

Memos to Public Hearing Meetings

(Dated: October 11, 2017; November 14, 2017; November 20, 2017;
December 13, 2017; and December 18, 2017)



To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: October 11, 2017
File: RZ 13-633927
Re: Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone

The purpose of this memo is to provide information to Public Hearing regarding the above rezoning application which was considered at the July 17, 2017 General Purposes and July 24, 2017 Council meetings. At the July 24, 2017 Council meeting, Council gave the amendment bylaws first reading, referred the application to the later October, 2017 Public Hearing, and added the items 6 through 9 in the following motion:

- "(1) That Official Community Plan Amendment Bylaw 9062, to amend the land use definition of "Maritime Mixed Use" by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) That Bylaw 9062, having been considered in conjunction with:*
 - (a) the City's Financial Plan and Capital Program; and*
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) That Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to:*
 - (a) amend the "Steveston Maritime Mixed Use (ZMU12)" zone by widening the range of permitted commercial uses at 4020, 4180, 4280 and 4300 Bayview Street; and*
 - (b) amend the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses at 4080 and 4100 Bayview Street;**be introduced and given first reading;*
- (5) That the Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone be considered at the October 16, 2017 Public Hearing;*
- (6) That staff be directed to consult with affected stakeholders, including the Steveston 20/20 group, the Steveston Merchants Association, and the Steveston Community Association;*

- (7) *That staff be directed to provide previous materials regarding the potential for a City marina at Imperial Landing;*
- (8) *That the amenity contribution for the Application by Onni Development (Imperial Landing) Corp. be dedicated to the eventual improvement of the Steveston Community Centre; and*
- (9) *That staff continue to discuss the amount of the community amenity contribution with the applicant."*

In response to this direction from Council, staff consulted with stakeholders, provided Council with information regarding Marina development potential adjacent to the subject site, and reviewed the community amenity contribution with the applicant. In addition, the applicant held a Public Open House meeting to consult with the community regarding the current proposal.

Stakeholder Consultation

In response to the Council direction to consult with affected stakeholders, staff sent letters seeking comments from the Steveston 20/20 group (including the Steveston Community Society) and the Steveston Merchants Association. Staff also sent a letter to the Steveston Harbour Authority. The Steveston 20/20 group, Steveston Community Society, and Steveston Merchants Association provided the attached correspondence (Attachment 1). Steveston Harbour Authority staff advised that the proposal information was reviewed and there are no comments at this time.

In their correspondence, the Steveston 20/20 group advised that they had met with the applicant, and that, among their members, there appeared to be all round support for a ground-level hotel.

In their correspondence, the Steveston Community Society advised that some of their members suggested the amenity contribution amount should be larger considering the size and scope of the planned redevelopment of the Steveston Community Centre. They also advised that the board has no further comments at this time.

In their correspondence, the Steveston Merchants Association advised that a recent survey of their members indicated 84% support for the proposed hotel use and that their membership appeared to be divided on their support of the rezoning application. In their earlier correspondence, they clarified that they had not previously reached a decision regarding the current proposal and that they supported the development of a City marina adjacent to the site and MMU businesses on the subject site.

Marina Potential Information

In response to the Council direction to provide previous materials regarding the potential for a City marina in the City's waterfront property adjacent to the subject site, Parks Senior Manager provided the attached memo titled "Imperial Landing Park and Pier Lot H and the Steveston Cannery Channel", dated July 20, 2017 (Attachment 2).

In the memo, staff concluded that "Based on available information at this time, staff do not recommend further consideration of a marina at Imperial Landing and will continue to investigate expanded moorage opportunities as requested by Council in conjunction with the upcoming development of the Phoenix Cannery, as well as the Britannia Heritage Shipyards; which will complement the existing publicly-accessible floats located at Imperial Landing today."

Community Amenity Contribution

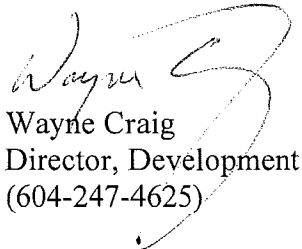
In response to Council direction, should the application be endorsed and move forward, the amenity contribution will be dedicated to the eventual improvement of the Steveston Community Centre as directed by Council.

In response to the Council direction, staff and the applicant have had ongoing discussions regarding the amenity contribution since the General Purposes meeting on July 17, 2017. The applicant has advised that they are currently not willing to increase the contribution amount and have provided the attached information (Attachment 3) in support of their decision.

Public Open House Meeting Held by the Applicant

In addition to the stakeholder consultation undertaken by staff regarding the current proposal, the applicant hosted an additional Public Open House meeting at the subject site on September 23, 2017 and submitted a summary report to the City (Attachment 4).

