen Burke

**Badyal, Sara**

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**From:** Kevin Skipworth <kpskip@shaw.ca>  
**Sent:** Friday, 9 May 2014 10:55 PM  
**To:** Badyal, Sara  
**Subject:** RE: 4020 Bayview St - Onni rezoning application

Dear Ms. Badyal,

Thank you for your email response regarding the rezoning of 4020 Bayview and associated properties constructed by Onni. Having read in the Richmond Review dated May 7<sup>th</sup>, 2014 it seems that the Richmond City Council under the leadership of Mayor Malcolm Brodie is determined to hold Onni ransom on this project and not allow zoning which will allow for a free market economy. I would like to hear from the Mayor himself on this matter, as I am a Steveston resident frustrated by the fact that I must drive at least 5kms out of Steveston to purchase groceries which are satisfactory to my budget and quality. As well, I deal with TD Bank and again I must drive out of Steveston to attend to that bank instead of walking or riding a bike over to that bank. The facilities are built! Why not allow for them to be used! Instead of being difficult in allowing for use which is more reasonable to our current economy then marine related. Last weekend I wanted to have a nice birthday dinner with my family, but after having been told by the Blue Canoe that it was full until after 7:30p (I have a 6 year old and that is far too late), and not being able to attend to one of the water front pubs or seafood houses, ended up driving to the Keg on No. 5 Road. So please tell me how this obstruction to a zoning change is benefiting myself, a Steveston resident. Continually asking for more than is fair, especially when I see enormous homes being built on No. 2 Road, Finn Road and other places tells me this is merely a political move and not in the best interest of a resident who pays taxes. Are the new commercial spaces being built at the foot of No 2 Road going to be Marine Related? Why wouldn't that carry given the flavor of the Bayview project.

I do not want a stock email returned to me. I would like the Mayor or member of Council to respond and explain to me how this drawn out process makes my life and my tax dollars better in the neighbourhood I live in. Because honestly it does not feel that way at all and I will empower anyone I can when elections come to feel the same way about a local government that seems to be acting on a vendetta.

Your response is extremely important to me. Please provide one.

Kevin Skipworth

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**From:** Badyal, Sara [mailto:SBadyal@richmond.ca]  
**Sent:** April-29-14 2:25 PM  
**To:** 'kpskip@shaw.ca'  
**Subject:** 4020 Bayview St - Onni rezoning application

Dear Mr. Skipworth,

Thank you for your email regarding the Onni site.

The City is reviewing Onni's rezoning application RZ 13-633927 to allow for a wider range of commercial uses on the site. The application was reviewed by Planning Committee and was referred back to staff.

The Onni rezoning application has been referred to the May 6 Planning Committee meeting. Onni's current rezoning application regarding their Bayview Street site was first considered at the November 19, 2013 Planning Committee meeting and referred back to staff. The application was reviewed a second time along with new information at the April 8, 2014 Planning Committee meeting. It was referred back to staff and to the April 23, 2014 Planning Committee meeting. At the April 14, 2014 Council meeting, it was decided that the Onni rezoning application be forwarded to the May 6, 2014 Planning Committee meeting instead.

At the April 23, 2014 Planning Committee meeting, the rezoning application was 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.

Staff is currently working on addressing this referral and your correspondence will be provided to Planning Committee along with the next staff report regarding the rezoning application.

References:

Planning Committee - April 8, 2014 – Minutes (including link to referral staff report with attachments, including public correspondence): [http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814_minutes.htm)

Planning Committee - November 19, 2013 – Minutes (including link to original rezoning staff report with colour maps/attachments, including a large amount of public input):  
[http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913_minutes.htm)

Regards,

Sara Badyal, M.Arch., RPP  
Planner 2  
Development Applications Division  
City of Richmond  
Tel: 604-276-4282

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**From:** Kevin Skipworth [<mailto:kpskip@shaw.ca>]  
**Sent:** Monday, 28 April 2014 21:31  
**To:** Mayor and Councillors  
**Subject:** Onni Development in Steveston

I would like to pass on my comments regarding the rezoning of the Onni Development in Steveston. As a resident of Steveston and one who walks into the Village and uses its facilities and businesses, I find it extremely frustrating to see this development sit empty. I completely disagree with the notion of keeping zoning focused on an industry that is not sustainable in today's market place. It is clear from the absence of businesses in those facilities and the amount of marine related businesses in the Village, that keeping the zoning for that purpose completely goes against a free market society. We need another grocery store, one that provides better quality and more meal items that would keep me from driving outside of Steveston for groceries. Further a restaurant on the water where I can take my family for dinner would be a nice addition to the Village. I cannot take my son to the Shady Island Pub, the Blue Canoe has a limited menu and an expensive one, Mandalay Steak House again is not family orientated... You get my point. The Merchants Association is calling on a formula to protect their self interests. What about the interests of the community that would like further services and opportunities? What about providing for destination shops/restaurants for those outside of Steveston?

Keeping the zoning as it is now or asking for a very restrictive change is holding development hostage. And if you are going to restrict the development of Steveston hostage and provide for empty space that turns people away instead of attracting them, then please feel free to reduce my property taxes because you are reducing the value of our Village. Exaggerated perhaps, but as a resident it upsets me to see this. Why not just prevent the development in the first place if the intention was to never allow for the rezoning?

Please pass on my concerns to those with direct impact on the decision at hand.

Thank you,

**Badyal, Sara**

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**From:** Colleen Burke <mcburke@telus.net>  
**Sent:** Thursday, 15 May 2014 11:21 AM  
**To:** Badyal, Sara; MayorandCouncillors  
**Subject:** Steveston waterfront proposal - Bayview traffic  
**Attachments:** photo 1.JPG; ATT00001.txt; photo 2.JPG; ATT00002.txt; photo 3.JPG; ATT00003.txt; photo 4.JPG; ATT00004.txt; photo 5.JPG; ATT00005.txt

Further to my previous letter, these photos have been taken from my townhouse across from Onni's development at the east end of Bayview, where the street curves around to meet two favourite walking paths near Phoenix pond, and the 5th picture was taken at Bayview and Easthope, where kids like to board and hang out at the traffic circle.

No amount of adjustments to traffic speed will keep kids and old people safe on Bayview if Onni's latest application is approved.

You can see that so far, this street is of a quiet, residential nature, a transitional route to and from the riverfront and other recreational paths and the village shops. A few marine stores and offices would have some impact - and this is what we resident owners expected. But permitting a giant commercial mall, along with other multiple vehicle destination activities, will turn it into a completely different world - it will become a major traffic thoroughfare with substantial increases in congestion, exhaust, litter, noise, and light pollution, increased cracking in our buildings, crime, and collisions - all having nothing to do with the small town, heritage character of Steveston or its significance as a west coast fishing port. All so that one owner, Onni, can make even more money than it already has from this area. And potentially to drive the family owned shops that we support now, out of business for good. Please hold fast to a principled approach to planning, as reflected in the current OCP and zoning for this area.

Colleen Burke  
Owner, resident  
4311 Bayview







**Badyal, Sara**

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**From:** Badyal, Sara  
**Sent:** Tuesday, 20 May 2014 1:08 PM  
**To:** Badyal, Sara  
**Subject:** FW: Thanks for holding your position on the Waterfront

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

From: Rupert [<mailto:rupertwhiting@gmail.com>]  
Sent: Wednesday, 14 May 2014 19:32  
To: MayorandCouncillors  
Subject: Thanks for holding your position on the Waterfront

I am going to take a wild stab and suggest that you get more mail when people are upset at your position than when they are in support of it. I wanted to redress that balance somewhat and say that I think that the planning committee have not missed a step over the past few months in the position that you are taking with the Waterfront property in Steveston.

It is a very tough position to be in. Even though I am a relatively new resident (8 years) I think I can understand how the situation unfolded and you are taking what is, to my mind the only acceptable route out.

There are those (very few) residents who are calling for an early resolution to this issue but whenever I ask them to paint for me a compelling picture of the future based on an early abdication (sorry, I mean granting of a rezoning) I hear nothing back so I can only assume that no-one has a positive outcome in mind for the village as a whole once rezoning is granted. Based on that assumption I agree that your only alternatives are to hold out for either long enough for a positive outcome to become apparent (marina development or some unforeseeable dramatic increase in demand for retail in the Village) or long enough that the money on offer purchases a positive outcome for the village regardless of what happens on the development.

I would ordinarily suggest that the City becoming a tenant of this developer would be a BAD idea however I recognize that your options are limited and that with a good tenancy agreement it might not be all bad.

Thanks for your hard work on behalf of the citizens of Richmond. It is appreciated by many.

Regards

Rupert Whiting.  
Sent from my iPad

**Badyal, Sara**

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**From:** Badyal, Sara  
**Sent:** Tuesday, 10 June 2014 9:15 AM  
**To:** Badyal, Sara  
**Subject:** FW: Enquiry regarding The Onni's Imperial Landing on Bayview Street

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**From:** Jacob Braun [mailto:[kobi.braun@gmail.com](mailto:kobi.braun@gmail.com)]  
**Sent:** Monday, 09 June 2014 11:55 AM  
**To:** Badyal, Sara  
**Subject:** Re: Enquiry regarding Landing Development

Thank You so much

We just moved to Gerrard Pl. (off Bay View) and we would like to see some stores open before summer ends (Also, so many tourist are on the nice promenade and all stores are closed -bad for city reputation and prospect city income)

**Badyal, Sara**

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**From:** Badyal, Sara  
**Sent:** Tuesday, 10 June 2014 10:50 AM  
**To:** Badyal, Sara  
**Subject:** FW: FW: Enquiry regarding The Onni's Imperial Landing on Bayview Street

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**From:** Jacob Braun [<mailto:kobi.braun@gmail.com>]  
**Sent:** Tuesday, 10 June 2014 10:27 AM  
**To:** Badyal, Sara  
**Subject:** Re: FW: Enquiry regarding The Onni's Imperial Landing on Bayview Street

Thank You for detailed mail

As a near by neighbour we would like to see some stores like 7-11, pharmaceutical, ice cream coffee gift shop and many restaurants and bars like in any successful promenade.

It will bring many tourists and will help with city income and employments

Please forward to whom it may concern and please ask them to act faster before the season is over.

Regards

Jacob Braun

## **Badyal, Sara**

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**From:** Badyal, Sara  
**Sent:** Monday, 23 June 2014 9:19 AM  
**To:** Badyal, Sara  
**Subject:** FW: Onni Bayview/ Steveston rezoning application

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**From:** Colleen Burke [<mailto:mcburke@telus.net>]  
**Sent:** Friday, 20 June 2014 15:30  
**To:** Mayor and Councillors  
**Subject:** Onni Bayview/ Steveston rezoning application

The following is copied from Onni's Imperial Landing website - apparently for prospective tenants:

"Comprised of 6 mixed-use buildings facing the Fraser River along the boardwalk, including approximately 60,000 sq. ft. of ground floor retail space, these high-profile retail spaces offer continuous pedestrian traffic in a well-known location for locals and tourists from around the world.

### **Available Space**

Approximately 60,000 sq. ft. of retail space

### **Features**

- No. 1 Road and Bayview Street  
Steps away from Steveston Fisherman's Wharf
- Waterfront views
- Strong demographics
- Vibrant, unique neighbourhood
- Grocery anchored  
Pretty much the same ad for several years now.

Nothing in the current zoning to indicate 60,000 sf of retail and grocery anchored.  
Why no advertising for maritime uses?  
What are we to make of this?

C Burke  
Resident, owner  
4311 Bayview Street

### **Available Space**

Approximately 60,000 sq. ft. of retail space

### **Features**

- No. 1 Road and Bayview Street
- Steps away from Steveston Fisherman's Wharf  
Waterfront views
- Strong demographics
- Vibrant, unique neighbourhood
- Grocery anchored

### **Space Available Space**

Approximately 60,000 sq. ft. of retail space

### **Features**

- No. 1 Road and Bayview Street
- Steps away from Steveston Fisherman's Wharf
- Waterfront views
- Strong demographics
- Vibrant, unique neighbourhood
- Grocery anchored

Approximately 60,000 sq. ft. of retail space

### **Features**

- No. 1 Road and Bayview Street
- Steps away from Steveston Fisherman's Wharf
- Waterfront views
- Strong demographics
- Vibrant, unique neighbourhood
- Grocery anchored

Village at Imperial Landing is the final phase of Onni's award-winning Imperial Landing master-planned community along the busy Steveston waterfront.

Comprised of 6 mixed-use buildings facing the Fraser River along the boardwalk, including approximately 60,000 sq.ft. of ground floor retail space, these high-profile retail spaces offer continuous pedestrian traffic in a well-known location for locals and tourists from around the world.

### **Available Space**

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### **Features**

- No. 1 Road and Bayview Street
- Steps away from Steveston Fisherman's Wharf
- Waterfront views
- Strong demographics
- Vibrant, unique neighbourhood
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The Village at Imperial Landing is the final phase of Onni's award-winning Imperial Landing master-planned community along the busy Steveston waterfront.

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### **Available Space**

Approximately 60,000 sq. ft. of retail space

### **Features**

- No. 1 Road and Bayview Street
- Steps away from Steveston Fisherman's Wharf
- Waterfront views
- Strong demographics
- Vibrant, unique neighbourhood
- Grocery anchored

**Badyal, Sara**

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**From:** Badyal, Sara  
**Sent:** Monday, 23 June 2014 9:18 AM  
**To:** Badyal, Sara  
**Subject:** FW: Imperial Onni rezoning application Bayview street  
**Attachments:** photo 1.JPG; ATT00001.txt; photo 2.JPG; ATT00002.txt; photo 3.JPG; ATT00003.txt

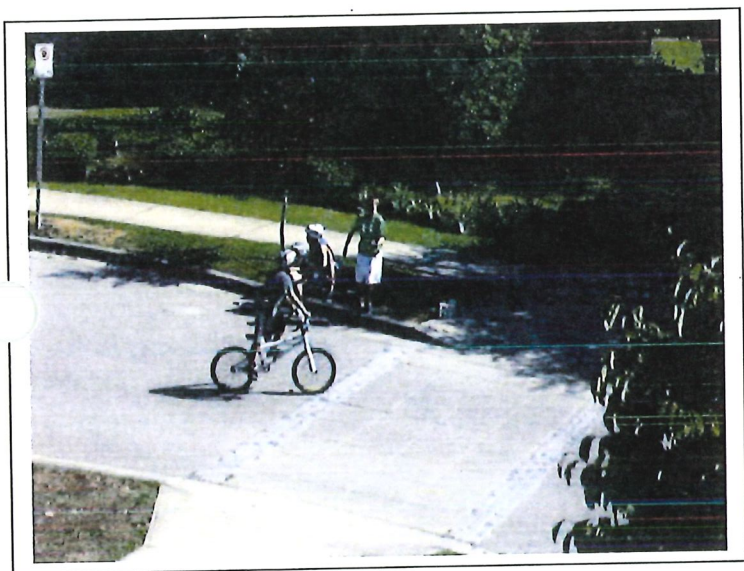
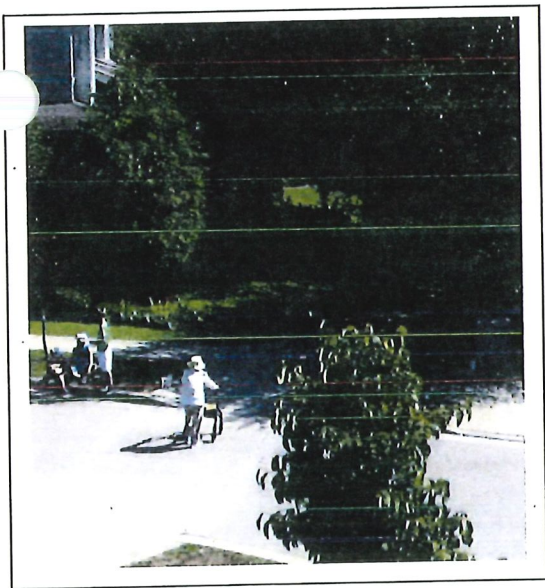
-----Original Message-----

**From:** Colleen Burke [<mailto:mcburke@telus.net>]  
**Sent:** Friday, 20 June 2014 14:55  
**To:** MayorandCouncillors  
**Subject:** Imperial Onni rezoning application Bayview street

This is a common use of Bayview Street, east side at Phoenix Pond path.

Do you think a giant commercial retail mall, as anticipated by Onni once it reaches price agreement with the City, is really compatible with this neighbourhood?





**Santos,Andrea**

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**From:** MayorandCouncillors  
**Sent:** Thursday, 26 June 2014 13:19  
**To:** 'Moreah Sinclair'  
**Subject:** RE: Citizen Concerns

This is to acknowledge and thank you for your email of June 26, 2014 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

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

Yours truly,

Hanieh Berg | Acting Manager, Legislative Services  
City of Richmond · 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Direct (604) 276-4163 · Fax (604) 278-5139

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**From:** Moreah Sinclair [[mailto:moreah\\_sinclair@hotmail.com](mailto:moreah_sinclair@hotmail.com)]  
**Sent:** Thursday, 26 June 2014 09:50  
**To:** Moreah Sinclair  
**Subject:** Citizen Concerns

Dear Mr. Mayor & Councillors:

Regarding the Onni eyesore at the Steveston dyke. I think it is an absolute abomination! How could the City planners and City Council have allowed such a monstrosity to be built there? Where were their heads? I wish Council would tell Onni to tear all five buildings down and build a nice aquarium there. There's a nice little aquarium in Ucluelet, so, in keeping with the marine theme, why not have a nice little one in Steveston? Build it with a wooden exterior similar to the Murikami building. And, Onni should tear up all the concrete there and put down a nice wooden boardwalk like the one which we had before, in keeping with the wooden heritage structures that once stood there. And, some greenery, too - shrubs & small deciduous trees.

As well, Councillor Harold Steves is pressing to have Steveston Village declared a Heritage site! What a joke! You can just hear the tour guides along the baking hot concrete walkway saying, "Right here under this burning concrete you're standing on stood B.C. Packers and Imperial Cannery, major canneries in the late 1800's until they were replaced with this stuff two years ago.....!!"

I'm saying, Council should hold Onni accountable and not give in to their on-going pathetic attempts to rectify this mess to their benefit.