The summary report identifies that 203 stakeholders registered at the sign-in table and hundreds more attended the meeting without registering. The summary report includes 144 pieces of public correspondence submitted by members of the public to the applicant; consisting of 128 feedback forms and 16 emails. The 16 emails are also included in the public correspondence submitted to the Public Hearing; as they were sent through the applicant's website to the City. The 144 pieces of correspondence includes 85 in support of the proposal, 26 not in support, and 33 that did not indicate whether in support or not.



Wayne Craig
Director, Development
(604-247-4625)

SB:blg

pc: Senior Management Team (SMT)
Serena Lusk, Interim Director, Parks & Recreation
John Irving, Director, Engineering

From: Linda Barnes <loulindy50@gmail.com>
Date: 2017-09-18 1:18 PM (GMT-08:00)
To: "McPhail,Linda" <LMcPhail@richmond.ca>
Cc: Brendan Yee <byee@onni.com>, Carolynne Palla <palla@shaw.ca>, MayorandCouncillors
<MayorandCouncillors@richmond.ca>
Subject: Re: Onni rezoning in Steveston

Councillor Linda McPhail
Chairperson, Planning Committee City of Richmond

As the Chairperson of the Steveston 20/20 Group I am reporting that Mr. Chris Evans & Mr. Brennan Yee of ONNI presented to our Steveston 20/20 Group Sept 14 for the second time in a number of years and have made themselves available for questions and comments at these meetings. They have been diligent in communicating their various community open houses to us as well. As well they have met with individuals in the community to answer questions and listen to advice.

Many logistical questions were asked at both 20/20 meetings that were answered or taken into account in their updated proposal. There appeared to be all round support for a ground-level hotel as a much needed amenity in Steveston, with comments such as "with Steveston becoming a destination having a hotel is sorely needed".

Suggestions to work with the various Steveston heritage societies in spotlighting their sites as well as promoting local eateries and service providers were met with interest from Mr. Evans & Yee.

While I cannot speak on behalf of the member organizations I can attest to the openness and willingness of Mr. Evans and Mr. Yee to answer questions and be responsive to the points made.

Member organizations in attendance:

Maples Senior's Society
Gulf of Georgia Cannery Society
Steveston Historical Society
Britannia Shipyard Society
Steveston Merchants Association
Richmond Arts Coalition
Steveston Marine Search and Rescue Society (SARS)
Steveston Rotary
Kinsmen Adult Day Care
Richmond Chamber of Commerce
Steveston Community Society

Linda Barnes
Chairperson Steveston 20/20
Chair, Steveston Historical Society

Cheers
Linda Barnes



Steveston Community Society

Serving the Community of Steveston Since 1946

11 October 2017

Mayor Malcolm Brodie and Members of Council
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Mayor Brodie and Members of Council:

At the meeting of the directors of the Steveston Community Society on Tuesday, September 19, 2017, Mr. Brendan Yee, Development Manager of the ONNI Group, presented an update regarding proposed changes to their zoning application with the City of Richmond.

Our board appreciated the update, and asked members to submit any feedback on the proposal. A few responded with respect to the pledged \$2.3M contribution towards a new community centre for Steveston, and suggested this amount should be larger considering the size and scope of the planned redevelopment of the Steveston Community Centre. Aside from this specific comment, our board has no further feedback to offer at this time.

Yours truly,

Brenda Yttri
President
Steveston Community Society

cc: Brendan Yee, Development Manager
ONNI Group

Steve Baker, Area Coordinator
Steveston Community Centre

From: Jim van der Tas [mailto:jlvandertas@gmail.com]

Sent: Thursday, 12 October 2017 14:40

To: Badyal,Sara; 'Sean Lawson'

Sarah,

Please find attached. I have talked to a lot of the merchants in the last 6 weeks, it is difficult to capture how they feel in a survey or its results. I can say they want something done, but merchants on both sides of the issue do not trust Onni and feel they will just do whatever they want.

Call if you have any questions.

Jim van der Tas

Sent from [Mail](#) for Windows 10



October 6, 2017

City of Richmond Mayor & Councillors,

RE: ONNI REZONING APPLICATION FEEDBACK

Steveston Merchants Association, in a recent survey to all merchants, received the following feedback from 33 merchants.

The hotel has support at 84%.

The marina has support at 77%, with 62% saying it will have a positive impact on their business.

Buildings 2 and 4 zoned as MMU, and Buildings 1 and 3 zoned for Retail received 48% support and 45% against.

Buildings 1, 2, 3 and 4 rezoned to ALL Retail received 42% support and 40% against. Not as many merchants (19 %) answered this question, some may have thought they gave their opinion already by answering the question above.

Steveston merchants appear to be divided on their support of the rezoning, however more seem to be in favour (although only very slightly) in keeping Buildings 2 and 4 zoned as MMU. Whether the rezoning would have a positive or negative impact on their business seems to be evenly split at 50 %.

Sincerely,

Jim van der Tas, President
Steveston Merchants Association
3811 Moncton St, PO Box 31856
Richmond BC V7E 0B5
info@exploresteveston.com

From: Jim Vandertas [mailto:outlook_8D3CE9045B73BA67@outlook.com]

Sent: Tuesday, 12 September 2017 15:25

To: MayorandCouncillors

Subject: 4300 Bayview St

Good afternoon,

Please find attached file for Mayor and Council.

Thank you in advance for your assistance.

Jim van der Tas

Sent from [Mail](#) for Windows 10

Mayor and Council

Sept 9th , 2017

Richmond City Hall
6911 No 3 Road
Richmond BC

Mayor and Council,

I trust all of you had an enjoyable summer – Steveston was a busy place indeed. It was a great summer season for the village for most. I apologize for the delay in this letter but time flies by as the summer goes on.

I am writing you to explain the conversations I have had regarding the Onni Development in recent months in hopes of clarifying misinformation.

In May, I sat down with Brandon Lee from the Onni group. We met with the purpose of discussing Onni's new proposal for the vacant development at 4300 Bayview. Brandon and I spoke for over an hour. He described to me what Onni had in mind for the general-purpose meeting proposal in June. In brief, he stated they would be proposing the following, starting from the farthest east building:

Buildings 5 and 6 - rezoned to hotel/motel

Building 4 - working very hard on getting in Steveston Hardware – talks ongoing. Something they really wanted to see and felt confident in doing so

Building 3 – would more than likely be a small coffee shop or MMU if Marina was built

Building 2 – top floor was occupied and for the bottom floor they were looking at a large gym – Club 16 style

Building 1 – to be zoned as retail

We discussed the above proposal at length and with a lot of detail. It was clear to me that this was what was going to be proposed. That said, I stated very clearly and several times that I am not the SMA. I am one of 45 members. I said I will bring it to the members but will not have the time to answer all questions or and get a sense of the support for this proposal in time for the meeting. I did say it sounded reasonable, as there is a desire to get the space filled by some members, but I cannot give you support until I speak with all our members.

This past June at a general-purpose meeting regarding the Onni Development on Steveston Landing, it was passed on to me that Chris Evans from the Onni Group indicated that they had the full support of the Steveston Merchants

Association regarding their latest proposal for rezoning. Mr. Evans apparently said in the meeting that they met with us, and we were happy with their proposal as stated in our meeting.

That statement was false, and worse, I believe they knew it was false while saying it. This resulted in me having to have a large number of very uncomfortable discussions with my fellow merchants, who believed that I had spoken for them without consulting them. I had to spend many hours explaining what really happened. My reputation was tarnished by Onni representatives who misrepresented having the support of the SMA before I even had a chance to communicate the information to the rest of the SMA and get their thoughts. Information, I must point out, that was not true in the first place.

I have subsequently received information from city staff regarding the application for rezoning. We are and will pass on the information to our members. There is a strong desire within our membership to see the space filled with complimentary tenants. We, as the SMA, are happy to discuss in a professional and truthful manner, and give our thoughts as needed as an entire association.

I have contacted Onni directly to express my concerns. If you have any questions, please feel free to contact me.

Sincerely,

Jim van der Tas
Blue Canoe Waterfront Restaurant
President, Steveston Merchants Association
c-604-834-0693
e – jlvandertas@gmail.com

From: Sean Lawson [<mailto:sean@stevestonrealestate.com>]

Sent: Wednesday, 13 September 2017 13:48

To: MayorandCouncillors

Subject: Letter of support for pleasure craft marina in Steveston

Good afternoon,

Please see the attached letter for your review.

Thanks,

Sean Lawson



StevestonRealEstate

RE/MAX WESTCOAST

MOBILE: 604.240.4837

Phone: 604.274.7326

Fax: 604.274.7320

12235 No 1 Road

Richmond, BC

V7E 1T6



September 6, 2017

City of Richmond Mayor & Councillors,

RE: SUPPORT OF EXPANDED PLEASURE CRAFT MARINA AT IMPERIAL LANDING

Steveston Merchants Association, in a recent survey, voted overwhelmingly in favour of an expanded pleasure craft marina to be located in front of the Onni MMU zoned commercial space on the waterfront in Steveston.

The marina would bring new customers into the village, enhancing the local business environment. The marina would also enable businesses to locate in the MMU space, bringing new employment opportunities and vitality to the village that is not tourist oriented (i.e. not retail or restaurant).

Based on the multi year waiting list for moorage at the neighbouring Harbour Authority property, success of filling this marina is assured. Please feel free to call or email if you have any questions.