Moreah Sinclair

40 year Richmondite

## MayorandCouncillors

From: geoffrey filtness [gfiltness@telus.net]  
Sent: Monday, 06 April 2015 7:08 PM  
To: MayorandCouncillors  
Cc: editor@richmond-news.com  
Subject: Imperial Landing zoning  
  
Categories: 08-4105-20-2013633927 - ONNI - 4300 Bayview Street

Dear Richmond City Council members,

In the ongoing stalemate regarding the re-zoning of the retail space for Onni Group's Imperial Landing development in Steveston? ...I can't believe that this current council would consider amending the zoning of this development, in their favour.

Onni Group went ahead and built the development with a clear understanding of what the retail portion was zoned for, "mixed maritime use", did they not?

If that zoning classification for the retail section of their development wasn't what they really wanted, and they hoped they could get a variance once it was built, that was a gamble they undertook with their eyes wide open. It didn't work out, like they hoped it would. Tough luck. It can remain un-leased for all I care...it's not unattractive, even if vacant. Play by the rules set out, or try to change the rules BEFORE you build!

If this current city council buckles to this developer's demand for negotiating a re-zoning after the fact, you'll make it very clear to all Richmond taxpayers, where Richmond City Council's interests lie.

I've lived in Richmond for more than 25 years, and I have a pretty good idea of how pro-development this, and past, elected officials have been with regards to how Richmond's densification has developed.

I suppose you could say that development is inevitable, but it needs to be in the hands of who we elect, and not in the hands of the developers who's only motivation is profit.

Let them lose all their projected profits for the retail sector of their development. Don't screw over the established merchants of Steveston, who have struggled for years to build their markets.

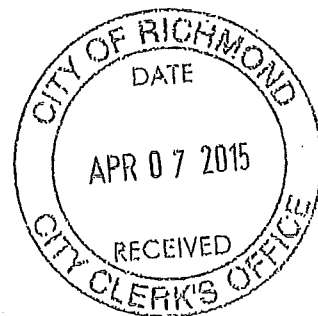
That was the risk Onni Group undertook, by building first, and asking for changes after the fact.

They must play by the rules laid out before construction started, or suffer the purported loss of their projected profits.

Moving the goalposts, after the game has started, is simply poor sportsmanship, if you'll forgive the sports analogy.

With diminishing respect as a Richmond taxpayer,

g. filtness





5 pages

to: Mayor &amp; Councillors, Richmond

April 4, 2015

Dear Mayor and Councillors:

I went back into my old files to see what I could find regarding the Steveston Waterfront Plan the City of Richmond had developed for years, as many of you will remember... I am enclosing some plans and vision statements from 1998 regarding the Steveston Waterfront Neighbourhood Plan. It contains - most importantly - a page on "definitions" of the various uses.

The special "Maritime Mixed Use" zone was implemented to preserve Steveston's unique character as a fishing village, not just as a suburban waterfront development you can find everywhere else. The original plan for the maritime related uses on B.C. Packers waterfront certainly did not include any residential. The City later allowed 3 story buildings with maritime mixed use on the ground floor and residential use above. This was a huge concession from the city in favour of the developer.

I am therefore at a loss at the reaction of Onni regarding the City's zoning regulations that are in place, by failing to comply with the agreed upon zoning of maritime mixed uses that passed a public process and Council decision for this waterfront property. Reminder: the original zoning of all B.C. Packers land was industrial.

The "definitions" for the various uses spells out exactly what Onni can provide for Richmond and the community of Steveston, and with some imagination it can be improved upon by using a combination of "Maritime Heritage / Maritime Mixed Use".

Maritime Heritage states... "museums and education facilities and related programs and services". This could include for instance a marine/navy academy, sailing school with navigational programs, or a maritime library/maritime museum.

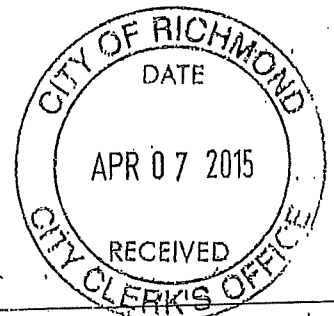
Maritime mixed use could include a hardware store focusing on marine equipment, tools and other fishing/boating items, there could be offices of organisations related to Fisheries and Oceans, and/or other fisheries and marine related services that can be found on Granville Island. Its not hard for Onni's representatives to go there and take a look for themselves. It may trigger their imagination

Granville Island is a beautiful place, vibrating with energy. Things to see, things to do.

It is time that Onni abides by the zoning and gives back to this unique community by not only looking at the maximum bottom line of dollars per square foot. The name, goodwill and reputation of a developer in a community is priceless.

Yours, as always

Erika Simm  
Erika Simm, Richmond



## Steveston Waterfront Neighbourhood Vision

The following vision statement is intended to clarify what kind of place the Steveston Waterfront Neighbourhood will be in the year 2021.

In the year 2021, the Steveston Waterfront Neighbourhood will serve as a major home port for the commercial fishing fleet around which will exist a unique community, rich in heritage, in which people will live, work and play, and many others will come to shop and enjoy the recreation, heritage and natural amenities of the area.

The Steveston Waterfront Neighbourhood of 2021 will include a number of specific features:

- The area will, as a home port, include moorage for the commercial fishing fleet and land based services that sustain the fleet and cater to the needs of those who work on the boats.
- The area will cater to local residents and visitors through a diversity of mutually compatible land uses providing opportunities for employment, shelter, commercial and community services, and recreation and entertainment.
- The area's fishing and cultural heritage resources will be recognised and managed for the enjoyment of the public, and will be linked together by a heritage tram system.
- The area will have a waterfront village atmosphere with a mix of uses.
- Pedestrian and vehicular circulation will be designed to be safe and comfortable while providing ready access throughout the area and especially to the water's edge.
- The nodes of activity are sensitively linked and buffered with strong connections to the foreshore.
- Urban development is managed to conserve and enhance the natural environment.





City of Richmond

# Steveston Waterfront

## **Steveston Waterfront Neighbourhood Plan**

### **An Overview**

April 1998

### Steveston Park Node

- Proposes the revision and update of Steveston Park Master Plan.
- Proposes Institutional to accommodate a Health Care Facility over the long term on the site currently used by the Army, Navy, and Air Force Veterans, and two adjacent residential lots.
- Proposes the relocation of the Steveston Branch Library from the Steveston Community Centre to a site on the B.C. Packer's property.

### B.C. Packers Node

- Provides for a new public access route along more than 3.5 km of the waterfront.
- Provides an east-west connection through the B.C. Packers site and two north-south "green" streets to Moncton St.
- Provides improvements to and along Moncton St. (e.g. improves traffic calming and special textured paving measures; strengthens the greenway connection on the south side of Moncton to No. 1 Road, etc.).
- Allows for a mix of residential housing types and tenures on the site. Housing units would be ground oriented and no more than four storeys in height.
- Allows B.C. Packer's to continue their head office operation on site.
- Retains the Phoenix netloft near the Britannia Shipyard site for fishing related industrial uses.
- Accommodates storefront retail for service commercial uses and possible offices or limited residential above grade adjacent to No. 1 Road.
- ✕ • Provides for 25,000 sq. ft. of community use space (i.e. possible library, RCMP, etc.).
- Seeks to accommodate public parking needs through integration with new development proposals.
- ✕ • Retains waterfront access for future maritime related uses and provides several acres for related upland service commercial uses.
- ✕ • Allows for heritage potential or adaptive reuse of heritage structures on the site. *This did not happen!*
- Retains potential moorage from two locations should it be required in the future
- Retains and enhances the natural areas on the upland and the foreshore

## Definitions

Community Mixed Use: means Community services including public administration, branch library, adult or child care facilities, public parking, and a limited amount of commercial retail.

Institutional: Those areas where the principal use is schools, religious facilities, health care facilities, utilities, public administration and City works.

Maritime Heritage: Those areas where the principal use is a historic site associated with the fishing industry and which is used to accommodate features such as traditional moorage, heritage artifacts and structures, museums, education facilities, and related programs and services.

Maritime Mixed Use: Those areas where the principal use is a mix of light industrial and marine related commercial services, sales and office uses, which together support a viable maritime economy. These uses could include:

- boat and marine equipment sales, supplies and services
- boat and marine repair ( e.g. nets, engines)
- fish unloading facility
- small scale fish processing
- parking

Natural Area: Those areas identified by one or more levels of government as having significant natural features or qualities worthy of protection and conservation.

Public Open Space: Those areas where the principal use is public or private recreation, schools and parks, and trails.

Residential: Housing and uses associated with residential neighborhoods including: single family, two-family; and multiple-family housing; childcare facilities; group homes; community uses; and home occupation. Local commercial uses of no more than 375 m<sup>2</sup> (4,036 ft<sup>2</sup>) may be provided as part of a residential development where they will complement adjacent uses, be conveniently accessible by local roads and pedestrian routes, and enhance the character of the neighborhood.

**Santos,Andrea**

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**From:** Badyal, Sara  
**Sent:** Tuesday, 7 April 2015 16:53  
**To:** Badyal, Sara  
**Subject:** FW: Onni Lands in Steveston

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

**From:** Vera Gammert [<mailto:gammertv@telus.net>]  
**Sent:** Saturday, 28 March 2015 18:10  
**To:** MayorandCouncillors  
**Subject:** Onni Lands in Steveston

I would like information on the Onni Development in Steveston. Specifically:

Why the commercial space is still vacant 2+ years after being built.

I understand that a number of viable businesses were waiting for the city to permit the rezoning of the area to commercial from industrial or marine commercial and that the re-zoning issue is what is keeping these spaces vacant.

I have lived in Steveston for the past 12 years and in that time I have seen the demographics change considerably, and the area no longer suits a large number of industrial businesses, especially there.

How can the city allow the large commercial development on the corner of Bayview & Third, (which does nothing to enhance the "fishing village" theme that brings people to the area) and not allow the more appropriate development to succeed at the corner of 1st and Bayview.

Steveston could be so much more! We need an expanded fitness Center for all ages, library, small grocery with good local and organic foods that is clean and well kept, clothing shops, art markets, art galleries and so much more.

The stories I hear when I ask others about this make it sound like it is a playground scrap between two stubborn kindergarten kids who refuse to play nice. I see developments like this when I'm in 3rd world countries where buildings sit empty and with no income to keep them up, they become derelict eyesores all due to uncompromising politics. Please enlighten me on the situation so I can fully explain it to others who also don't understand.

Thanks,

Vera Gammert  
409 5700 Andrews Road  
Richmond 604 241 2436

**Santos,Andrea**

---

**From:** geoffrey filtness <gfiltiness@telus.net>  
**Sent:** Wednesday, 8 April 2015 17:03  
**To:** Badyal, Sara  
**Subject:** rezoning application RZ 13-633927

Ms. Badyal,

Thank you for your prompt reply... I really didn't expect one, to be honest.  
And the info. you provided was helpful in understanding the process (sorta), in the re-zoning give & take between City v. Developer.

Apparently a developer can hope to change statutes that are already in place, after the fact, if they start crying poverty to City Hall.

An oversimplification to be sure... but that's how a growing number of taxpayers are thinking, when we see how the beauty of Richmond's myriad of waterfront, is ruined for the many... for the profit of a few.

My sentiments remain the same. They built it with a clear understanding of the zoning limitations on the property.

If this City Council believes that the Onni Group can't find a *single* tenant, that qualifies under the established zoning restrictions, after 4 years of trying?... well, then they aren't trying very hard, or they're a pretty poor developer/property manager.

They knew who the tenants had to be before they built it... and then tried to up-sell to more profitable tenants.

The only explanation could be attributed to greed & profit. The general public isn't stupid. We can see how this is playing out.

The foreshore waterfront along Bayview St. was far more attractive and natural, before this development. Now that we're stuck with it, I don't want to see a damn grocery store along the 'River Walk Boulevard'. Don't make it any worse!, fer cryin' out loud.

g. filtness

**CityClerk**

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

**From:** kelvin Higo [kelvinhigo@gmail.com]  
**Sent:** Wednesday, 08 April 2015 11:38 AM  
**To:** CityClerk  
**Subject:** Onni Development  
**Categories:** 08-4105-20-2013633927 - Onni 4300 Bayview Street

Pc: Wayne Craig  
Joe Erceg

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	DB	

2213-633927

I wish to commend City Council for standing firm on the Onni rezoning issue. As a longtime resident of Steveston I would rather have Onni retail stores remain vacant rather than allow uses that will be detrimental to the shop owners in Steveston. I am also concerned about the precedent this would set if the City allows a developer to initially agree to specific zoning and then later on request that it be changed.

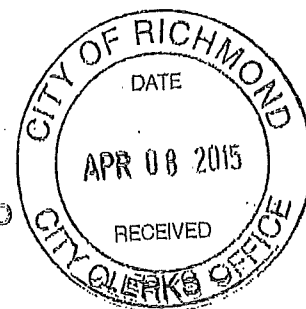
I do not believe that Onni Development ever intended to follow through with their Maritime zoning designation but rather they only agreed so as to allow the residential component of their development proceed. If Onni is allowed to change their zoning without significant contribution to the City then what prevents other developers from trying to do the same thing in the future?

I encourage City Council to stand firm and not kowtow to Onni's demands until a favourable agreement satisfactory to the community of Steveston is reached.

PHOTOCOPIED

APR 13 2015

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**Badyal, Sara**

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**From:** John Roston, Mr <john.roston@mcgill.ca>  
**Sent:** Monday, 13 April 2015 11:22 AM  
**To:** Gilchrist, Robert  
**Cc:** Badyal, Sara  
**Subject:** Onni Imperial Landing Surface Parking  
**Attachments:** Email Onni Parking 0001.JPG; Email Onni Parking 0002.JPG

Robert,  
Further to our conversation last Friday, attached are photos of the signs put up by Onni's parking contractor, Westpark.

One of the residents in the Onni buildings contacted me because Westpark put a notice of infraction on his car in the parking area at the foot of Ewen. He called Westpark to ask about the cost of a permit. It turns out that they will only sell a permit for the underground parking. Despite what the signs say, they do not intend to have any way to pay for parking in the surface lots even for residents in their buildings.

Quite something. Thanks for looking into it.

John

-----  
[john.roston@mcgill.ca](mailto:john.roston@mcgill.ca)

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



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

pc Wayne Craig  
Joe Erickson

115 - 7631 Steveston Hwy.  
Richmond, BC V7A 4L7  
April 10, 2015

Mr Bill McNulty  
Councillor  
Richmond City Council  
Richmond, BC

Dear Councillor McNulty:

RE: ONNI PROPERTY - IMPERIAL LANDING

Thank you for your article 'Facilities need to grow with Richmond' and the opportunity to hear about this year's planned projects on April 16<sup>th</sup> at City Hall. I will be there. But will it make a difference?

It didn't make a difference when Richmond residents attended open houses and were given the opportunity to voice our opinions about allowing Onni to build the ugly cement edifice now occupying Imperial Landing and still sitting empty. I didn't talk with one resident who wanted that development. I'm sure there were some though. There's a part of me that warms my heart to see it sitting empty and Onni not making a cent at the moment. But, I have no doubt it will eventually happen, as something has to happen with the monstrosity.

I am attaching a letter written in the same paper on April 9<sup>th</sup> by Jim van der Tas, Blue Canoe Waterfront Restaurant, President SMA (copy attached). I agree with the proposal by SMA totally. I do not want to see that waterfront littered with retail stores! I do think it would be a great place for the Library, but of course, then Onni wouldn't make as much money from that.

Please do not let Onni and greed rule what happens with this area. City Hall is responsible.

I apologize for my obvious anger with this development, but it is really disheartening as a citizen to feel we have little control at what is happening in our beautiful city. I love living in Richmond and thank Council for doing a good job in many areas.

Regards,

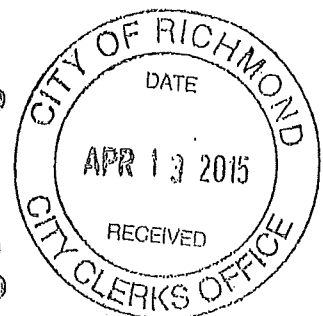
  
Clara Shamanski

C Mayor Malcom Brodie  
✓ Richmond City Council  
J. van der Tas, President SMA

PHOTOCOPIED

APR 13 2015

& DISTRIBUTED



# VOICES Letters to the Editor

## LETTER OF THE WEEK

### Play by rules

Open letter to Richmond City Council members:

In the ongoing stalemate regarding the re-zoning of the retail space for Onni Group's Imperial Landing development in Steveston, I can't believe that this current council would consider amending the zoning of this development, in their favour.

Onni Group went ahead and built the development with a clear understanding of what the retail portion was zoned for, "mixed maritime use," did they not?

If that zoning classification for the retail section of their development wasn't what they really wanted, and they hoped they could get a variance once it was built, that was a gamble they undertook with their eyes wide open.

It didn't work out like they hoped it would. Tough luck. It can remain unleased for all I care. It's not unattractive, even if vacant. Play by the rules set out, or try to change the rules BEFORE you build!

If this current city council buckles to this developer's demand for negotiating a re-zoning after the fact, you'll make it very clear to all Richmond taxpayers, where Richmond City Council's interests lie.

I've lived in Richmond for more than 25 years, and I have a pretty good idea of how pro-development this, and past, elected officials have been.

I suppose you could say that development is inevitable, but it needs to be in the hands of those we elect, and not in the hands of the developers whose only motivation is profit.

Let them lose all their projected profits for the retail sector of their development. Don't screw over the established merchants of Steveston, who've struggled to build their markets.

That was the risk Onni Group undertook by building first and asking for changes after the fact.

They must play by the rules laid out before construction started, or suffer the purported loss of their projected profits.

Moving the goalposts after the game has started is simply poor sportsmanship; if you'll forgive the sports analogy.

With diminishing respect as a Richmond taxpayer.

Geoffrey Filtness  
Richmond

## ONNI

### City needs to stand its ground

This project, to Onni, is miniscule compared to their full portfolio. The Steveston Merchants

Association (SMA) has had many discussions with city officials, Onni representatives, Steveston merchants, and residents. A compromise proposal was created after close to a year of discussions. It is a compromise where nobody really has an outright win (a sure sign of a fair deal), but everyone stops losing. The proposal that the SMA put together is as follows:

- Allow Onni to rezone 25 per cent to retail space, giving the residents a new restaurant/clothing, grocery store, etc.
- Mandate that 25 per cent of the development remain as mixed maritime use. This mixed maritime space could be easily filled, I believe, if the city was able to build a marina in front of this development. There are currently over 400 people on a waiting list to moor their boats in Richmond.

- Mandate that 50 per cent of the development be leased out as office space. This will give existing merchants new customers. It will provide Onni with a higher lease rate than mixed maritime (but lower than retail).

It has been almost a year since the topic of the Onni development rezoning has hit the media and social networks. It is always the

seem to bring this to the forefront. As I understand, and logically, I don't think the city can force Onni to take tenants. And I don't think Onni has any real intentions of accepting anything other than 100 per cent retail, at much higher rates than they would fetch under the current zoning.

It is a very slippery slope to allow developers to build whatever they want with the intention of strong-arming a rezoning later on. The buildings have been designed for retail rather than mixed maritime. I believe that Onni's true intentions were evident from the start.

This company appears to have no interest in the community of Steveston as a whole; no interest in preserving its heritage, or enhancing the residents' experience, and they do not care about the existing merchants. If the city gives in to Onni's "wait them out" approach, this will open the door for other developers to do the same.

With both sides not moving for different reasons, what will trigger the eventual occupation of the development? In my opinion, this will happen when the city is able to put plans in place for a marina on some scale.

This should and could be funded by Onni, either fully or partially. The city needs to stand firm on this and continue to work for an outcome that benefits Steveston's residents and tenants, both currently and for generations to come.

Jim van der Tas  
Blue Canoe Waterfront Restaurant

**Santos,Andrea**

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**om:** Badyal, Sara  
**sent:** Tuesday, 21 April 2015 11:35  
**To:** Badyal, Sara  
**Subject:** FW: Onni Development  
  
**Importance:** High

**From:** Vera Gammert [<mailto:gammertv@telus.net>] **Sent:** Wednesday, 15 April 2015 08:02 PM

*Thanks to both of you for your replies to my concerns about the Onni development on Bayview in Steveston. I'm glad to know that something is happening, although it is at a glacial pace! I also hope that you are not telling me that we have to go through another summer and tourist season with these buildings being empty! Perhaps the City would consider putting a few planters, benches, etc. in the area to, at least, give it the appearance of an occupied area, not a "vacant lot".*

*The demographics of the village have changed dramatically over the past 10 years and it appears that the City and the business association do not understand this. Alexia Loo's comment to the CBC makes no sense! "Can we as council be held hostage by a company or business or person that buys a property, builds under the existing zoning, and then ends up not renting it out for whatever reasons they have?" The City is not being held hostage here. It is the City that has the developer and the residents hostage. If the City wanted to get a library or fitness center from the developer for nothing, they should have made that a condition of the development permit all those years ago. The Richmond tax base has grown substantially since Onni received the development permit. I guess the City has more than enough tax payers dollars that it does not need to bother with revenue from this site!*

*Many of the residents that I talk to would like to see retail that caters to the needs of the locals. I think it is important for people to be able to live, paly and shop in their own community rather than have to drive somewhere else to get what they need. It is great to have shops that are within walking distance, but unfortunately that is not really the case in Steveston. I end up doing most of my shopping at Ironwood or driving to Vancouver to shop the many streets and neighbourhoods that have a variety of shops and services (not just one place to buy shoes or groceries). The Super Grocer, is not a place I enjoy shopping. The store is in poor condition, not clean and does not offer a choice of good quality produce and meats, and it has no organics. There is wonderful opportunity for a small retail grocer, bakery, deli, clothing shops, and other services here.*

*I know that the Business Association want to see 50 % offices, but these buildings are designed with storefronts, so the only type of office that would work would be ones with a retail public area such as a bank. The local business should not be worried about competition if they are providing services that the locals want and need. I don't understand their concern about large commercial retail space as I don't see that space being used for this type of commercial activity, but would instead see it as smaller retail similar to what is on Moncton street. Consumers today want choices. Residents of Steveston want choices! The slow season in the winter may not be so slow if there were shopping choices for residents in Steveston!*

*Steveston is a truly unique part of the lower mainland. It has a wonderful location and interesting history. It is one of Richmond's main tourist attractions and a great place to live. The City has a responsibility to ensure that it stays that way by being careful on what development it allows and how much. From the amount of development and the pace of it, it does not look like the City has a plan for this unique part of Richmond that reflects the enchanted vision that Tourism Richmond advertises on their website: "And while Storybrooke is fiction, Steveston really is a fairytale come to life, with hidden wonder tucked inside hundred-year-old buildings and a magical story all its own! Discover this alluring seaside mix of historic sites, delicious dining and charming shops that together make up one of British Columbia's most beloved destinations."*

*Vera Gammert*

*At first glance it may appear too hard.  
Look again, always look again.....*



**Santos,Andrea**

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**om:** John Roston, Mr <john.roston@mcgill.ca>  
**Sent:** Friday, 24 April 2015 14:49  
**To:** Gilchrist, Robert; Badyal, Sara  
**Subject:** RE: Onni Imperial Landing Surface Parking

Robert, Sara,  
Many thanks for the quick and efficient action on the Onni Imperial Landing parking. Much appreciated.

Sara,  
Do you happen to know why the assessment on the Imperial Landing properties' lower floors for 2015 (based on July 2014) went down 25% from the previous year? The assessment on the residences on the upper floors went up.

I know that vacant spaces are assessed as though they were rented so it isn't that.

John

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**From:** John Roston, Mr  
**Sent:** April-13-15 11:22 AM  
**To:** 'rgilchrist@richmond.ca'  
**Cc:** Badyal, Sara  
**Subject:** Onni Imperial Landing Surface Parking

Robert,  
Further to our conversation last Friday, attached are photos of the signs put up by Onni's parking contractor, Westpark.

One of the residents in the Onni buildings contacted me because Westpark put a notice of infraction on his car in the parking area at the foot of Ewen. He called Westpark to ask about the cost of a permit. It turns out that they will only sell a permit for the underground parking. Despite what the signs say, they do not intend to have any way to pay for parking in the surface lots even for residents in their buildings.

Quite something. Thanks for looking into it.

John

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john.roston@mcgill.ca

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

**Badyal, Sara**

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**From:** Badyal, Sara  
**Sent:** Tuesday, 26 May 2015 12:45 PM  
**To:** Badyal, Sara  
**Subject:** FW: Steveston waterfront development zoning

**Importance:** High

**From:** Jamie Rogers [<mailto:Rogers@westernalliance.ca>]  
**Sent:** Thursday, 21 May 2015 10:20  
**To:** Mayor and Councillors  
**Subject:** Steveston waterfront development zoning  
**Importance:** High

Mayor & Councillors

As a Steveston resident and I am writing to voice my frustration with the Steveston waterfront development zoning issue relating to Imperial landing. This has gone on long enough. The area has become and will continue to be a place that people come to visit and relax. The resident population is and will continue to grow. There is no need for 60,000 SF of mixed maritime use businesses in Imperial landing. There is however a great need for retail resident supporting infrastructure.

Let's please get with the times here. Gone are the days of the fisherman sitting outside his net mending shop smoking his corn cob pipe.

As a resident I hope this space is utilised soon in a way that best serves the residents and the community. It's the resident population that's growing not the fishing fleet.

Thank you

Jamie Rogers  
National Operations Manager  
Western Protection Alliance Inc.  
Unit 1-11771 Horseshoe Way  
Richmond, British Columbia, Canada, V7A 4V4  
T +1 604.271.7475 F +1 604.271.7477  
C +1 604.880.6105  
[Rogers@westernalliance.ca](mailto:Rogers@westernalliance.ca)  
[www.westernalliance.ca](http://www.westernalliance.ca)



"20 Years of Excellence"

**Santos,Andrea**

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**From:** Badyal, Sara  
**Sent:** Monday, 15 June 2015 09:36  
**To:** Badyal, Sara  
**Subject:** 4020 Bayview St + public correspondence - Mercer

**Importance:** High

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**From:** Leslie [<mailto:lesmerc@msn.com>]

**Sent:** Friday, 12 June 2015 3:20 PM

**To:** MayorandCouncillors

**Subject:** Changes to Steveston

I have been very upset reading about the possible changes coming to long-established businesses in Stevenson such as Steveston Marine Hardware and Rod's Building Supplies. It is ironic that one of the things we long-time residents and former residents (but frequent visitors) of Steveston often say is how it is so great that the so-called 'village' hasn't been allowed to become all tourist-oriented; that along with the gift shops and food places, there are still the old business that we all frequent and rely on. In addition, the places to eat have remained mostly independent and unassuming, such as the much beloved Dave's Fish 'n Chips.

I urge you NOT to let that change on Moncton Street. Please do not put in a microbrewery or allow a large site like Rod's - I can't imagine Steveston without that much loved and used place - to be developed into something entertainment-oriented. We have enough of that with the smaller and quainter and therefore less noisy alternatives on the water, such as Shady Island, etc. Keep Steveston the family-oriented place it's been.

Please think wisely. And also allow the 60,000 square foot Omni project to be occupied with whatever compromises are required. Don't ruin Moncton Street.

Leslie Mercer

Sent from Windows Mail

**Santos,Andrea**

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**From:** Badyal, Sara  
**Sent:** Monday, 29 June 2015 11:13  
**To:** Badyal, Sara  
**Subject:** Onni Lands Steveston Next Meeting

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**From:** Vera Gammert [<mailto:gammertv@telus.net>]  
**Sent:** Sunday, 28 June 2015 10:25 AM  
**To:** MayorandCouncillors  
**Subject:** Onni Lands Steveston Next Meeting

Please let me know when the next open meeting will be to discuss the issue of the Onni Lands in Steveston.

Thanks,

V Gammert

5700 Andrews Road, Richmond.

**Santos,Andrea**

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**From:** Kate Howie <katehowie@shaw.ca>  
**Sent:** Saturday, 6 February 2016 09:31  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Kate Howie  
Street Name: 5600 Andrews Road  
Postal Code: V7E 6N1

Dear Mayor and Council,

Please resolve the situation with Onni at Imperial Landing as soon as possible. It is an embarrassment to the community to have all those buildings empty in our lovely Village. The area is delightful in all weather situations and should be utilized as much as possible, by the community.

I hope the resolution to this conflict over building usage can be solved quickly to benefit both Onni and the City of Richmond.

Sincerely, Kate Howie

**Santos,Andrea**

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**From:** Sean Lawson <sean@stevestonrealestate.com>  
**Sent:** Sunday, 7 February 2016 12:37  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support

Name: Sean Lawson  
Street Name:  
Postal Code:

Dear Mayor and Council

Please do not give!!!

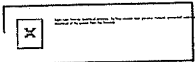
The village will grow with retention of this Mmu zoning and a marina.

There has never been an earnest attempt to lease this space.

Kill the rezone and watch how quickly it fills.

Thanks

**Sean Lawson**  
**President**



Phone: 604.274.7326

Fax: 604.274.7320

12235 No 1 Road

Richmond, BC

V7E 1T6

Sent from my iPhone



**Santos,Andrea**

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**From:** Brian Coleman <brian@heresinfo.com>  
**Sent:** Monday, 8 February 2016 20:35  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara; editor@richmond-news.com  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Brian & Doreen Coleman (43 year taxpaying residents of Richmond)  
Street Name: 10740 Rosecroft Crescent, Richmond,  
Postal Code: V7A 2J1

Dear Mayor and Council,

The Mayor and Council of Richmond originally negotiated the arrangement with Onni Group which resulted in the current ridiculous "standoff". They required that use of the commercial space be limited to Maritime Uses only. Hindsight has now shown that they either did not think about what that meant, or if they did, they got it totally wrong.

None of this history matters. Today, we continue to have a situation that is costing Richmond taxpayers considerable loss of revenue, is an extreme embarrassment to us when we frequently take visitors past the empty space, and leaves us suspicious that the Council is incapable of making a decision. Today is the day to put this sad episode behind us, and negotiate the best deal for Richmond residents and visitors to maximize the use, pleasure and revenue from the space, whatever that may be.

But get it done, NOW

Brian & Doreen Coleman

**Santos,Andrea**

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**From:** darryn65@gmail.com  
**Sent:** Wednesday, 10 February 2016 22:39  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Darryn young  
Street Name: dyke Rd.  
Postal Code: v7e3r3

Dear Mayor and Council

Darryn Young

**Santos,Andrea**

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**From:** Mike Williams <mfwilliams@shaw.ca>  
**Sent:** Wednesday, 10 February 2016 20:16  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do NOT the proposal from ONNI

Name: Michael Williams  
Street Name:Gerrard Place  
Postal Code:V7E6S6

Dear Mayor and Council

With the size of this development I would like to have an logical plan as to where the cars of both the employees and patrons will park.

If you start adding up the potential parking requirements that will be required for the transient (visitors) as well as staff employees on site...it is obvious that the onsite (underground) parking will not come even close to providing adequate parking.

With the above being the case the overflow will migrate to the local "residential" streets. These "local residential" streets do not have the capacity to absorb anywhere near the volume of spaces that will be required.

Some of these business will have overlapping shifts...thus doubling the actual staff parking requirements.

If a child day care is going in, where is the drop off/pick up going to take place? Gridlock every day at 8 AM and 4 PM?

Grocery delivery is also going to be a major problem...how do you think the residential people are going to react to delivery trucks at all hours of the day.

Where the streets designed for these type of vehicles? The "round about" will not allow double axled tandem trucks access to some areas on the existing street.

I am a local resident and am not against logical/planned development.

In my opinion, this proposal does not measure up for what the local area can handle in traffic flow/requirements. Being one block from Imperial Landing, I have at times been unable to park on the street in front of my residence....and if this proposal goes forward I see it becoming worse. I love Canada Day and the other days that we have parking issues (3 or 4 times a year)....and have no problem with the several days a year that we have issues...put onging dailey issues are something altogether different.

Respectfully;

Mike Williams

**Santos,Andrea**

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**From:** Richard E. (Bower PMI) <richard@bowerpmi.com>  
**Sent:** Thursday, 11 February 2016 12:19  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Richard Ertner  
Street Name: Princess Lane  
Postal Code: V7E 6R7

Dear Mayor and Council

I want to show my support for the rezoning of the steveston waterfront in the ONNI building, this has gone on long enough and I believe has turned to an issue more about ego's than what is best for our city. As a long-time resident of steveston, myself and the other visitors/residents are now the ones suffering as this proposed rezoning could make this area into a vibrant hub for the people of steveston and the visitors to enjoy much needed new amenities and businesses. As our elected officials I believe it is your job to act in the best interest of the people of Richmond and I find it hard to believe that a \$3 million donation to the Steveston amenity fund, increased tax base from the business, and new amenities for the residents is not good for the city.

I have tried to follow this story along the way and must add one more comment, I do not believe the city councillors who are elected officials should be putting any weight on the recommendations of the Steveston Merchants Society. This is a society of business owners who I believe are not looking out for the best interest of steveston or its business but only the special interest of a few businesses/owners.

Thank you for listening to my comments and I hope this issue can be resolved quickly as most people would love to see new stores and businesses in the area.

Richard Ertner

**Santos,Andrea**

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**From:** Vello Noble <vellonoble@gmail.com>  
**Sent:** Friday, 12 February 2016 16:03  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:  
Street Name:  
Postal Code:

Dear Mayor and Council.  
I support proposed development

**Santos,Andrea**

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**From:** Bob Ransford <bob.ransford@centurygroup.ca>  
**Sent:** Friday, 12 February 2016 23:08  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Bob Ransford  
Street Name: Steveston Hwy  
Postal Code: V7E2K5

Dear Mayor and Council

Please get on with making Steveston a real neighbourhood and promptly approve Onni's rezoning application.

BOB RANSFORD  
Vice President, Acquisitions & Investments  
D 1-855-333-1811 (toll-free)

Century Group  
604 943-2203  
[www.CenturyGroup.ca](http://www.CenturyGroup.ca)



**Santos,Andrea**

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**From:** Loretta Kane <loretta.kane@shaw.ca>  
**Sent:** Friday, 12 February 2016 19:51  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do NOT support the rezoning of 4020 Bayview Street

Name: Loretta Kane  
Street Name: 12880 Railway Avenue  
Postal Code: V7E 6G2

Dear Mayor and Council

PLEASE put an end to Onni's continued attempts to change the Steveston waterfront forever. Over the years, we have repeatedly told them we do NOT want their proposed changes (i.e. grocery store on the waterfront, etc) yet they won't listen to the residents of this community. Is there no way that Council can stop their repeated attempts to rezone the area. Their hubris and their inability to listen to the community resulted in them building inappropriate structures which now sit empty.

**Santos,Andrea**

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**From:** Badyal,Sara  
**Sent:** Monday, 15 February 2016 16:38  
**To:** Badyal,Sara  
**Subject:** 4020 Bayview St + public correspondence - Skipworth Feb 14

**From:** Kevin Skipworth [<mailto:kpskip@shaw.ca>]  
**Sent:** Sunday, 14 February 2016 22:53  
**To:** MayorandCouncillors  
**Subject:** Onni Development

As a Steveston resident I would like to express my concern over the lack of progress in creating a solution for the Onni project on Bayview Street. Walking by it on a consistent basis I am embarrassed as a resident to see something like that sit empty. I know it was built under a Maritime Mixed Used Zoning and Onni made the choice to build it with that zoning in place. But I also know that this zoning was put in place many years ago against the recommendations of those that had future thought for our community. Unless I'm missing something, maritime type of retail is fading from our Village. It is not something you can force nor can it be maintained if that is what the public and industry determines. The talk of a marina has seemed to be something that has never taken hold. So why is this reluctance to rezone so firmly entrenched with Council? These requests were made prior to Onni building yet nothing was done.

I live here and would like to support our local community. A grocery store would be welcomed. We do have one yes, but to be honest I cannot go there for all the items I want. And unfortunately the quality is not what it should be. Produce is not something that I would buy there. So I travel outside the Village to find what I need. When I go to take my 8 year old son for dinner, the choices for family friendly dining are limited. There are pubs, expensive restaurants, and many tourist orientated businesses. What Onni is proposing for the retail space is geared towards residents. So why not make the Village a destination for residents, bring life to it which in the end will help all businesses. There is a plan to allow Rod's Building Supply to be replaced by retail and residential – the retail being a grocery store. Have you ever tried to get to that part of the Village on the weekend? It's extremely difficult to drive there, let alone park. It is part of the most congested space in the Village. So why would that be a better place than already built retail space? Please answer me that.