Sincerely,

Jim van der Tas, President
Steveston Merchants Association
3811 Moncton St, PO Box 31856
Richmond BC V7E 0B5
info@exploresteveston.com
www.exploresteveston.com



**City of
Richmond**

Memorandum
Community Services Division
Parks Services

To: Mayor and Councillors
From: Mike Redpath
Senior Manager, Parks
Date: July 20, 2017
File: 06-2345-00/Vol 01
Re: **Imperial Landing Park and Pier, Lot "H" and the Steveston Cannery Channel**

At the Monday, July 17, 2017, General Purposes Committee meeting, staff were requested to provide additional information regarding previous studies completed for the feasibility of expanded marine boat moorage at the Imperial Landing Park pier. The purpose of this memo is in response to that request and to provide background on the Imperial Landing water side lands.

Attachment 1 is a map of the Imperial Landing waterfront. The marine frontage at Imperial Landing is best illustrated in three distinct ownership/management zones:

Zone 1: Imperial Landing Dyke Trail, Riprap Edge, Habitat Area and Lot "H"

The City has ownership of a submerged parcel of land known as Lot "H". This narrow foreshore parcel is primarily mud/sediment, extremely shallow and above ground at low tide. Lot "H" cannot accommodate boat traffic due to its shallow depth. Portions of Lot "H" are also designated as a 'Red zone' and considered sensitive ecological habitat. Any removal of material via dredging adjacent to the current submerged toe of the dyke would require habitat compensation elsewhere and need to be done in careful consideration to maintain the dyke integrity and ensure ongoing flood protection.

Zone 2: Crown-owned Water Lot (under License to the City of Richmond via agreement from Ministry of Forests, Lands and Natural Resource Operations)

Richmond is the upland owner of the Imperial Landing dyke trail and also Lot "H." A pier was installed as part of the Imperial Landing development after the BC Packers Cannery vacated the site. The City has secured water lot public access all the way to Britannia Shipyards upriver via license agreement in 2017 through the BC Ministry of Forests, Lands and Natural Resource Operations (FLNRO) for a 30 year period. The current agreement enables the utilization of a 600 foot moorage float designed for the site at Imperial Landing. The Provincial license permits use of this water lot for community/recreational purposes and day moorage.

Visiting marine vessels that take advantage of this rare publicly accessible local Fraser River day moorage in Steveston pay for the privilege, a parking meter is located on the dock to collect moorage fees. Revenues are approximately \$3,000 per annum which does not cover operating costs

for the pier, staff time, or maintenance/rental of the ticket meter. The 600 foot dock is limited to the navigable channel (south) side due to shallow depths on the land side of the dock.

The moorage is advertised in local boating publications in the Pacific North West, the City's website and has become popular through word of mouth. Random calls to port from local and American registered vessels occur weekly during boating season. In addition, vessels such as an upcoming 2017 visit from the National Geographic small 150+ foot long cruise ship, various Canadian naval vessels and commercial vessels have all used the site, including other vessels for commercial or filming purposes.

Strong coordination with the Steveston Harbour Authority and Transport Canada is in place. There is no other accessible day moorage in Steveston or at the mouth of the lower Fraser River except for across the South Arm of the Fraser upriver in Delta. From a destination tourism perspective, the City's floats have the potential for expanded usage for transient and day or weekend recreational moorage.

The City has dredged the area directly in front of the Imperial Landing dock to ensure safe marine vessel access. The site is managed through Parks and by City staff at Britannia Shipyard. The site is also used extensively for the annual Ships to Shore events, the annual Steveston Dragon Boat Festival (with tents and supporters lining the dyke trail park shores of Zone 1), daily public viewing and is a popular spot for recreational fishing at other times.

The City has also licensed two operators to use floats at Imperial Landing, separated from the open public area by a gate, for a kayak rental business, whale watching companies and a small boat tour commercial business for an annual fee. These activates all support our waterfront strategic goals of animating the Steveston waterfront. A portion of the area in Zone 2 is also under license from FLNRO for the No. 1 Road pumpstation storm water outfall into the Steveston Cannery Channel river.

Zone 3: Crown-owned Fraser River, Steveston Cannery Navigable Channel

The navigable channel marked as Zone 3 on Attachment 1 runs parallel to the City's 600 foot Imperial Landing float and is federally managed by both Small Craft Harbour and the Steveston Harbour Authority. This channel is a formal maritime traffic route designated on the official marine navigation charts of Canada. This navigable channel must be clear of any obstacles at all times and is dredged depending on available funding as part of a local channel dredging program by the Port Metro Vancouver, the Province, the Federal Government and the City to ensure safe marine vessel traffic access to the entire Steveston Cannery Channel.

The Steveston Cannery Channel is subject to ongoing annual sedimentation with current river flows, tidal action and the annual spring freshet. Many vessels have unfortunately grounded along Steveston Island in the Steveston Cannery Channel as access is limited by the depth and changing tides in the narrow navigable channel which requires monitoring, careful vessel navigation to avoid accidents and maintenance dredging.