I believe that Council is not forward thinking in blocking this rezoning or modifying to allow the retail into this Onni space. It is not in the best interests of the residents, but merely a war that continues to be waged. I hope that the proposal put forward by Onni can be considered and in a timely manner. I would appreciate someone taking the time to reply back to me.

Best regards,

Kevin Skipworth

**Santos,Andrea**

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**From:** Helen Pettipiece <hpettipiece@sutton.com>  
**Sent:** Monday, 15 February 2016 16:31  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Helen Pettipiece  
Street Name: 5811 Sandpiper Court, Richmond  
Postal Code: V7E 3P8

Dear Mayor and Council,

It has been way too long for this site to be left in limbo. Let's be forward thinking and bring diversity to the waterfront, a new grocery store, which is sadly needed, would be most welcome.

Regards,

Helen Pettipiece,

**Santos,Andrea**

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**From:** Barbara Watt <barbeliz@me.com>  
**Sent:** Monday, 15 February 2016 21:59  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: barbara Watt  
Street Name: Westwater Drive  
Postal Code: v7e6s2

Dear Mayor and Council

Barb.

**Santos,Andrea**

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**From:** J B <jbro603@gmail.com>  
**Sent:** Tuesday, 16 February 2016 18:56  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Bronsch  
Street Name: Duncliffe  
Postal Code: v7e3n2

Dear Mayor and Council,  
Please allow our community to continue to thrive and not to look like a ghost town!!

**Santos,Andrea**

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**From:** Barbara Watt <barbeliz@me.com>  
**Sent:** Tuesday, 16 February 2016 11:41  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:  
Street Name:  
Postal Code:

Dear Mayor and Council

Barbara.



**Santos,Andrea**

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**From:** Jeremy Hsu <jeremyhsuhome@gmail.com>  
**Sent:** Wednesday, 17 February 2016 22:23  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

**Importance:** High

Name: Jeremy Hsu  
Street Name: #110-9780 Cambie Road, Richmond  
Postal Code: V6X 1K4

Dear Mayor and Council

**Santos,Andrea**

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**From:** Ton Verhees <tonverhees@gmail.com>  
**Sent:** Thursday, 18 February 2016 20:10  
**To:** Badyal,Sara  
**Subject:** FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

fyi

Sent from Mail for Windows 10

**From:** Ton Verhees  
**Sent:** February 18, 2016 8:08 PM  
**To:** mayorandcouncillors@richmond.ca  
**Cc:** info@waterfrontrezoning.com  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Ton Verhees  
Street Name: 4280 Bayviewstreet – apartment 206  
Postal Code: V7E0B3

Dear Mayor and Council,

I support the rezoning of the Waterfront in Steveston.

Since two years my wife and I have been living in an Onni apartment at the Waterfront.

Although we enjoy living at the beautiful waterfront of Steveston we are disappointed that it takes so long for the rezoning to take place.

We strongly support the proposal from Onni and see this as a real win-win for the community and its people.

We are convinced that not only future companies at this new location can benefit, but also the current businesses in the Steveston area.

Our Friends from Vancouver have often told us they would be visiting Steveston more or even consider moving here if the area as a whole is more developed.

If you do nothing and it stays empty for more years to come it will definitely have a negative impact on our beautiful historic Steveston.

Don't be afraid to change! Change will bring positive energy to the community!

Thanks for considering our thoughts and good luck with your decision!

Best regards,  
Ton & Maartje Verhees

**Santos,Andrea**

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**From:** Kevin Skipworth <kevin@skipworth.ca>  
**Sent:** Thursday, 18 February 2016 20:46  
**To:** Badyal,Sara  
**Subject:** RE: Onni rezoning application RZ 13-633927 regarding Bayview Street MMU space

Dear Ms. Badyal,

Thank you for your response and the information provided. I do have a couple of questions that I would like to have answered. From my understanding, the redevelopment proposal of Rod's Building Supply Site in the Village is not asking the developer for any CAC's. Yet Onni is being asked for \$9 Million while offering \$3M. If in fact the City of Richmond is asking for \$9M, what is this based on? And if there are none being asked for in the redevelopment of the Rod's Site, why is that?

Thank you for addressing this.

Kevin Skipworth  
Dexter Associates Realty

604-868-3656 (C)  
604-689-8226 (O)  
604-689-8206 (F)  
[www.skipshomes.com](http://www.skipshomes.com)

"Some people see things as they are and ask why. Others dream things that never were and ask why not." – George Bernard Shaw.

**From:** Badyal,Sara [mailto:SBadyal@richmond.ca]  
**Sent:** Monday, February 15, 2016 4:40 PM  
**To:** 'kpskip@shaw.ca' <kpskip@shaw.ca>  
**Subject:** Onni rezoning application RZ 13-633927 regarding Bayview Street MMU space

Dear Mr. Skipworth,

Thank you for your continued interest in the rezoning application regarding the Bayview Street MMU space. As noted in the email below from Dovel Buie, Acting Manager of Legislative Services, a copy of your email has been placed in the rezoning file and forwarded to the Mayor and each Councillor. Your email will also be included in my next staff report regarding the rezoning application RZ 13-633927.

The status of the rezoning application is that it is currently under review, which is the same status as my last email to you in May of 2014. As you are aware, Onni built the development at 4020 through to 4300 Bayview Street under the existing zoning and submitted rezoning application RZ 13-633927 to request a wider range of commercial uses on the site. The application was reviewed by Planning Committee on November 19, 2013, April 23, 2014 and May 6, 2014 and was referred back to staff.

Staff is currently working on addressing the referral with the applicant. The date of the next Committee meeting is not yet scheduled.

Public input is encouraged and may be provided to the City through a rezoning application process by letter, email, the City's website, or in person at Planning Committee, Council, and Public Hearing meetings. Public input received will be included with the next staff report regarding the rezoning application, including your emails of May 9, 2014 and February 14, 2016.

References:

Planning Committee – May 6, 2014 – Minutes (including link to referral staff report with attachments, including public correspondence): [http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614_minutes.htm)  
Planning Committee - April 8, 2014 – Minutes (including link to referral staff report with attachments, including public correspondence): [http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814_minutes.htm)  
Planning Committee - November 19, 2013 – Minutes (including link to original rezoning staff report with colour maps/attachments, including a large amount of public input):  
[http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913_minutes.htm)

If you have further questions, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP  
Planner 2  
Development Applications Department  
City of Richmond  
604-276-4282  
[www.richmond.ca](http://www.richmond.ca)

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**From:** MayorandCouncillors  
**Sent:** Monday, 15 February 2016 11:38  
**To:** 'Kevin Skipworth'  
**Subject:** RE: Onni Development - (File: 08-4105-20-2013-633927)

Dear Mr. Skipworth,

This is to acknowledge and thank you for your correspondence in relation to the above matter, a copy of which has been forwarded to the Mayor and each Councillor.

Your correspondence has also been forwarded to Mr. Wayne Craig, Director of Development for response. Your comments will also be included in the development application file. Wayne can be reached at 604-247-4625.

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

Sincerely,  
Dovelle Buie  
Acting Manager, Legislative Services  
City Clerk's Office

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**From:** Kevin Skipworth [<mailto:kpskip@shaw.ca>]  
**Sent:** Sunday, 14 February 2016 22:53

**To:** Mayor and Councillors  
**Subject:** Onni Development

As a Steveston resident I would like to express my concern over the lack of progress in creating a solution for the Onni project on Bayview Street. Walking by it on a consistent basis I am embarrassed as a resident to see something like that sit empty. I know it was built under a Maritime Mixed Used Zoning and Onni made the choice to build it with that zoning in place. But I also know that this zoning was put in place many years ago against the recommendations of those that had future thought for our community. Unless I'm missing something, maritime type of retail is fading from our Village. It is not something you can force nor can it be maintained if that is what the public and industry determines. The talk of a marina has seemed to be something that has never taken hold. So why is this reluctance to rezone so firmly entrenched with Council? These requests were made prior to Onni building yet nothing was done.

I live here and would like to support our local community. A grocery store would be welcomed. We do have one yes, but to be honest I cannot go there for all the items I want. And unfortunately the quality is not what it should be. Produce is not something that I would buy there. So I travel outside the Village to find what I need. When I go to take my 8 year old son for dinner, the choices for family friendly dining are limited. There are pubs, expensive restaurants, and many tourist orientated businesses. What Onni is proposing for the retail space is geared towards residents. So why not make the Village a destination for residents, bring life to it which in the end will help all businesses. There is a plan to allow Rod's Building Supply to be replaced by retail and residential – the retail being a grocery store. Have you ever tried to get to that part of the Village on the weekend? It's extremely difficult to drive there, let alone park. It is part of the most congested space in the Village. So why would that be a better place than already built retail space? Please answer me that.

I believe that Council is not forward thinking in blocking this rezoning or modifying to allow the retail into this Onni space. It is not in the best interests of the residents, but merely a war that continues to be waged. I hope that the proposal put forward by Onni can be considered and in a timely manner. I would appreciate someone taking the time to reply back to me.

Best regards,

Kevin Skipworth

**Santos,Andrea**

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**From:** Sherwin Hinds <sherwin.hinds@gmail.com>  
**Sent:** Thursday, 18 February 2016 14:22  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:  
Street Name: Sherwin Hinds  
Postal Code: V7E 4J9

Dear Mayor and Council

Best regards.

Sherwin H.



**Santos,Andrea**

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**From:** Denise <denise1marie@gmail.com>  
**Sent:** Friday, 19 February 2016 15:27  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Denise Jaffe

Street Name: English Avenue  
Postal Code: V7E 6T2

Dear Mayor and Council

I support the rezoning of Imperial Landing....but no big box stores, tattoo parlours or piercing please, let's keep it to independent retailers similar to those found in the Village.

Denise Jaffe

Sent from my iPad

**Santos,Andrea**

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**From:** Stuart Murray <stuartmurray@shaw.ca>  
**Sent:** Saturday, 20 February 2016 22:39  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Trudi Beutel  
Street Name: 4580 Moncton Street  
Postal Code: V7E 3A9

Dear Mayor and Council:

I strongly believe that general commercial and retail development should be centred in the village core; the area bounded by #1 Road, Bayview Avenue, Chatham Street and 7<sup>th</sup> Avenue (roughly). Onni should continue to be asked to abide by its current MMU zoning designation. If Onni was aware that MMU wasn't workable prior to building this final phase of development, then it should have applied for re-zoning prior to breaking ground.

Onni should not be substantively rewarded for any backhanded approach that it has employed to force commercial expansion outside of the designated Steveston village core.

**Santos,Andrea**

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**From:** Stephen Smyth <allstephensmail@gmail.com>  
**Sent:** Saturday, 20 February 2016 19:34  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: S Smyth  
Street Name: Moncton Street  
Postal Code: V7E3A9

Dear Mayor and Council please make a compromise and move forward with a plan 3 years empty + 16 years of planning really?

**Santos,Andrea**

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**From:** Lucy U <lucyushijima@live.com>  
**Sent:** Saturday, 20 February 2016 13:03  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Lucy Ushijima  
Street Name: 12130 Imperial Drive  
Postal Code: V7E 6J5

Dear Mayor and Council,

After checking out Onni website and proposal displays at Steveston Village, I'm not agreeing on all of rezoning projects of Steveston Imperial Landing:

- worried on privacy and security breach of having residential above first floor for proposed financial services building; personally don't want rental residence above any legit financial bank services offices/money vault ceiling. worried on immediate surrounding townhouse neighbourhood being close within under 5 metres radius from building even if security cameras get setup. either make financial building's upper floor for similar financial small office uses (tax filing/audit/bank branch offices), or use smaller space by install bank ATMs better? agree some bollards are required though
- While agree on grocery store market space, where to install grocery carts for pickup and returns after bulk purchases transport to customer parking lot? While some markets utilize underground parking space with ramps access for compensating limited outdoor space (ie. thrifty foods in Newwest), skeptic if that was installed in current underground parking (didn't drive in on open house to check). Tried test runs on bicycle using current outdoor ramps, but seem bit narrow for baby carts, wheelchair turns, shopping carts. Also wondering where grocery commercial garbage/recycle bins to be loaded/dispatched. Also wondering truck delivery stations areas for grocery inventories unloading
- would prefer at least one building for public library expansion use. If indoor recreation building/financial building/restaurant not in majority agreement, probably better to move Steveston Community Library into any vacant building and provide PC class lesson programs rooms/private reservation study rooms/wider lounging adults & family/kids areas similar to Minoru & Ironwood library models. If Steveston library moves, the old space can be utilized as additional gym/games/sports sections similar to South Arm Community Centre to minimize reno costs (ie. ping pong tables, indoor kids playground space for rain/winter seasons, runner/weight machine expansion?)
- If public library gets considered, prefer building access directly or close to Easthope Ave: direct jaywalk from Steveston community centre makes it family/kid friendly access

- Customer auto parking: will the residential gates be open for public use during store hours? Since already popular for public walks/bikes, some outdoor bike & dog leash stations/parking will be great additional feature
- if still considering mixed maritime use, have fishing lure rental /bait shop and canoe/kayak sport shop ok? since people already come trying out fishing and kayak lessons nearby anyways for past years
- as last resort if retail stores don't sell as much, how about mixed maritime arts/history use as part of cannery museum expansion with boat displays? good media for summer months with Salmon and Richmond Maritime festivals (boat may not sail but able to ride on like Steveston tram museum?)
- since Onni not mentioned, wondering to suggest if mixed maritime usage will be encouraged more if more small docks gets created at nearby river area similar size/space to current one for fishing/kayak lessons/boat parking?? If this suggestion is void of city hall/Onni current zoning agreement or for safety reasons, please disregard this suggestion

Thank you for your time and consideration reading this message!

**Santos,Andrea**

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**From:** Kim Penny <kim.penny@bayer.com>  
**Sent:** Sunday, 21 February 2016 10:42  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Kim Penny  
Street Name: Unit 63-6300 London Road, Richmond Postal Code: V7E 6V6

Dear Mayor and Council

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Bayer Inc., 2920 Matheson Boulevard East, Mississauga, Ontario, L4W 5R6.

The information contained in this e-mail is for the exclusive use of the intended recipient(s) and may be confidential, proprietary, and/or legally privileged. Inadvertent disclosure of this message does not constitute a waiver of any privilege. If you receive this message in error, please do not directly or indirectly use, print, copy, forward, or disclose any part of this message. Please also delete this e-mail and all copies and notify the sender. If you would like to withdraw your consent to or unsubscribe from commercial electronic messages, please email [optoutallbayerinc@bayer.com](mailto:optoutallbayerinc@bayer.com). We may still send messages for which we do not require consent. Thank you.

Si vous souhaitez retirer votre consentement ou ne plus recevoir nos messages commerciaux ?lectroniques, envoyez un courriel ? [optoutallbayerinc@bayer.com](mailto:optoutallbayerinc@bayer.com). Nous pourrions continuer ? vous envoyer des messages qui ne requi?rent pas votre consentement. Merci.

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**Santos,Andrea**

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**From:** Badyal,Sara  
**Sent:** Monday, 22 February 2016 13:10  
**To:** Badyal,Sara  
**Subject:** RE: Onni Rezoning of Imperial Landing

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**From:** Sharon Renneberg [<mailto:renneberg@telus.net>]  
**Sent:** Friday, 19 February 2016 12:45  
**To:** MayorandCouncillors  
**Subject:** Onni Rezoning of Imperial Landing

Dear Mr. Brodie and Councillors,

I wish to express my opposition to the repeated rezoning requests from Onni Development to eliminate the Mixed Maritime Use requirement for the commercial portion of Imperial Landing.

All of Richmond has lost the opportunity to have full access to this real estate as a park. Regretfully I understand that we cannot undo that. Please do not make a bad situation worse. I see from reviewing archived Council minutes that Onni have been before City Council on July 17, 2007 and May 27, 2009. On July 17, 2007, it is recorded, the "the applicant has stated that the Mixed Maritime Use (MMU) is not economically feasible on the site" and later "the applicant proposes a grocery store at street level on the west end of the site with a restaurant planned for the second of the two stories". They have since, without any approval, gone ahead and constructed exactly that. You can be sure that the two storey building that is currently offered to have a daycare on the second storey will be an unsuccessful operation and Onni will pursue the original planned restaurant use. The proposal to house Nester's grocery in the ground floor would be disastrous. The loading zones already on Bayview create a zig zag of through traffic and bicycles daily - add backing up grocery delivery trucks and daycare drop-offs to the mix and there will be casualties.

At the council meeting of May 27, 2009 it is recorded that "Mr. Jarvis stated that he fully understood the City's definition of MMU". How is it possible and what kind of message would Council be sending to developers, that is OK to build what you wish irregardless of the zoning and then continue to hold info sessions and come before council with increasingly sized "goodwill contributions" until the zoning is changed to enhance the developer's bottom line? It would be a significant precedent for the City to yield to Onni's technique of building to achieve the highest possible financial gain, regardless of zoning and adjacent residential quality of life. Their presumption of success is displayed by the TD green windows used in the original construction. No coincidence that green is the colour associated with greed. The timing of these "Discovery Days" is interesting given the recent possibility of a new grocery store in the Rod's Building Supply area.

The current independent Steveston merchants have created a responsible, caring community. Please support them and the residents by allowing Steveston to continue to grow and thrive without the threat of big chain stores being invited by Onni to slash the local businesses. Mixed Maritime use would be encouraged through additional development of the tourist marina option.

Yours truly,  
Sharon Renneberg  
307 - 4211 Bayview St.  
Richmond

**Santos,Andrea**

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**From:** Doug Paterson <dpatt@shaw.ca>  
**Sent:** Monday, 22 February 2016 13:11  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Douglas Robert Paterson  
Street Name: 5071 Moncton Street, Richmond B.C.  
Postal Code: V7E 3B2

Dear Mayor and Council,

I have seen the development on the Imperial Landing Site from the inception and it is long overdue to complete this Project.

It is in the best interest of all concerned to come to a compromise in order to for the completion to happen.

Regards,

Douglas Robert Paterson

Resident of Steveston

**Santos, Andrea**

**From:** Stuart Murray <stuartmurray@shaw.ca>  
**Sent:** Tuesday, 23 February 2016 08:43  
**To:** Badyal, Sara  
**Subject:** RE: Onni rezoning application RZ 13-633927 regarding Bayview Street MMU space

You are correct, but Onni knew that finding such MMU businesses would be difficult back in the early 2000s when the zoning was first applied.

When Onni decided to build out its last phase, it should have approached CoR for a rezoning BEFORE it constructed. Onni likely didn't because it knew it would not be granted the same commercial floor space under revised zoning, if at all. Onnie gambled and lost.

Steveston residents should now not be punished (and Onni rewarded) with commercial sprawl outside the village core.

Thank you.

Trudi Beutel

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**From:** Badyal, Sara [mailto:SBadyal@richmond.ca]  
**Sent:** Monday, February 22, 2016 12:41 PM  
**To:** 'Stuart Murray'  
**Subject:** Onni rezoning application RZ 13-633927 regarding Bayview Street MMU space

Thank you for your email regarding Onni's Imperial Landing site on Bayview Street. Your email will be included in my next staff report regarding application RZ 13-633927. The purpose of this email is to provide a brief summary of the status of the application.

Onni built the development at 4020 through to 4300 Bayview Street under the existing zoning, but has indicated that they cannot find any tenants for the uses currently permitted.

The City is reviewing rezoning application RZ 13-633927, which was submitted by Onni to allow for a wider range of commercial uses on the site. The application was reviewed by Planning Committee on November 19, 2013, April 23, 2014 and May 6, 2014 and was referred back to staff.

Staff is currently working on addressing the referral with the applicant. The date of the next Committee meeting is not yet scheduled.

Public input is encouraged and may be provided to the City through a rezoning application process by letter, email, the City's website, or in person at Planning Committee, Council, and Public Hearing meetings. Public input received will be included with the next staff report regarding the rezoning application.

References:  
Planning Committee – May 6, 2014 – Minutes (including link to referral staff report with attachments, including public correspondence): [http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614_minutes.htm)  
Planning Committee - April 8, 2014 – Minutes (including link to referral staff report with attachments, including public correspondence): [http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814_minutes.htm)  
Planning Committee - November 19, 2013 – Minutes (including link to original rezoning staff report with colour maps/attachments, including a large amount of public input):  
[http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913_minutes.htm)

If you have further questions, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP  
Planner 2  
Development Applications Department  
City of Richmond  
604-276-4282  
[www.richmond.ca](http://www.richmond.ca)

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**From:** Stuart Murray [<mailto:stuartmurray@shaw.ca>]  
**Sent:** Saturday, 20 February 2016 22:39  
**To:** Mayor and Councillors  
**Cc:** [info@waterfrontrezoning.com](mailto:info@waterfrontrezoning.com); Badyal, Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Trudi Beutel  
Street Name: 4580 Moncton Street  
Postal Code: V7E 3A9

Dear Mayor and Council:

I strongly believe that general commercial and retail development should be centred in the village core; the area bounded by #1 Road, Bayview Avenue, Chatham Street and 7<sup>th</sup> Avenue (roughly). Onni should continue to be asked to abide by its current MMU zoning designation. If Onni was aware that MMU wasn't workable prior to building this final phase of development, then it should have applied for re-zoning prior to breaking ground.

Onni should not be substantively rewarded for any backhanded approach that it has employed to force commercial expansion outside of the designated Steveston village core.

**Santos,Andrea**

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**From:** Roy Chu <k\_rc@hotmail.com>  
**Sent:** Tuesday, 23 February 2016 09:20  
**To:** MayorandCouncillors; info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Roy Chu  
Street Name: River Drive  
Postal Code: V6X 0L3

Dear Mayor and Council

In this e-mail I would like to express my opinion regarding Imperial landing in Steveston. Time has change. I believe rezoning the area will help growing our city and the economy. Personally I love to visit Steveston as I almost went there every week. And I would like to see more variety of shop and entertainment in the area. To keep a land for a function that will never been used is like having a snow tire for my car but I live in a tropical forest, useless and waste money. Well use our land and get the most for the opportunity we have now is a better way grow our city.

Best regards

Roy Chu

**Santos,Andrea**

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**From:** Vera Gammert <gammertv@telus.net>  
**Sent:** Tuesday, 23 February 2016 21:31  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Vera Gammert  
Street Name: Andrews Road  
Postal Code: V7E 6N7

Dear Mayor and Council

I fully support Onni's proposal for imperial landing. I live in Steveston and would use all the shops and services they are proposing! This site has sat vacant far too long and the City needs to look at the current demographics in Steveston and allow shops and services that support our needs to be part of our community.  
Please do not drag this on any longer!



**Santos,Andrea**

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**From:** Badyal,Sara  
**Sent:** Wednesday, 24 February 2016 09:48  
**To:** Badyal,Sara  
**Subject:** FW: Rezoning of 4300 Bayview (File: 08-4105-20-2013-633927)

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

From: Shirley Geldart [<mailto:geldart1@telus.net>]  
Sent: Tuesday, 23 February 2016 15:34  
To: MayorandCouncillors  
Cc: Brian Thomsett  
Subject: Rezoning of 4300 Bayview

Dear Mayor and Councillors,  
Please do not give in to Onni's rezoning application.  
Yes, I would like to see the property occupied, but Onni should have to pay "dearly" for the rezoning.  
Is there any way the City could buy the site from Onni?  
Or perhaps a land swap?  
The property could be used for a Library, fitness centre and affordable daycare. What about some low cost rental units?  
If we are thinking of building a Marina, wouldn't it be better if the City had control of boardwalk property?  
Thanks  
Shirley Geldart  
Brian Thomsett  
#39-12333 English Ave  
Richmond  
V7E 6T2

RECEIVED  
FEB 24 2016

## Feedback Form

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

Thank you for attending the Imperial Landing Discovery Day. These gatherings are 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: CLARA SHAMANSKI

Address: 7631 STEVENSON HWY, RICHMOND

E-mail (optional): \_\_\_\_\_

Phone (optional): 604 275 0158

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-based businesses, recreation facilities,  
public library, child care resources  
NO - grocery/retail stores NO - Banks, CHAIN STORES

What do you think is missing from this community?

Natural landscape / marine-based businesses,  
fishing expeditions, live entertainment

Dr. FBM to the City is a 'BRIBE' so Onni can do what they want!!

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](mailto:byee@onni.com). For further information please visit [www.waterfrontrezoning.com](http://www.waterfrontrezoning.com) or call 604-602-7711

Copy To: City of Richmond  
B. Yee, ONNI

Feb. 20, 2016

**Santos,Andrea**

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**From:** thomas lynn green <tgreen22@telus.net>  
**Sent:** Wednesday, 24 February 2016 12:08  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Tom Green  
Street Name: Springwood Cres.  
Postal Code: V7E1X6

Dear Mayor and Council: It's time to get this done and get on with getting us some new and better shops in Steveston. This has gone on for to long. Get down off your high horse and do the right thing.

**Santos,Andrea**

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**From:** Cathie Cline <cath@shaw.ca>  
**Sent:** Thursday, 25 February 2016 08:05  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Cathie Cline  
Street Name: Bayview  
Postal Code: V7E 6T2

Dear Mayor and Council

I am very much in support of having Imperial Landing rezoned.  
I do not believe it should have been zoned the way it is from the beginning.  
It seems clear to me that we just don't need more maritime space.  
Growth is coming to Steveston, I am sad the merchants of Steveston feel it will only bring competition.  
I believe it will bring traffic that will allow the businesses of Steveston to not merely survive being a weekend ice cream destination but rather a thriving business.  
I feel what Onni is proposing is generous when you add the cost of carrying it for the last few years to the penalty they have absorbed.

It is time to have resolution, I am tired of looking at empty space out my front window.  
think we are just so lucky it hasn't been vandalized in all this time.

Cathie

**Santos,Andrea**

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**From:** Doug and Catherine Clark <drclark1@shaw.ca>  
**Sent:** Thursday, 25 February 2016 08:07  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Doug Clark  
Street Name: McBurney Court  
Postal Code: V6Y3H5

Dear Mayor and Council:

Stop your non-productive stance immediately and allow the rezoning as per Imperial Landing's request. Mayor and Council you are the problem, cut the red tape.

**Santos,Andrea**

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**From:** carolingram <carolingram@shaw.ca>  
**Sent:** Thursday, 25 February 2016 08:45  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Carol and Keith Ingram  
Street Name: Westwater Drive  
Postal Code: V7E6S2

Dear Mayor and Council

Please allow rezoning. Vacant property benefits no one! Put the 3 million dollars towards a new community centre and library which are both badly needed in Steveston if council doesn't want a library in the waterfront development. Seriously...get on with it!

Sent from my Samsung Galaxy Tab®4

**Santos,Andrea**

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**From:** Marlene Harper <mharperivr@gmail.com>  
**Sent:** Thursday, 25 February 2016 08:51  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

NAME: Mike and Marlene Harper  
Street Name: 12222 Ewen Ave., Richmond, B.C.  
Postal Code: V7E 6S8

Dear Mayor and Council

It is time to fill these empty buildings in front of our beautiful Steveston!  
"Should have, could have" is preventing a vibrant community from moving forward. What is the point in stating "marine industry " MUST be prevalent if no one in this industry has been interested in locating on this site? Yes, we can fine tune what moves in, but let us get on with business!



**Santos,Andrea**

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**From:** Evelyn Eliopoulos <evylen@icloud.com>  
**Sent:** Thursday, 25 February 2016 16:31  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Evelyn Eliopoulos  
Street Name: Galleon Crt  
Postal Code: v7E 4L3

Dear Mayor and Council

Sent from my iPhone

**Santos,Andrea**

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**From:** Anthony Turner <atslbusiness@telus.net>  
**Sent:** Thursday, 25 February 2016 13:35  
**To:** Mayor and Councillors  
**Cc:** info@waterfrontrezoning.com; Badyal, Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Anthony Turner  
Street Name: Hayashi Court  
Postal Code: V7E 5W2

Dear Mayor and Council

This issue has dragged on too long! The MMU designation was born of the City not ONNI. It was only agreed to by BC Packers who accepted it as the only way to go forward and open the boardwalk up to the people. Bitter Council members need to move on. The people (tax payers) are sick of the lack of action and blackmail tactics of Council. As our public servants I request you get on with it!!

**Santos,Andrea**

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**From:** Sandy Sveinson <ssveinson@shaw.ca>  
**Sent:** Saturday, 27 February 2016 08:50  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Sandy Sveinson  
Street Name: 4655 Britannia Drive  
Postal Code: V7E 6B1

Dear Mayor and Council :

I am in favour of rezoning of the Onni development at Imperial Landing to allow more retail, etc. than the current mixed maritime use only.

It is an embarrassment to hear visitors to our waterfront asking why it is not occupied by businesses and what is going on with the Imperial Landing development after years of sitting. The City Council (of which several current members were sitting during the time of the original re-zoning of the Packers land) had their heads in the sand (or were afraid to make intelligent hard decisions) when the land was originally re-zoned. It was pretty obvious when BC Packers shut down that mixed maritime zoning was not economically viable and a wider range of zoning would be required. Subsequent to the original re-zoning, most of the marine stores in the Steveston village have gone the way of the dinosaur. Some people say we don't need more restaurants, grocery stores, day care, financial institutions, fitness centres, etc. in that area, but the zoning allowed 800 new residences to be built and it would be great to have these services within easy walking distance of all these new residences. For example, I don't think that it would hurt to have a grocery store – particularly one that would give back to the community. It would be great not to have to drive several kilometres to the nearest Safeway. What would be wrong with having a fitness centre? (the Steveston Community centre is bursting at its seams).

I am ashamed of the Steveston businessmen who have banded together to "protect" their restaurants, etc. from any further competition. A marina can be constructed (I thought that was always in the plans anyway). It would enhance the waterfront and should not cause conflict with any retail business.

I am appalled that the City of Richmond and Onni cannot seem to find a compromise for both parties to move forward. Both parties need to have their heads knocked together.

Onni needs to come up with more concessions (financial apparently) if the re-zoning is going to increase the land value a great deal. The City was asking for major financial concessions to move the library to the waterfront stating that the developers of Ironwood gave them a much better deal for the Ironwood Library branch. You can't compare the Ironwood location in a second story building bordering on industrial in a large strip type mall to the Steveston waterfront, which is high value waterfront land. Yes, Onni should provide concessions for rent, etc. if the City wants to move the library there, but the citizens of Richmond can hardly expect Onni to give the same concessions as the Ironwood developer for a library.

Everyone (locals and visitors alike) love the access to the waterfront which the Onni development has created.

I sincerely hope that the City and Onni can find a way to resolve their differences for the benefit of all parties concerned.

**Santos,Andrea**

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**From:** Patti <patticat@telus.net>  
**Sent:** Saturday, 27 February 2016 15:40  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Dear Mayor and Council

I support rezoning of Imperial Landing. This stale mate has gone on long enough. For the life of me I cannot understand why the Steveston Seafood House was not allowed to open there. It has been a long standing fixture and is certainly in need of a new building. It also sources out local product.

Do you really believe that all this property should only be marine designated. Why can't you come to a compromise and start collecting business tax.

Thanks for your time

Patti Sanderson  
604-816-3869

**Santos,Andrea**

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**From:** Kevin Pedde <kpedde@gmail.com>  
**Sent:** Saturday, 27 February 2016 23:53  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Kevin Pedde  
Street Name: 4500 Westwater Drive  
Postal Code: V7E 6S1

Dear Mayor and Council

I support Onni's rezoning of 4020 Bayview Street.

Thanks

Kevin Pedde

**Santos,Andrea**

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**rom:** Badyal,Sara  
**Sent:** Monday, 29 February 2016 10:18  
**To:** Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

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**From:** cindy [<mailto:reimerc@shaw.ca>]  
**Sent:** Saturday, 27 February 2016 09:37  
**To:** MayorandCouncillors  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name:Cindy  
Street Name: Sheridan Rd  
Postal Code:V7E 4W6

Dear Mayor and Council

I don't think that Onnni or any other developer should be given rezoning, when they knew at the time of building that this would be an obstacle. It is like saying I will take what I can get and then get what I want later. To me to allow rezoning, would set a bad precedent to other developers.

Thanks,

Cinndy



**Santos,Andrea**

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**From:** Jasmine Work Gmail <jzhu219@gmail.com>  
**Sent:** Monday, 29 February 2016 17:13  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Jasmine Zhu  
Street Name: Russ Baker Way  
Postal Code: V7B 1B4

Dear Mayor and Council,

I support the rezoning of 4200 Bayview Street. It will bring even more vibrancy to the area. Since the structure has already been built, it should be utilized to generate maximum benefit.

Warm Regards,

Jasmine Zhu  
778-869-3285  
RE/MAX Westcoast with  
RE/MAX Austin Kay and Anita Chan Realty

Sent from my iPhone

**Santos,Andrea**

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**From:** Alvin <alvincc2003@yahoo.com>  
**Sent:** Monday, 29 February 2016 17:32  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Alvin Cheung  
Street Name: 4020 Bayview st  
Postal Code: V7E 3G8

Dear Mayor and Council,

I support the and vote for 4020 Bayview st rezoning,

Thanks,

Alvin

发自我的 iPhone

**Santos,Andrea**

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**From:** Walker, Kate <KWalker@jibc.ca>  
**Sent:** Monday, 29 February 2016 17:36  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Kate Walker  
Street Name: 22-11391 7 Ave  
Postal Code: V7E 4J4

Dear Mayor and Council

Please get on with re-zoning!  
Thank you

Kate Walker

**Santos,Andrea**

---

**From:** Chris Chan <chrischan328@gmail.com>  
**Sent:** Tuesday, 1 March 2016 00:43  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Chris Chan  
Street Name: 3831 Lockhart Road  
Postal Code: V7C 1M4

Dear Mayor and Council,

I support the rezoning of 4020 Bayview Street.

Regards,

Chris Chan  
Cel: 604-779-8888  
Sent from my iPhone

**Santos,Andrea**

---

**From:** Badyal,Sara  
**Sent:** Tuesday, 1 March 2016 08:33  
**To:** Badyal,Sara  
**Subject:** FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

**From:** [zynari@gmail.com](mailto:zynari@gmail.com) [<mailto:zynari@gmail.com>]  
**Sent:** Monday, 29 February 2016 23:18  
**To:** MayorandCouncillors  
**Cc:** [info@waterfrontrezoning.com](mailto:info@waterfrontrezoning.com); Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Dennis Zhang  
Street Name: 40TH AVE W  
Postal Code: V6N3B6

Dear Mayor and Council

**Dennis Zhang Personal Real Estate Corporation**  
Residential / Commercial  
Luxmore Group Realty Ltd.  
S101-5811 Cooney Road  
Richmond BC V6X 3M1  
Cell phone (778)322-6399  
Office Phone (604)790-1111  
Fax Number (604)278-3388

[DennisPREC@gmail.com](mailto:DennisPREC@gmail.com)

**Santos,Andrea**

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**From:** Badyal,Sara  
**Sent:** Tuesday, 1 March 2016 08:31  
**To:** Badyal,Sara  
**Subject:** RE: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

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

**From:** peter fu [<mailto:peterfu95@gmail.com>]  
**Sent:** Monday, 29 February 2016 18:42  
**To:** MayorandCouncillors  
**Cc:** [info@waterfrontrezoning.com](mailto:info@waterfrontrezoning.com); Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

**Name:**  
**Street Name:**  
**Postal Code:**

Dear Mayor and Council

**Santos,Andrea**

---

**From:** Brian Coleman <brian@heresinfo.com>  
**Sent:** Wednesday, 2 March 2016 09:37  
**To:** Day,Carol  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara; editor@richmond-news.com;  
MayorandCouncillors  
**Subject:** Re: Onni Site

Dear Carol,

Thank you for providing me with your suggestions for what you would wish to see at the Onni waterfront ghost-town. Yes, Granville Island attracts many visitors, who come because they find what they are looking for, and local merchants have successfully stepped up to provide that. So has the White Rock waterfront.

Steveston has successfully attracted local merchants to provide a thriving commercial community that attracts visitors from near and far. The common theme is that the merchants provide what the visitors are looking for, and if they don't they leave. Why can you and your colleagues not trust this successful process to continue? Is it because you, as a politician, know better?

If you think I'm being cynical, its because of your ridiculous suggestion that this could be a great location for a museum or similar. Our Steveston waterfront has huge heritage buildings from the fishpacking era which remain unused and could be far better used for such a purpose. Whoever heard of putting a museum showcasing life on the river and telling the story of the Musqeam in a cold glass and concrete building?