Dredging of the navigable channel was undertaken in 2014 from Garry Point to Imperial Landing. Dredging operations are scheduled to continue in the summer/fall of 2017 for the navigable Steveston Cannery Channel from Imperial Landing to Paramount Pond, towards London's Landing upriver. Council approved the expanded dredging works with the following referral in 2016:

At the March 29, 2016, Council meeting, the following recommendations were adopted in response to the staff report titled "Steveston Dredging Update":

1. *That funding for a 33% share of Steveston Harbour Phase II dredging costs plus \$66,467, for a total of up to \$516,500, be approved;*
2. *That funding for a 33% share, up to \$60,000, of No. 1 Road Strip dredging costs, be approved;*
3. *That \$400,000 in funding for complimentary dredging from the east edge of the Imperial Landings floats to the east edge of Britannia's Shipyards floats, be approved; and*
4. *That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute agreements with the appropriate parties to facilitate the dredging work.*

The City of Richmond is contributing financially to this Phase 2 dredging initiative that will also see dredging occur in front of the Phoenix Cannery at Britannia and at Imperial Landing in late 2017.

Infill of Zone 2 and Zone 3: Imperial Landing Crown Submerged Lands for Maritime or Civic Usage

At the July 18, 2013, Parks, Recreation and Cultural Services Committee meeting, staff received the following referral:

"(1) Potential use of the Phoenix Gillnet Lot building as an Arts centre and other uses, including a restaurant, with potential funding from the newly established \$4.3 million Statutory Reserve Fund for Arts, Culture and Heritage Capital purposes; and [Attachment 1 – Report to Council 2001 p. 59 – 61 'Phoenix Net Loft Building Uses'] [Attachment 2 – BC Packers – the Steveston Properties, 4.4 Perspective Sketch][Attachment 3 – Phoenix Net Loft Artists' Market, and proposal from Tanya Bone]

(2) Potential moorage from the Phoenix Net Loft to Phoenix Pond and possibly new deck construction on old piles (shown as deck in Attachment 4), in the adjacent area, outside of any red zone habitat, immediately west of the Phoenix Gillnet Loft to where the Phoenix Cannery once stood. [Attachment 4 – Sketches from Barry Roughton circa 2001] [Attachment 5 – 'Join the Space Race' advertisement for large pleasure craft moorage from Pacific Yachting Marine Guide 2013, p. 19]."

Work is progressing on the planning for the future use of the Phoenix Cannery. Council has also approved the funds for dredging the water lot from the Phoenix Cannery to Imperial Landing and

this work will occur in the Fall of 2017. Options for expanded moorage will be explored as part of the planning for the Phoenix Cannery as per the July 18, 20-13 request from Committee.

While recent efforts have focussed on dredging out the Imperial Landing area and navigable channel, Council has in the past, requested that staff examine the potential of infilling Lot "H" and adjacent Crown-owned properties to expand the Dyke trail, increase land opportunities and to determine the implications of attempting to raise title to the Crown submerged lands.

Filling of any Crown submerged lands would be done in consideration of local First Nation claims to the Fraser River and would necessitate ongoing dialogue for any Crown-controlled areas. The marine engineering consulting firm, WorleyParsons Canada, was retained in 2012, to provide an analysis of the Imperial Landing infill design options and to develop order of magnitude costs for construction. In 2012, Council was advised that the costs of infilling would range between \$15.0M to \$20M at that time. These historical conceptual estimates did not include any potential required environmental remediation, administrative and legal costs, the cost of any buildings, utilities or structures, or any costs associated with acquisition or leasing Crown properties.

The total area (both City and Crown) considered for development and infill in 2012 was approximately 15,750 sq. metres (3.89 acres) and assumed a future dyke elevation requirement of 4.7 meters. The 2012 findings suggested that infilling or attempting to raise title to this area was not financially feasible and did not generate positive returns. Any infill actions would introduce negative environmental impacts to the area and Fraser River and require costly compensation.

Summary—Zone 1-3: Imperial Landing at Steveston Cannery Channel

Working together, Zone 1, Zone 2 and Zone 3 have provided excellent community access by boat and also from the land to the waterfront at Imperial Landing. Expanded waterfront programming has included the Ships to Shore events, the annual Steveston Dragon Boat Festival and expanded Canada Day programming. Utilization of the 600 foot float from Imperial Landing for temporary moorage at Garry Point Park has also enabled programming at Garry Point for events such as hosting the Kaiwo Maru in 2017. The 600 foot Imperial Landing float is not designed to be permanently located at the Garry Point open water location due to design limitations and safety concerns. Garry Point Park pier options are the subject of a separate Council referral.

Potential for Marina Operations at Zone 1, Zone2, and Zone 3: Imperial Landing in the Steveston Cannery Channel

Attachment 2 details a series of reports, referrals and initiatives undertaken with respect to Imperial Landing development and waterfront park since 2002. Over a 15 year period, several opportunities have been investigated. In 2002, a study was undertaken to determine the potential for a marina to be located at Zone's 1 to 3 at Imperial Landing.

2002 Marina Feasibility Findings:

Study 1 – Consultant findings on marina options and viability:

The study found that a marina operation on its own would not result in any significant financial returns to the City, though some community benefits would result.

Along with consultants, the City explored the economics and engineering of various marina options along the waterfront at Imperial Landing.

The options included:

- Rental moorage (monthly, annual);
- Strata development (slips sold upfront with long term water lease); and
- Combination of rental and strata moorage.

These options included up to 190 berths of varying lengths, use of the Phoenix Net Loft for retail and commercial purposes, provision of one acre upland for parking and services, and phased-in development in line with market trends. Various management options were also considered including contract, partnership, strata council and City operation. The findings of this portion of the study showed that a marina is a net neutral revenue venture at best.

Study 2 – Consultant’s findings on financial gain to upland property:

The findings of the consultant’s study on comparable waterfront developments indicated that while there is not a precise valuation of economic gain, it is suggested that a 10-20% increase in value could be attributed to having a marina associated with residential development.

2015 Marina and Imperial Landing – Expanded Moorage Opportunities Stantec Study

In 2015, the City engaged Stantec Consulting to again review the feasibility of locating expanded moorage and the viability of a marina at the Imperial Landing Site. Stantec advised that in order to achieve greater area to utilize the Imperial Landing site for accessible marina operations “...it should be noted that the proposed dredging development may have an influence on the seismic performance and potential earthquake induced lateral movement along the shoreline (Imperial Landing) and the commercial and retail developments to the north (Onni site). (Stantec Memo-Geotechnical Considerations- Imperial Landing Marina Dredging Site, July 8, 2014).” Impacts to the structural integrity of the dyke as a result of any dredging up close to the dyke would need to be considered.

Staff have been advised that any dredged materials from the Steveston Cannery Channel which had previously been disposed of in-river, now needed to be disposed of at sea (e.g., transferred to the Point Grey area), at a substantially increased cost from approximately \$7.10 per cubic meter for disposal in-river compared to over \$21.00+ per cubic meter for disposal at sea. The 2017 dredging operations on the Steveston Cannery Channel are now realising these higher costs and the methodology has also changed from suction dredging, to the more costly clamshell dredging.

River bottom sediment sampling at the Imperial Landing site, located at Lot "H", also indicated traces or pockets of contaminated materials that could pose even higher costs for the contaminated material removal and responsible disposal, given the site's history of active industrial cannery operations since the 1800s.

In summary, the 2015 study from Stantec Consulting and subsequent staff analysis have found the following constraints to locating a viable marina due to the limitations placed on the areas in Zones 1, 2 and 3:

- Area constraints are posed by the close proximity of the navigable federal Steveston Cannery Channel to the land significantly limiting maneuvering room for vessels and the number of possible marina boat slips that would be commercially viable and accessible;
- Major dredging and or sheet piling operations would be necessary, dredging costs would be higher given at sea disposal costs and responsible contaminant disposal;
- Environmental impacts associated with removing dredged river material to create safe water depth along the dyke trail and potential compensation requirements;
- Need for securing the area from FLNRO for a long term lease to undertake marina operations at Imperial Landing;
- Potential seismic concerns to the dyke from dredging operations;
- A present lack of upland parking and associated services including boat servicing (e.g. sewer pump out, power) for mariners;
- The cost of dredging and requirement for frequent costly maintenance dredging to maintain access to the marina at the Imperial Landing location; and
- Impacts to community usage of the site, Steveston waterfront events such as the annual Dragon Boat Festival, Ships to Shore, transient and day marine vessel usage and anglers who fish at the site.

The 2015 report from Stantec Consulting summarises its conclusion as:

"The site limitations constrain the available options for marina layout. The site is most suitable for a long float or series of floats, with some additional space behind the existing Imperial Landing floats once it is dredged. The potential for finger docks is limited, given the associated navigation requirements."

Conclusion

This memo presents a history of development for the City-owned water Lot "H", Imperial Landing Park and adjacent Crown owned water lots located on the Steveston Cannery Channel. While installation of a marina at the site is physically feasible, the size limits due to geography, depth and environmental concerns combined with the impacts to existing community usage of the site, exceed any financial return that would be realised from a marina that would only service a few privately-owned vessels.