Cold glass and concrete buildings is what we've got, like it or not. So lets get on and use them. Let local merchants decide what will bring customers to the Steveston waterfront and create a vibrant successful visitor experience. Lets use the funds that Council will negotiate from Onni to help make this happen.

Carol, please step aside and let the existing and prospective Steveston merchants make it happen.

Brian Coleman  
43 year resident and daily visitor to the Steveston waterfront

----- Original Message ----- From: "Day,Carol" <CDay@richmond.ca>  
To: "Day,Carol" <CDay@richmond.ca>  
Sent: Wednesday, March 02, 2016 12:28 AM  
Subject: Onni Site

Hi There

Thanks for writing with your opinion regarding the Onni Site on the most beautiful water front site in Steveston. It is so nice to hear from the public and as we work through the process I will use the comments you made to help me in my decision.

Recently I was down in Granville island and I was struck by how special it is. They do not allow any chain stores so each shop is unique. One place does PIRATE boat rides for kids, they dress up the children and take them out in a small boat made to look like a pirate ship. During their voyage there are sword fights and a treasure to be found, the kids come



back to shore having had the time of their life. Another shop sells nautical gifts which are incredible , another kayaks and another fresh fish. When I think about the Onni site I feel we have to get it right because What ever we decide we are going to have to live with it for generations.

I spoke to the owners about allowing non profits to use the space over the summer for art classes for kids, singing and Dancing for young adults or small concerts to benefit local charities . These are just a few ideas that would bring life to the cold glass and concrete building, what ideas can you think of ?

This could be a great location for a museum showcasing life on the river and telling the story of the Musqueam in an interactive First Nations experience complete with wooden boat rides and live Indian carvings just like in Granville island .Or maybe we tell the story of the Japanese settlers who made Steveston their new home and fished along side locals and together created the village of Steveston?

So my question to you is " In a perfect world, what would you like to see at the Onni site ?"

The Onni ads have the caption " Imagine More" well I do , this is not another strip mall it is the most special site on the west coast of BC and I would like to think outside the corporate box and ask for a made in Steveston solution.

Thanks again for writing and let's talk more.

Carol Day  
Richmond City Councillor

Sent from my iPad=

**Santos,Andrea**

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**From:** Maureen Freeman <maureenfreeman@citysheet.com>  
**Sent:** Wednesday, 2 March 2016 08:15  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Maureen Freeman

9-4051 Garry Street  
Postal Code: V7E 2T9

Dear Mayor and Council,

It's time to realize that it's totally impractical to expect marine base merchants to occupy these buildings, most of the old marine merchants have already left the area. The place is looking run-down with windows being broken etc. plus the city is missing out on revenue from increased taxes etc.

In my opinion the Steveston Merchants Association is being short sighted in believing that new business's will affect their revenue. The more attractive this site becomes it will attract more visitors to the whole village creating potential customers. Presently I shop in the village and would continue to support the existing shops as well as welcoming new ones.

We are lucky to live in such a beautiful area lets share it.

Maureen Freeman

FEB 29 2016

Mr. Malcolm Brodie, Mayor  
and City of Richmond Council  
City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1  
Canada

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

		INT
	DW	
✓	DB	

**Subject: Support for the Proposed Rezoning application at 4300 Bayview Street**

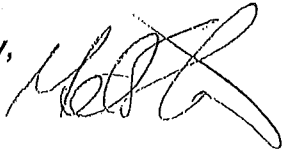
Dear Mayor Brodie and City of Richmond Councillors:

I write to you in support of the proposed rezoning application at 4300 Bayview Street, Imperial Landing proposed by Onni.

The benefits to the community of Steveston and the waterfront area are immeasurable. By developing and allowing Onni to fulfill the project to it's original design and vision will grow and foster an economic growth to the area. I would like to see the project completed with great retailers proposed like Nesters, TD Bank and more. The \$3.0 million contribution to the Steveston Amenity fund will have a significant impact on our community.

This project has sat empty for too long. Please listen to the people and allow ONNI to finish this project once and for all.

Sincerely,



Name: MICHAEL STEIN

Address: 34-12331 PHOENIX DR. V7E 6C4

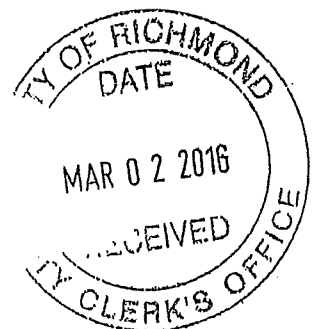
E-Mail: MICHAELSTEIN@YAHOO.COM

PHOTOCOPIED

MAR 4 2016

GB

& DISTRIBUTED



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

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BL9063

Mr. Malcolm Brodie, Mayor  
and City of Richmond Council  
City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1  
Canada

**Subject: Support for the Proposed Rezoning application at 4300 Bayview Street**

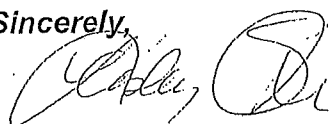
Dear Mayor Brodie and City of Richmond Councillors:

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The benefits to the community of Steveston and the waterfront area are immeasurable. By developing and allowing Onni to fulfill the project to it's original design and vision will grow and foster an economic growth to the area. I would like to see the project completed with great retailers proposed like Nesters, TD Bank and more. The \$3.0 million contribution to the Steveston Amenity fund will have a significant impact on our community.

This project has sat empty for too long. Please listen to the people and allow ONNI to finish this project once and for all.

Sincerely,



Name:

Lesley Stein

Address:

6 34-12331 Phoenix drive, Richmond, Bc

E-Mail:

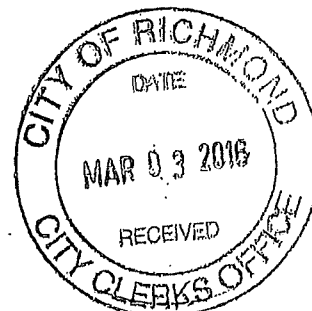
steinl@shaw.ca

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MAR 4 2016

GB

& DISTRIBUTED



**Santos,Andrea**

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**From:** beaumont.kath@gmail.com  
**Sent:** Thursday, 3 March 2016 16:40  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Kathleen Beaumont  
Street Name: London Road  
Postal Code: V7E 6V5

Dear Mayor and Council

I didn't think I would hear myself say I support rezoning but I am so tired of looking at this development in its current state that I feel something has to be done to improve it and bring some pedestrian life to the development. Ideally I would prefer to see it all residential but I don't think that is possible.

I would only agree with Onni's the current proposal if significant changes were made to the development to improve its aesthetics and functionality.

This is one of the most popular walking paths in Richmond and in that regard the whole development needs to become more pedestrian friendly.

Concrete surfaces are too much particularly in the summer months when it can get very hot on the waterfront. The white concrete surfaces are too much they need to be broken up into more definable areas that are softer in nature. The area needs some Shade trees.

I would like to see restrictions on how store fronts can post advertising. This whole area has the potential to become a cluttered mess. Particularly the building proposed for Nesters Market. The first thing a retailer will do with all this glass is cover it with venal postings to block the light and take advantage of advertising opportunities.

I'd like to see all the tubular fencing and chain link fencing removed. If metal fences have to be in place then use something more aesthetically pleasing. Combine metal fencing with a metal art installation which is attractive and less utilitarian.

The exposed down spouts on the building being proposed for Nesters should be removed and channeled into some drain tile or pipe. its not acceptable for a building of this nature to drain water from the roof onto a concrete side walk. Surely we can do better than this?

I would like to see a covered pavilion in the open space which can be used for having your lunch, sheltering from the sun or rain, or can be used for events where people can just sit and watch the boats.

Having had the experience of volunteering along the water front for Tall Ships in the summer I know how difficult it is to have tents or umbrellas on the water front. The wind can come up very fast and just scoop these things up. Having said that there should not be an expectation that any retail food outlets will successfully place umbrellas and setting infant of their units. its just not practical. The building should provide for some better shelter or overhangs on the store fronts. Already much of the concrete surfaces have cracked or shifted creating tripping hazards. Some of this surface should be removed and replaced with flag stones which will help the glare and also cut down on tripping hazards. They are also easier to maintain and adjust if any shirting takes place.

Remove some of the metal cladding. It doesn't have to look so industrial. The metal cladding at the pedestrian level just increases the glare and summer heat.

No amount of accommodations for delivery problems will resolve the noise created each time a truck backs in or out of the designated delivery areas. Add this to the garbage and recycle trucks and it becomes never ending. Trucks are required by law to have audible backup signals. Good luck with that one, if I lived there it would drive me crazy!

I could go on making recommendations to improve the look of the building but thats what you pay Architects for. Let us have less negotiations about cash settlements and instead spend some money improving the buildings and the public spaces.

Thank You

**Santos,Andrea**

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**From:** Badyal,Sara  
**Sent:** Thursday, 3 March 2016 16:52  
**To:** Badyal,Sara  
**Subject:** Onni on Bayview Street

**From:** Walter Nieboer [<mailto:swnieboer@gmail.com>]  
**Sent:** Wednesday, 2 March 2016 15:57  
**To:** MayorandCouncillors  
**Subject:** Onni on Bayview Street

Dear Mayor and Councillors, as we have just witnessed another attempt by Onni to bribe the people of Steveston with their open house and promise of \$3million, I feel obliged to write you again. We can all understand Onni's desire and indeed perhaps even their need to achieve a resolution to the impasse that currently exists. It is quite another matter to try and find that solution with bribery. It was wrong for Onni to proceed with the 6 buildings believing that council would cave in, with a little grease i.e. \$'sss, once the buildings were up and permit commercial occupancy of the 60,000 square feet of ground floor space.

I am proud of council for resisting Onni's overtures with money etc.

I am concerned that sooner or later council may be persuaded by Onni's largess and allow what it has thus far denied.

Commercial occupancy of these 60, 000 square feet would, as stated in previous correspondence with you, be detrimental to the viability and economic health of the village as we know it.

In the near future significant new commercial space will develop within the boundaries of the village, think the Rod's property, adding to recent other commercial space additions.

It is clear that there is now and there will be more than enough commercial space in the village proper for a very long time and to stretch that out East along the boardwalk to satisfy Onni is not in the interest of the community .

Because I realize the current impasse between the City and Onni can not go on indefinitely I have in the past made suggestion to resolve the issue in a way that would secure the economic viability of the village, enhance what is now a bleak, sterile waterfront as well as uphold council's determination to not allow commercial occupancy and not be trapped by a bribe by Onni of several millions of \$'ss.

My suggestion is that council say to Onni we will look favourably upon a request to reconfigure these 60,000 square feet to residential space.

Before you capitulate to the argument that that can not be done, you should remind yourself of the many buildings that were once commercial or warehouse buildings that have been successfully and attractively reconfigured into great residential space. Close to home I think of the Bay building in Victoria and the Woodwards building in Vancouver. There are many more all over the continent.

To go forward, council might suggest an architectural competition to reconfigure this space to residential, in spaces of between 1000-2000 square feet, this will attract more affluent buyers.

The objective of the competition would be to greatly enhance the visual feel of this prime waterfront which currently is so bleak, with softer and more green space, and to resolve the current impasse and let Onni realize economic value out of the development.



I would guess, and it is just that, that by spending say \$300 per square foot to achieve the attractive conversion to residential, it could then be sold at current market prices in excess of \$800 per square foot, a total gain of \$ 30million. Even a gain of \$10-20 million and the impasse resolved is a great step forward.

I sincerely hope that council will have the wisdom to resist Onni's overtures of money and have the vision that will preserve and enhance this section of waterfront as well as help protect the economic viability of the village of Steveston.

Thank you for considering the above.

With respect,

Walter Nieboer

#406 4111 Bayview street

Richmond, BC

604 241-1471

## Santos,Andrea

---

**From:** Sandi Moroz <moroz01@telus.net>  
**Sent:** Friday, 4 March 2016 15:23  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Sandra Moroz  
Street Name: 11991 - 4th Avenue  
Postal Code: V7E 3H9

Dear Mayor and Council

I support rezoning as the area is getting rundown and is starting to look awful, with plywood in windows etc. It is unrealistic to think that marine related stores will go in there when the marine related stores in the Village are closing up. Whatever the issue was when this was started, it has now been years, and time to come to some agreement with the owners.

I would like to see an area of small stores, cafe's, outside patios for summer eating, artist areas, etc. which would bring tourist to the Village and surrounding areas. Having said that, the Village itself is losing some of it's quaintness and more thought should be given to keeping it's uniqueness when approving new construction. Also, a marina would be a nice addition as most cities I have visited over the years have a central area for tourist to gather away from the City centers.

I hope that some agreement will be reached soon so that this area will finally reach it's potential. Steveston is a special part of Richmond/Vancouver and we need this to be finalized, and to move on to other problems.  
Thanks.

**Badyal, Sara**

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**From:** John Roston, Mr <john.roston@mcgill.ca>  
**Sent:** Saturday, 5 March 2016 4:09 PM  
**To:** MayorandCouncillors  
**Cc:** Badyal, Sara  
**Subject:** Onni Imperial Landing Proposal  
**Attachments:** Onni Imperial Landing City Council Letter February 2016.pdf

Please see attached.

## Onni Imperial Landing Project

Dear Mayor and Councillors:

I would like to thank Sara Badyal for being generous with her time in allowing me to examine the submission by Onni. I would hope that an acceptable solution can be negotiated with Onni before the matter comes before Council. If not, that staff will present Council with a couple of options for a possible future settlement so that Council can give Onni its "bottom line" and discourage an endless series of lowball offers and subsequent rejections. My own suggestion for one of those options is respectfully submitted below.

John Roston  
12262 Ewen Ave.  
604-274-2726

1. Maintain customized MMU zoning for the site, but add limited specific uses for each individual building.
2. Make the additional uses very restrictive for the two largest buildings, Building 2 and Building 5, which will really decide the character of the entire development. Be less restrictive for the smaller buildings.
3. If there is a possibility of installing a marina on the City owned water lots opposite Building 5, then that building will attract MMU tenants, such as Steveston Marine and Hardware, providing it is leased at industrial rates (currently \$15 sq.ft. according to Onni's submission).

That lease rate would also attract the large number of Richmond artists and crafts people who have difficulty finding market stall space that they can afford. Their leases could be for an initial one year period until a decision is made on whether to install a marina. In the absence of a marina thereafter, the market stall use could be made permanent. Therefore the only additional use for Building 5 should be Arts and Crafts Market (a definition of which may need to be added to the zoning regulations).

4. Onni must commit to actually leasing Building 5 for Mixed Maritime and Arts and Crafts Market use at industrial lease rates. Otherwise it will leave the building vacant.
5. The only additional uses for Building 2 should be Child Care, Indoor Recreation, Offices, Minor Medical and Arts and Crafts Market. Presumably Onni would want to install its proposed Fitness Centre in Building 2, if it cannot do so in Building 5, because it would bring in higher lease revenue than the other additional uses. The proposed Grocery Store should not be permitted given the limited at grade parking and disruption caused by delivery vehicles. Child Care traffic should be required to use the underground parking area.

6. Onni's submission indicates that they intend to lease Building 6 for Offices and Minor Medical, but only expect industrial rates (\$15 sq.ft.). If this is so, then Building 6 could also be restricted to MMU and Arts and Crafts Market uses as proposed above for Building 5.
7. As proposed by Onni, General Retail and Restaurant use could be additional uses in Buildings 1 and 3 and Financial Services in Building 4.
8. Onni should confirm its previous undertakings for the project such as free two hour parking when validated by tenant businesses.
9. With the exception of Building 5, the above additional uses for the buildings will increase their present value. This increase should accrue entirely to the City, not to Onni. Onni will benefit proportionately from future market value increases. Note that for the 2015 tax year, Onni arranged for a 25% decrease in the assessed value for tax purposes of the commercial portion of the buildings. This reduced value should be the base from which the increase is calculated.
10. The City should also receive a major portion of the present value of the increased lease revenue due to the above additional uses for the buildings. Onni's submission enumerates the increased lease rates:

Building	Area ft.	New Lease Rate	Increase per ft.	Total Annual Increase
1	6,868	\$28.00	\$13.00	\$89,284
2	15,921	\$25.00	\$10.00	\$159,210
2 upper	5,764	\$22.00	\$7.00	\$40,348
3	1,789	\$33.00	\$18.00	\$32,202
4	5,952	\$38.50	\$23.50	\$139,872
5	13,803	\$15.00	0	0
6	9,391	\$15.00	0	0
<b>Total</b>				<b>\$460,916</b>

Over a 20 year period, this amounts to over \$9 million plus the proportionately higher revenue from normal increases in lease rates.

11. The negotiated financial settlement should be used to improve public services in Steveston. My own priorities would be expansion of the Steveston Community Centre to accommodate a larger library and a roof for the pool.

**Santos,Andrea**

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**From:** Elaine Zhan <ezhan@sutton.com>  
**Sent:** Saturday, 5 March 2016 20:08  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Elaine Zhan  
Street Name: Blundell Rd.  
Postal Code: V6Y 1k3

Dear Mayor and Council

The rezoning will creat a great community in the area and certainly be beneficial to the city and residences of Richmond. I fully support the rezoning .

All the best  
Elaine

Sent from my iPhone

**Santos,Andrea**

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**From:** Vera Gammert <gammertv@telus.net>  
**Sent:** Sunday, 6 March 2016 17:34  
**To:** Badyal,Sara  
**Subject:** Re: Onni rezoning application RZ 13-633927 regarding Bayview Street MMU space

Thanks for your reply and the information. Please let me know when the next meeting will be that addresses this and if the public can attend and address council.

> On Feb 24, 2016, at 9:37 AM, Badyal,Sara <[SBadyal@richmond.ca](mailto:SBadyal@richmond.ca)> wrote:

>

> Thank you for your continued interest in Onni's Imperial Landing site on Bayview Street. Your email will be included in my next staff report regarding application RZ 13-633927. The status of the application remains the same:

>

> Onni built the development at 4020 through to 4300 Bayview Street under the existing zoning, but has indicated that they cannot find any tenants for the uses currently permitted.

>

> The City is reviewing rezoning application RZ 13-633927, which was submitted by Onni to allow for a wider range of commercial uses on the site. The application was reviewed by Planning Committee on November 19, 2013, April 23, 2014 and May 6, 2014 and was referred back to staff.

>

> Staff is currently working on addressing the referral with the applicant. The date of the next Committee meeting is not yet scheduled.

>

> Public input is encouraged and may be provided to the City through a rezoning application process by letter, email, the City's website, or in person at Planning Committee, Council, and Public Hearing meetings. Public input received will be included with the next staff report regarding the rezoning application.

>

> References:

> Planning Committee - May 6, 2014 - Minutes (including link to referral staff report with attachments, including public correspondence): [http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614_minutes.htm)

> Planning Committee - April 8, 2014 - Minutes (including link to referral staff report with attachments, including public correspondence): [http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814_minutes.htm)

> Planning Committee - November 19, 2013 - Minutes (including link to original rezoning staff report with colour maps/attachments, including a large amount of public input):  
[http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913_minutes.htm)

>

> If you have further questions, please feel free to call me at 604-276-4282.

>

> Regards,

>

> Sara Badyal, M. Arch, RPP

> Planner 2

> Development Applications Department

> City of Richmond

> 604-276-4282

> [www.richmond.ca](http://www.richmond.ca)

>



> -----Original Message-----

> From: Vera Gammert [<mailto:gammertv@telus.net>]

> Sent: Tuesday, 23 February 2016 21:31

> To: MayorandCouncillors

> Cc: [info@waterfrontrezoning.com](mailto:info@waterfrontrezoning.com); Badyal,Sara

> Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

>

> Name: Vera Gammert

> Street Name: Andrews Road

> Postal Code: V7E 6N7

>

> Dear Mayor and Council

> I fully support Onni's proposal for imperial landing. I live in Steveston and would use all the shops and services they are proposing! This site has sat vacant far too long and the City needs to look at the current demographics in Steveston and allow shops and services that support our needs to be part of our community.

> Please do not drag this on any longer!

Harold & Gloria Bacon  
407-411 Bayview Street,  
Richmond B.C. V7E 6T5  
March 1, 2016  
12-8060-20-009063  
R213-633927

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	DN	
✓	DB	✓

The Mayor and City Council  
City of Richmond  
P.O. Box 94351 Richmond B.C.

SUBJECT DANA DEVELOPMENT ON Bayview Street

We wish to express our objection to DANA AGAIN trying to rezone their subject development with correct rear balconies and face painting, thus such it would appear that they hope to rezone the property presently on the site.

The area in question is not the place for a grocery store or their other proposals which they have advertised since the start of building. Our concern is mainly a grocery store which would require numerous delivery trucks, daily garbage removal and add a heavy flow of traffic in a residential area. At present this area is at present only especially on weekends choked with vehicle traffic, garbage containers and lines from present local stores and area residents who are compelled to encroach on city streets for said containers and conveyance of on street parking.

If rezoning is allowed it will produce DANA with a high financial gain and show that as a developer no respect for the adjacent residents, there quality of life and the safety of those that utilize the area.

Thank you for your attention

Respectfully

Harold Bacon

Harold & Gloria Bacon

PHOTOCOPIED

K.C.

MAR 10 2016

& DISTRIBUTED



**Santos,Andrea**

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**From:** Anne Devent <adevent@telus.net>  
**Sent:** Tuesday, 15 March 2016 06:07  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Anne Devent  
Street Name: Railway Ave  
Postal Code: V7e 6g4

Dear Mayor and Council

Just do it. Please rezone so we the people who live in Steveston can get on with it. The empty buildings are an eyesore and time is only making the matters worse. It will be at least 2017 before the buildings would be occupied and in business with your approval of the proposal. Times marches on.

If you turn down this current proposal then what. Think of the future and how long will it be before we will see derelict buildings. Do you really think the marine industry business is what it was 10 -15 years ago and will it see such improvements to make the current bylaws seem smart 10 -15 years from now? Times they are a changing and we need to look ahead and make the best use now and for the future. Look at the revenue we the people of Richmond are losing on the empty buildings now.

I support this new rezoning of 4020 Bayview Street Imperial Landing in Steveston.

Anne Devent  
Steveston

**MacKinnon, Deb**

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**From:** Janet Brown <jan\_lebrun@yahoo.com>  
**Sent:** Sunday, 15 May 2016 11:27 PM  
**To:** mayorea  
**Subject:** Imperial Landing, Steveston

I wrote you last year with regards to my concerns about the above property...my concerns have not changed.....my opinion and many others it could stay the same(no tenants) or be bulldozed down. I told that to Mr Evans at his last fiasco (open House) at the village. I do not like his character in business and his manipulation...which I hope council will not be swayed by him or r his business tactics.....As I stated my views with my previous emails so I won't take up more of your time..the issues I want to cover are

1) there was a food truck at the open house..if you signed your name on this form when entering you would get TICKET to get free food at the food truck. many people would sign and were given a ticket.....because I don't TRUST Mr Evans or his character I feel that list with the peoples names that Mr Evans would present those sheets to council saying that these people are supporting him (they only signed for free food) and his plans for this development..this is my opinion but really feel it would be one of his tactics LOOK AT ALL THE PEOPLE THAT ARE SUPPORTING THE CHANGE

One of his staff said they were meeting with you in May...I hope I'm not too late...please don't be swayed by him...there is no \$ worth it...

when I hear merchants want it changed..I've spoken to many they didn't say that to me...I imagine once again the stretch of the language ...not merchants from Steveston but possible others outside of the community that would like their next venture here.

Please don't let the dollar make the decision...wants it's done ,its done...please do what is best for this community and the atmosphere that brings outsiders in...they come and go

thank you, Janet Lebrun

**Santos,Andrea**

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**From:** MIKE HARTMANN <mike\_hartmann@shaw.ca>  
**Sent:** Wednesday, 25 May 2016 09:53  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Mike Hartmann  
45-12333 English Ave  
V7E6T2

Steven D. Wallace  
5340 Hummingbird Drive  
Richmond, BC V7E 5S8

		INT
	DW	
	DB	

08-414809

July 29, 2016

VIA MAIL & EMAIL  
(mayorandcouncillors@richmond.ca)

The Richmond City Council and Mayor  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

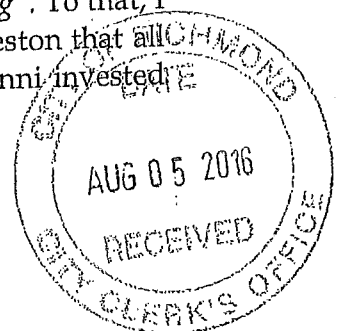
I am writing with respect to the Steveston Boardwalk controversy. Please, enough already.

I am a 20 year plus citizen of Richmond and proud of it. Having said that, I am now at the point where I am embarrassed at your actions with respect to the Steveston Boardwalk. I have sat back patiently while those who apparently have far more experience and knowledge of the situation attempt to resolve this issue. It has now apparently been a decade of dispute with no resolution. Instead, my wife and I walk the boardwalk regularly to look at boarded up buildings with no end in sight.

The City council and Mayor(s) have taken on their roles to make the community of Richmond a better place for all of us. I think that in many areas, they have done well, for which I am very grateful. I am sure their job is often a thankless one. With respect to the Steveston Boardwalk however, they have, and continue to, let the citizens of Richmond down; they have failed.

I have reviewed and considered the numerous to and fro arguments published in the news. I appreciate the issues. Onni built the development under maritime zoning, meaning businesses operating out of it would need to be boating or fishing related. The buildings sit empty though as Onni has not leased the space to those types of businesses. They have probably not done so for the reasons we all assume; there aren't any. Onni has unsuccessfully applied to rezone the area to commercial use.

The City Council express their views in the press that "Onni is not doing enough to look for marine tenants", "Onni will make millions by upgrading the zoning". To that, I say, "So what?" Onni has built for us an amazing addition to Steveston that all its' citizens and guests can enjoy, thank you. Onni took the risk, Onni invested;



the funds, Onni presumably stands behind its work. Why can't Onni profit (to some degree) off its' vision?

I appreciate the City's point that the initial zoning would not be complied with if Onni was allowed to now lease the space to commercial retailers. The City's main argument appears to be "*We can't let them get away with this.*" To that, I say, *Who are you acting for when you take this position?* The press refers to many members of council that say "*We need to hear more from the community*". Where are the surveys? Who is asking us what we want? Do a few town hall meetings suffice? I am betting that the majority of the people who use the boardwalk and live in the area want to see restaurants, a coffee shop, local gift store, maybe a grocery store.

I am betting the majority of people do not want to see a "*bank, health office and childcare business*" as Linda McPhail suggested. Where does that suggestion come from? Is that what the people of Richmond said they wanted? If they did, I would be surprised but, so be it. Isn't that what Ms. McPhail and the other councillors should be doing?; asking us what we really want? Where is that survey? What are you waiting for? Council member Bill McNulty was quoted as saying "*I am not in a rush to develop Imperial Landing.*" With respect, we do not need our leaders to sit by and let their citizens suffer and watch this standoff any longer.

I am a litigation lawyer in a Vancouver law firm, where I have practiced for over twenty years. I have mediated hundreds of claims worth tens of millions of dollars. I see this saga and think, "put the right people from Onni and the City in a room with the directive to get a deal done that serves the people of Richmond and that Onni can live with and be done with it". Enough already.

Yours truly,



Steven D. Wallace  
swallace@dolden.com

cc: Richmond News  
Onni Development



**Santos,Andrea**

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**From:** MIKE HARTMANN <mike\_hartmann@shaw.ca>  
**Sent:** Saturday, 26 November 2016 20:21  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: mike hartmann  
Street Name: 45-12333 English Ave  
Postal Code: V7e6t2

Dear Mayor and Council

Sent from my iPhone

**Santos,Andrea**

---

**From:** MIKE HARTMANN <mike\_hartmann@shaw.ca>  
**Sent:** Thursday, 1 December 2016 15:02  
**To:** Badyal,Sara  
**Subject:** Onni building

Sara,

I live in unit 45 of 12333 English Ave across from the empty space in the onni building in bayview. I wondered if anything is going on with that? I think a small grocery store or gym or bank for the residents would be phenomenal, sadly I heard motels are being considered there which would be an atrocious idea that would not benefit the residents at all and really overall doesn't make any sense.

I would love to speak about this more.

Sent from my iPhone

**Santos,Andrea**

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**From:** MIKE HARTMANN <mike\_hartmann@shaw.ca>  
**Sent:** Sunday, 11 December 2016 06:51  
**To:** Badyal,Sara  
**Subject:** Re: Onni application RZ 13-633927 regarding Bayview Street MMU space

I spoke with several residents of our complex and we will be rallying together against any idea such as a motel if it gains any traction. It is a net negative for residents in the area when there have been propositions already that have clearly been a net positive.

Sent from my iPhone

On Dec 6, 2016, at 9:11 AM, Badyal,Sara <[SBadyal@richmond.ca](mailto:SBadyal@richmond.ca)> wrote:

Dear Mr. Hartmann,

Thank you for your continued interest in Onni's Imperial Landing site on Bayview Street. Your correspondence of May 25, 2016 and December 1, 2016 will be included in my next staff report regarding rezoning application RZ 13-633927.

As you are aware, the City is reviewing the current rezoning application RZ 13-633927, which was submitted by Onni to allow for a wider range of commercial uses on the site in the existing buildings in the spaces that are restricted to Mixed Maritime Uses (MMU) only. The application was reviewed by Planning Committee on November 19, 2013, April 23, 2014 and May 6, 2014 and was referred back to staff. For your reference, the minutes from the May 6, 2014 committee meeting can be found on the City's website at the following link:  
[http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614_minutes.htm).

The City received revised proposal information from Onni on July 21, 2016 that includes tourist accommodation on the ground floor of the two easterly buildings, which Onni advises would complement the village and support water related uses.

Staff is currently reviewing the revised information and working on addressing the referral motion. The date of the next Committee meeting is not yet scheduled.

If you have any questions or would like to further discuss the application, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP  
Planner 2  
Development Applications Department  
City of Richmond  
604-276-4282  
[www.richmond.ca](http://www.richmond.ca)

**From:** MIKE HARTMANN [[mailto:mike\\_hartmann@shaw.ca](mailto:mike_hartmann@shaw.ca)] **Sent:** Thursday, 1 December 2016 15:02  
Sara,

I live in unit 45 of 12333 English Ave across from the empty space in the onni building in bayview. I wondered if anything is going on with that? I think a small grocery store or gym or bank for the residents would be phenomenal, sadly I heard motels are being considered there which would be an atrocious idea that would not benefit the residents at all and really overall doesn't make any sense.

I would love to speak about this more.

Sent from my iPhone

**Santos,Andrea**

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**From:** Dave Coulter <outlook\_3633EEB35B6298AE@outlook.com> on behalf of Dave Coulter <willinaanddave@shaw.ca>  
**Sent:** Monday, 9 January 2017 16:23  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Dear Mayor Brodie and Council.

The above rezoning application by ONNI Developments should be denied at all cost.

David Coulter, 8191 River Rd V6X1X8

Sent from Mail for Windows 10

**Santos,Andrea**

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**From:** mike\_hartmann@shaw.ca  
**Sent:** Friday, 21 April 2017 08:20  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:Mike Hartmann  
Street Name:45-12333 English Ave Richmond BC  
Postal Code:V7E6T2

Dear Mayor and Council

I live across from this controversial development and I think I speak for most residents in my complex when I say that there is no doubt this area should be rezoned to the benefit of residents and the community. Having it sit empty, in hopes of a marine used tenant taking over is unrealistic and illogical. This area can be turned into something great if council stopped hanging onto dark-ages zoning laws.

Thanks

Mike

**Santos,Andrea**

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**From:** John Roston, Mr <john.roston@mcgill.ca>  
**Sent:** Wednesday, 31 May 2017 11:17  
**To:** Badyal,Sara  
**Subject:** Onni Imperial Landing Re-Zoning

Dear Ms. Badyal,  
Thank you for taking the time to show me the re-zoning application.

The current zoning restricts rental housing to the upper levels of the buildings to ensure that activities of benefit to the local community are provided on the ground level. Allowing short term rentals, the most lucrative type of housing, on the ground level is of no benefit to the local community which already has too many such accommodations.

Onni keeps coming up with new schemes to get something for nothing. What doesn't change is its refusal to pay adequate compensation to the City for the requested re-zoning. When Onni bought the property, it paid industrial land prices since it was zoned for industrial activities. Had that land been zoned for prime commercial activities, it would have paid millions more. Onni keeps making totally inadequate compensation offers to the City for the millions of dollars increase in land value that the re-zoning would overnight drop in its lap.

Onni has already been in the short term rental business. According to the *Vancouver Sun* of May 19, 2017, they have been using overnight accommodation websites to illegally rent out furnished apartments, without the required hotel license, since at least 2013 in their building at 1022 Seymour St. in downtown Vancouver. The City of Vancouver fined them \$24,000 just for the last six month period since that is the time limit for such fines under the law. Onni agreed to stop the short term rentals in that building. Now they would like to move the operation to Steveston. I urge the City of Richmond to prevent that.

*Vancouver Sun* article: <http://vancouversun.com/news/local-news/city-to-escalate-penalties-against-three-luxury-short-term-rental-operators>

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



**Santos,Andrea**

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**From:** Lori Chambers <lor.chambers@gmail.com>  
**Sent:** Friday, 2 June 2017 20:08  
**To:** Badyal,Sara  
**Subject:** Onni re-zoning application Steveston Waterfront

Hello Ms. Badyal,

I live in Imperial Village, the Onni-built 5-building apartment complex across the street from the Imperial Landing buildings that Onni continues to try to re-zone.

When they bought and developed the property, they paid an appropriate price for the industrial zoning and knew what was permitted on this property. They are a big developer and it's implausible to believe that they didn't know they wouldn't be able to lease the ground floor units for marine/industrial use as the property is zoned for. It seems quite clear that their intention has always been to pay a reduced price for the property, build and then claim that they can't find tenants so therefore they need the zoning changed.

We don't want short term rental units in these buildings. They are not zoned for that, Onni did not pay for that and they're once again trying to pull a fast one on the city and us, their neighbours.

They are not good neighbours and they don't appear to be good business partners either.

I am completely opposed to short-term rentals and don't support that use of the property, regardless of whether they pay an increased cost for the land. I would however like to see some local shops and services that support our Steveston community PROVIDING Onni is charged and pays the "going rate" difference between the industrial land value and the commercial land value. I am not sure what the arrangement is or how they got around the industrial zoning in order to put a daycare on the top floor of one of the western buildings? Has this set a precedent that will lead to automatic re-zoning? I would really appreciate an opportunity to chat with you to get more information as to how a daycare is allowed to operate there.

Please, don't allow broad zoning changes. Any reasonable changes that are considered should be done with the view to providing appropriate shops and services for the community and all zoning land value cost differences must be paid to the City. Onni should not be rewarded with fire-sale prices for this property for being duplicitous with their original submissions.

Thank you,

Lori Chambers  
Cell 604-828-0128

**Santos,Andrea**

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**From:** Bob Ransford <bobransford@shaw.ca>  
**Sent:** Saturday, 3 June 2017 17:43  
**To:** Badyal,Sara  
**Subject:** Onni's Rezoning Proposal for Imperial Landing Waterfront

Dear Ms. Baydal,

I reside a couple of hundred meters from Onni's long vacant commercial space in the waterfront buildings at Imperial Landing. It is well past the time when the City of Richmond should have rezoned these properties to permit the same retail uses that are permitted for other commercially zoned properties in Steveston.

I was a member of the Steveston Waterfront Sub-area Plan Committee that began its work some 20 years ago. If you research the history of the land use planning that was undertaken at that time, including all of the various political machinations that impacted the advisory process, the staff work and the ultimate Council decisions, you will discover that the introduction of a restrictive zoning for the ground floor space in these waterfront buildings was a last minute politically-engineered ploy by one Councillor and a small group of activists who believed that such restrictive zoning would negatively impact the re-development of the former BC Packers' site to the extent that BC Packers would relent and agree to preserve the dilapidated former cannery waterfront buildings, abandoning the community's long sought goal of continuous access along the BC Packers' waterfront. This group exploited the conflicting emotions connected with the deep heritage character of the BC Packers' site to influence a majority of the members of the Steveston Waterfront Sub-area Plan Committee to support the recommendation for a restricted range of retail uses. I argued at the time that the zoning would simply not work in the future and whoever bought the land would, at a later date, be successful in convincing a future Council to simply rezone. This perhaps persuaded some of my colleagues on the Committee to reluctantly support the recommendation that was merely a ploy with a hidden objective.

Now, we have been stuck for nearly five years with an abandoned wasteland in the heart of Steveston. It is seriously hurting my community. It is time for the City to come to its senses and rezone this property.

I understand there is a new proposal you are reviewing that proposes, among other uses, short-term accommodation in at least two of the buildings. This makes perfect sense as Steveston is a major visitor destination without acceptable short-term accommodation to house visitors.

Please expedite the approval of this rezoning application. My community's future is at great risk if these buildings continue to remain occupied.

Respectfully submitted,

Bob Ransford  
No. 23  
12333 English Avenue  
Richmond, BC V7E 6T2.

Sent from my iPad

**Santos,Andrea**

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**From:** jtdotmail@gmail.com  
**Sent:** Sunday, 4 June 2017 11:30  
**To:** Badyal,Sara  
**Subject:** Onni - Steveston re-zoning application

With reference to a recent " letter to the editor " in the Richmond News, we understand Onni is again trying to re-zone the Steveston waterfront development for leasing purposes.

As long time residents of Richmond, concerned by the development trend over recent years, we feel it is extremely important to preserve the cultural heritage of Steveston. Commercial and residential development should support & reflect that.

To that end, we hope the City of Richmond will honour their original commitment to the community when approval for this development was granted and hold Onni to account to follow through on its obligations. Developers should not be allowed to profit from false promises.

Sincerely,  
Jean & Dino Palazzo

Sent from my iPad

**Santos,Andrea**

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**From:** tony mak <tonymak9@gmail.com>  
**Sent:** Monday, 5 June 2017 23:19  
**To:** Badyal,Sara  
**Subject:** Onni's Imperial Landing Buildings

Hi Sara.

It is no surprise that Onni comes up with another one of its self-serving schemes to get the city of Richmond to allow it to rezone Steveston waterfront. It should be obvious by now that Onni has zero intention to serve the needs of our community. It turned down proposal for the much needed Steveston library expansion because it is not profitable.

Please do not let Onni re-zone these buildings. Onni is a large and powerful corporation that is greedy and lacks integrity. It will say one thing and does another. Do not allow it to bully its way through City Hall as it did to other small companies.

Concerned Richmond Citizen  
Tony Mak

**Santos,Andrea**

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**From:** WILDE DEBBIE <debralynnwilde@hotmail.com>  
**Sent:** Wednesday, 7 June 2017 18:53  
**To:** Badyal,Sara  
**Subject:** Onni Rezoning

Hi

Born and raised in Steveston nearly 6 decades ago, I want to weigh in on this and will be short and sweet. I think we need to see through developer's ploys to sneak around zoning and make promises that they have no intention of keeping. This development has been a fiasco since day one and Onni needs to play by the rules, as they've been set out.

I can tell you that from my experience, they aren't interested in utilizing the space as it's intended, as we have recently inquired about available space for our independent school for special needs children. We felt that this location would be perfect and were downsizing from a facility that has outgrown our needs. However, we have never received a response in relation to our inquiry (3 units were shown on Space List and we were interested in viewing them). We can forward these to you upon request.

So it sure appears to be a matter of Onni having a vision in mind that really has nothing to do with catering to the local community or falls within the zoning as set out from what we understand...we're not sure, as they never followed up. But we'd expect a reply and a bit more desperation TO fill the vacancies...perhaps this is part of their strategy?

Stay strong and don't surrender to this group, who is putting greed and profit in the forefront. This eyesore should have never been permitted, however, it was and had conditions set out as part of that. To change now to suit them is irresponsible and NOT what the community wants.

Thank you  
D Wilde

**Santos,Andrea**

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**From:** Bob Ransford <bobransford@shaw.ca>  
**Sent:** Thursday, 8 June 2017 18:32  
**To:** Badyal,Sara  
**Subject:** Re: Onni's Rezoning Proposal for Imperial Landing Waterfront

Ms. Badyal,

I wish to acknowledge and thank you for your response to my email.

It gives me absolutely no comfort and, in fact, it causes my great concern and it should cause great concern to all citizens of Richmond, especially those who reside in Steveston and care deeply about the neighbourhood's future, that more than three years since Council's last referral to City Staff, you are currently still working on addressing the referral with the applicant. To me, it speaks both to the lack of ability within the City's Planning Department in the discipline of resolving difficult land use issues and it speaks to the lack of clear resolve on the part of the elected officials to provide unequivocal direction to Staff to solve a problem that is eroding quality of life and the economic viability of a neighbourhood that has so many attributes that could be activated to position that neighbourhood as a major economic contributor, locally and city-wide.

Please ensure your Staff report includes a conveyance of these concerns from at least one citizen.

Thank you for your attention to this matter.

Bob Ransford  
1- 866-824-8337  
sent from my iPhone

> On Jun 8, 2017, at 4:57 PM, Badyal,Sara <SBadyal@richmond.ca> wrote:

>

> Hi Mr. Ransford,

>

> Thank you for your continued interest in Onni's Imperial Landing site on Bayview Street. I will include your correspondence in my next staff report regarding rezoning application RZ 13-633927.

>

> As you are aware, the City is reviewing the current rezoning application RZ 13-633927, which was submitted by Onni to allow for a wider range of commercial uses on the site in the existing buildings in the spaces that are restricted to Mixed Maritime Uses (MMU) only. The current status of the application is that it was reviewed by Planning Committee on November 19, 2013, April 23, 2014 and May 6, 2014 and was referred back to staff.

>

> Staff is currently working on addressing the referral with the applicant. The date of the next Committee meeting is not yet scheduled.

>

> Public input is encouraged and may be provided to the City through a rezoning application process by letter, email, the City's website, or in person at Planning Committee, Council, and Public Hearing meetings. Public input received will be included with the next staff report regarding the rezoning application.

>

> References:

>

> Planning Committee - May 6, 2014 - Minutes (including link to referral staff report with attachments, including public correspondence):  
> [http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/050614_minutes.htm)

>

> Planning Committee - April 8, 2014 - Minutes (including link to referral staff report with attachments, including public correspondence): [http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2014/040814_minutes.htm)

>

> Planning Committee - November 19, 2013 - Minutes (including link to original rezoning staff report with colour maps/attachments, including a large amount of public input):  
[http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913\\_minutes.htm](http://www.richmond.ca/cityhall/council/agendas/planning/2013/111913_minutes.htm)

>

> If you have further questions, please feel free to call me at 604-276-4282.

>

> Regards,

>

> Sara Badyal, M. Arch, RPP  
> Planner 2  
> Development Applications Department  
> City of Richmond  
> 604-276-4282  
> [www.richmond.ca](http://www.richmond.ca)

>

> -----Original Message-----  
> From: Bob Ransford [mailto:[bobransford@shaw.ca](mailto:bobransford@shaw.ca)]  
> Sent: Saturday, 3 June 2017 17:43  
> To: Badyal,Sara  
> Subject: Onni's Rezoning Proposal for Imperial Landing Waterfront

>

> Dear Ms. Baydal,

>

> I reside a couple of hundred meters from Onni's long vacant commercial space in the waterfront buildings at Imperial Landing. It is well past the time when the City of Richmond should have rezoned these properties to permit the same retail uses that are permitted for other commercially zoned properties in Steveston.

>

> I was a member of the Steveston Waterfront Sub-area Plan Committee that began its work some 20 years ago. If you research the history of the land use planning that was undertaken at that time, including all of the various political machinations that impacted the advisory process, the staff work and the ultimate Council decisions, you will discover that the introduction of a restrictive zoning for the ground floor space in these waterfront buildings was a last minute politically-engineered ploy by one Councillor and a small group of activists who believed that such restrictive zoning would negatively impact the re-development of the former BC Packers' site to the extent that BC Packers would relent and agree to preserve the dilapidated former cannery waterfront buildings, abandoning the community's long sought goal of continuous access along the BC Packers' waterfront. This group exploited the conflicting emotions connected with the deep heritage character of the BC Packers' site to influence a majority of the members of the Steveston Waterfront Sub-area Plan Committee to support the recommendation for a restricted range of retail uses. I argued at the time that the zoning would simply not work in the future and whoever bought the land would, at a later date, be successful in convincing a future Council to simply rezone. This perhaps persuaded some of my colleagues on the Committee to reluctantly support the recommendation that was merely a ploy with a hidden objective.

>

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>



> I understand there is a new proposal you are reviewing that proposes, among other uses, short-term accommodation in at least two of the buildings. This makes perfect sense as Steveston is a major visitor destination without acceptable short-term accommodation to house visitors.

> Please expedite the approval of this rezoning application. My community's future is at great risk if these buildings continue to remain occupied.

>

> Respectfully submitted,

>

> Bob Ransford

> No. 23

> 12333 English Avenue

> Richmond, BC V7E 6T2

>

> Sent from my iPad

**Santos,Andrea**

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**From:** Debra Wilde <dwilde@gleneden.org>  
**Sent:** Wednesday, 21 June 2017 12:35  
**To:** MayorandCouncillors  
**Cc:** info@waterfrontrezoning.com; Badyal,Sara  
**Subject:** I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: D Wilde  
Street Name: 10900 No. 3 Road  
Postal Code: V7A 1X1

Dear Mayor and Council

See above, subject line for details.



205 South Tower  
5811 Cooney Road  
Richmond, BC V6X 3M1

T 604.821.5474  
F 604.821.5475

July 5, 2017

Brendan Yee  
Development Manager  
ONNI Group  
#300 - 550 Robson St  
Vancouver, BC V6B 2B7

Subject: Potential 32 Room Hotel in Steveston

Dear Mr. Yee:

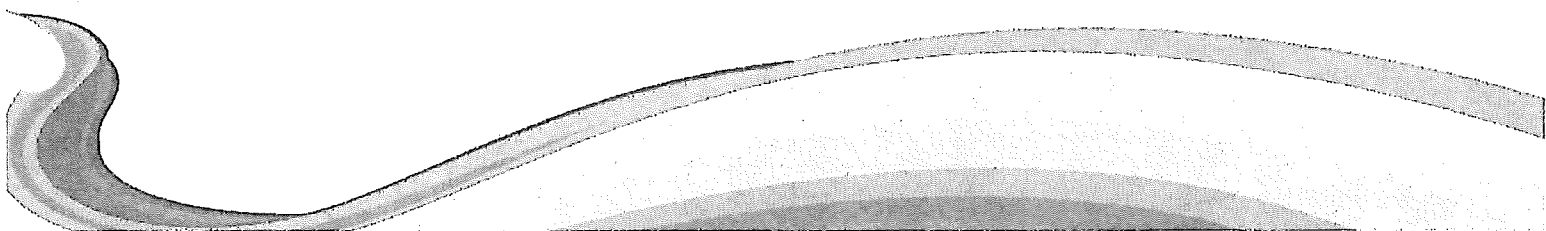
This letter is in acknowledgment of our conversation last week on the potential development of a 32-room hotel in Steveston.

Assuming applicable permits are in place and the project has both local community support and support from the City of Richmond, Tourism Richmond believes a project of this nature will greatly enhance the attractiveness of Steveston as a tourism destination and drive overnight visitation to the community.

Kindest Regards,

A handwritten signature in black ink, appearing to read "Bruce", with a long, sweeping horizontal line extending to the right.

Bruce Okabe  
Tourism Richmond Team Member  
Chief Executive Officer



# Imperial Landing, Steveston, BC

DISCOVERY DAYS REPORT, ONNI GROUP



## I. INTRODUCTION - Recap

In the 1990s, Onni purchased the land at Imperial Landing from BC Packers Association. Today the site now houses 52 residential tenants at 100% occupancy and seeks to re-zone the Commercial Portion of the project.

Onni hosted four Discovery Days on Thursday, February 18th and 25th, 2016 and Saturday, February 20th and 27th, 2016. Present at each event were Community Food Trucks offering complimentary food and beverages. PAJO's Fish and Chips served Chowder and Tacos while Outpost Mini Doughnuts were served with Starbucks Coffee. There were children entertainers on hand, a clown and face-painter.

A total of three hundred and seventy two (372) **community stakeholders** attended the Discovery Days and chose to sign in. Of these individuals:

**Eight one (81) Letters of Support were signed.**

**Eighty six (86) Positive Feedback Forms were submitted.**

**Forty (40) not in support Feedback Forms were submitted.**

**Eleven (11) submitted forms stating they were unsure of their position.**

**Forty one (41) Emails of Support were sent to Mayor and Council.**

**Seven (7) Emails not in support were sent to Mayor and Council.**

**APPENDIX A-E are attached and referenced below.**



## Discovery Days

Please join us at Discovery Days to learn more about the current proposal for Steveston Waterfront at Imperial Landing. Our team will be on hand to answer any questions or concerns you may have. Your feedback is welcomed and encouraged! There will be snacks, treats and entertainment for your enjoyment.



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The comments generally fall into three categories:

- **Supportive**
  - o These comments indicated clear support for the rezoning proposal. Attendees either checked off the support option or submitted a letter to Mayor and Council indicating they were supportive of the proposed uses. The feedback falling under this category generally indicated and acknowledged that Mixed Maritime Use was not the highest and best use for this property. Attendees expressed that they would like to see uses as proposed that would better serve the community and provide amenities, which they could use on a daily basis. Several comments were received that expressed the resident's frustration about the current status of the buildings and the denial of a business license to Steveston Seafood House.
- **Non-Supportive**
  - o These comments indicated clear non-support for the rezoning proposal. Attendees either checked off the non-support option or submitted a letter to Mayor and Council indicating they were not supportive of the proposed uses. These comments mostly pertained to the fact that Onni built the buildings knowing what the zoning was for the commercial space and should now be responsible for leasing the space under the current zoning whether or not it is viable use.
- **Unsure/Undecided**
  - o These comments indicated that they were not supportive or against the current proposal, however, they agree that Mixed Maritime Use is not a viable use. Attendees that submitted undecided feedback indicated that they would support the proposal if certain conditions were met.

Some attendees took feedback forms with them suggesting that they would mail, fax or email comments to Onni representatives or the City directly. These comments would be in addition to the comments recorded in this summary report.

*Imagine more...*  
AT IMPERIAL LANDING



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## II. EVENT DETAILS

### Discovery Day #1 February 18th 2016

Event: Onni - Imperial Landing Discovery Day

Date: Thursday, February 18, 2016

Time: 6:00 PM - 8:00 PM

Location: 4020 Bayview Street, Steveston, BC

*APPENDIX A1-A5*

### Discovery Day #2 February 20th 2016

Event: Onni - Imperial Landing Discovery Day

Date: Saturday, February 20, 2016

Time: 12:00PM - 4:00PM

Location: 4020 Bayview Street, Steveston, BC

*APPENDIX B1-B5*

### Discovery Day #3 February 25th 2016

Event: Onni - Imperial Landing Discovery Day

Date: Thursday, February 18, 2016

Time: 6:00 PM - 8:00 PM

Location: 4020 Bayview Street, Steveston, BC

*APPENDIX C1-C5*

### Discovery Day #4 February 27th 2016

Event: Onni - Imperial Landing Discovery Day

Date: Thursday, February 18, 2016

Time: 12:00PM - 4:00PM

Location: 4020 Bayview Street, Steveston, BC

*APPENDIX D1-D5*

### Email Feedback

*APPENDIX E1-E2*



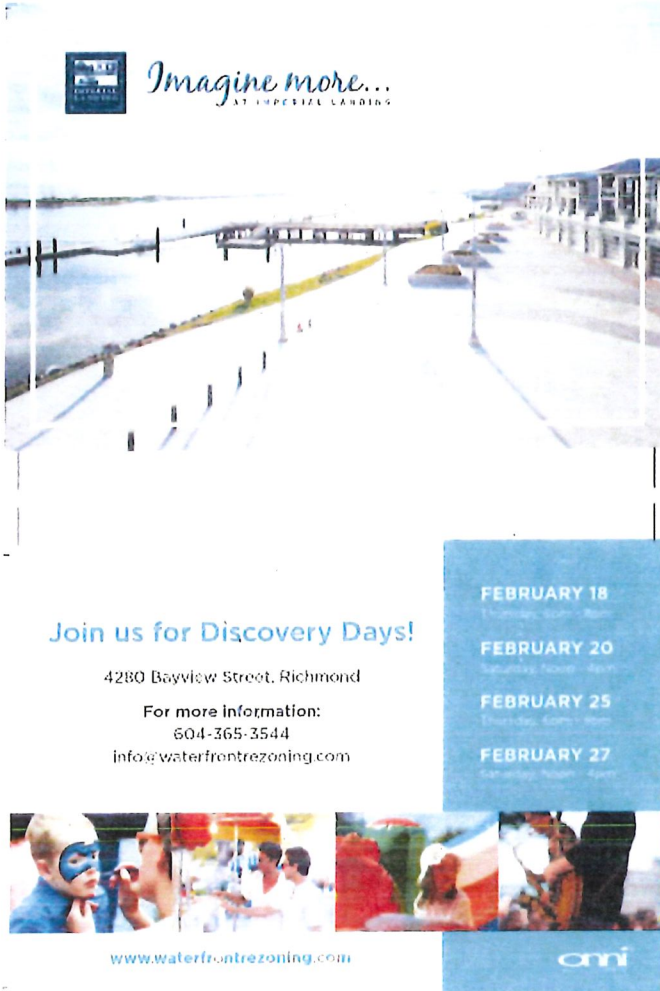
III.



## COMMUNICATION

### Discovery Days Invitation

Canada Post distributed twelve thousand, five hundred twenty nine, 12,529 postcards to the community (businesses and residences) of Steveston in the postal community of VSA Steveston.



The postcard features a scenic view of a waterfront with a long pier and modern buildings. The text 'Imagine more... AT IMPERIAL LANDING' is at the top. The main text 'Join us for Discovery Days!' is in the center, followed by the address '4280 Bayview Street, Richmond' and contact information. A blue box on the right lists the dates: February 18, 20, 25, and 27. At the bottom, there are three small images of people and the website 'www.waterfrontrezoneing.com'.

**Imagine more...**  
AT IMPERIAL LANDING

**Join us for Discovery Days!**

4280 Bayview Street, Richmond

For more information:  
604-365-3544  
info@waterfrontrezoneing.com

**FEBRUARY 18**  
Thursday, 6pm - 8pm

**FEBRUARY 20**  
Saturday, 10am - 4pm

**FEBRUARY 25**  
Thursday, 6pm - 8pm

**FEBRUARY 27**  
Saturday, 10am - 4pm

[www.waterfrontrezoneing.com](http://www.waterfrontrezoneing.com)

onni