Based on available information at this time, staff do not recommend further consideration of a marina at Imperial Landing and will continue to investigate expanded moorage opportunities as

July 20, 2017

- 7 -

requested by Council in conjunction with the upcoming development of the Phoenix Cannery as well at the Britannia Heritage Shipyards which will complement the existing publicly accessible floats located at Imperial Landing today.

Please contact me directly at 604-787-3114, if you require more information.



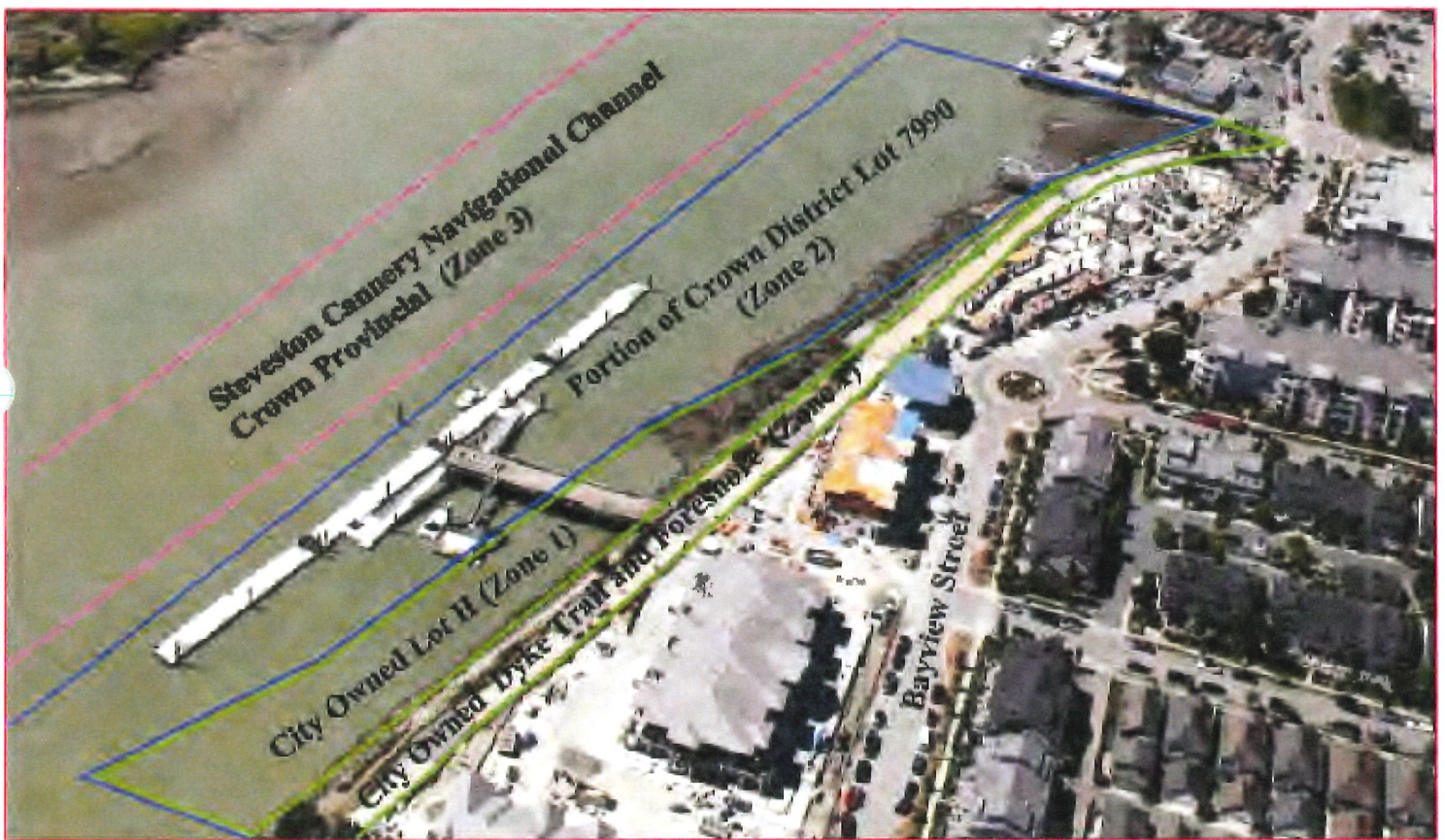
Mike Redpath
Senior Manager, Parks

Att. 2

pc: SMT
Wayne Craig, Director, Development
John Irving, Director, Engineering

ATTACHMENT 1

Imperial Landing Waterfront



ATTACHMENT 2

A Chronology of EventsThe following is a summary chronology of events regarding the management of the waterfront at Imperial Landing, Steveston:

September 1998	<u>Steveston Waterfront Area Planning process completed</u> <u>Current Steveston Area Plan approved</u>
May 21, 2001	Zoning approved for BCPackers site
June 25, 2001	<u>Waterfront Lease From FRPA</u> Council approves applying to lease the waterlots
July 27, 2001	<u>Waterlot Management – Proposal Call and Selection</u> City authorized waterlots management proposal call goes out
August 2001	Proposal call period ends with 3 proponents making submissions, namely: (1.) Steveston Harbour Authority (2.) Mark Glavina (3.) Peter Dodge A proposal comes in from First Cambridge Capital, but after the close of the proposal call. City sends a letter to inform Cambridge that they missed the deadline
Aug. 27, 2001	Council: - selects SHA as the successful applicant for the waterfront management proposal call, and - directs staff to negotiate an agreement with SHA.
Nov. 2001	<u>Application By City to FRPA To Lease The Two Waterlots In Front of Imperial Landing, Onni Development</u> - The City applies to the Fraser River Port Authority to lease the two waterlots in front of the Onni development. - This process is still underway and will require the City to pay for a new waterlot survey (estimated to be approximately \$5,000) - This process is expected to be finalized in spring of 2003. - Lease cost is unknown
Sept 2001 - Jan 2002	<u>City-SHA Negotiations</u> - The City staff and SHA discuss a proposed agreement whereby the city would have the SHA manage the following: (1.) security along the waterfront, the Phoenix Net Loft and No 2 Road pier, (2.) building and managing new marina facilities, (3.) managing the City-owned pier in front of the Onni development - This is a flexible, mutually beneficial agreement. - The SHA Board approves the draft agreement, for City consideration, on January 17, 2002. - The draft agreement is not presented to Council and is put on hold because of the City directions outlined below.

- Feb. 2002 City Waterfront Amenity Strategy Studies
Council reviews a draft of the Waterfront Amenity Strategy, and directs staff:
- (1.) to make application to dredge the waterlots,
 - (2.) complete a geotechnical and an environmental assessment of the waterlots, and
 - (3.) prepare a comprehensive business case of the various options for these lots in order to present a recommended option regarding their use.
- April 2002 Tram Study
Tram feasibility study (dyke route) introduced.
The Parks, Recreation and Cultural Committee directed staff to conduct a Tram Feasibility Study, with one of the routes to be along the water.
- May 2002 Waterfront Amenity Strategy Study Implementation
City Approves:
- dredging of waterlots
 - building of the SHA boardwalk
 - upgrades to No. 3 Road pier.
- Summer 2002 Contamination
- Serious contamination is discovered in dredging materials, so only partial dredging completed
- September 24, 2002 Parks, Recreation and Cultural Services Committee
Tram Study
Committee directed staff to:
- provide an ownership plan of all rights of way between Garry Point Park and London Farm
 - investigate the possibility of utilizing dredged material to widen the dyke in front of the Maritime Mixed Use Area
 - examine other dredge revenue strategies
 - provide revenue generation options that could contribute to the funding to the Steveston Interurban tram project
 - discuss with Onni Corporation, and other entities the development of public/private partnerships
 - enter into discussions with the Steveston Harbour Authority regarding the use of rights of way, cost sharing in the tram project and the possible future utilization of the two waterlots in front of Onni property.
- September 2002 Council
The Business Case Regarding A Marina
- The City prepared Business Case on proposed marina facilities on the waterlots indicates that, at this time, it would not be good revenue decision to build and operate a marina in this location
 - Also, the idea emerges that there could be a joint revenue opportunity if these facilities were built and marketed as part of the upland owners (Onni) development.
 - Council directs City staff to talk to Onni about this possibility, and report back to Council
 - Discussions are ongoing at this time.
- October 21, 2002 General Purposes Committee directed:

- (1.) that the original proposal call for the development of the Imperial Landing waterlots be closed, and
- (2.) that the proponents advised accordingly, and
- (3.) that a new proposal call be issued to determine the revenue potential of creating marina facilities in a partnership arrangement, and
- (4.) to report the findings of these discussions to Council, and that

It was also determined that the above be referred to staff for comment and report to the next closed meeting of the General Purposes Committee on Monday November 4, 2002.

October 29, 2002

Parks, Recreation and Cultural Services Committee:

- (1) The report to Council states the following:
 - (i) Regarding the filling of lot H:
 - it could technically be filled in, but that
 - it would be very problematic, expensive and limited in use;
 - (ii) Progress regarding the marina Business Case analysis
- (2) First Cambridge Capital re-introduces their proposal for a restaurant and marina facilities in the area.
- (3) Committee Direction to Staff
 - (i) Overall
 - The current park/trail program in front of the Imperial Landing water lots as the primary vision for this upland area, be maintained; and,
 - The development of the City waterlots in front of Imperial Landing is to be explored.
 - (ii) Filling Lot H
 - prepare options and estimated costs of filling Lot H.
 - include that further geotechnical studies would be necessary for the determination of what buildings could be supported on the site.
 - information on this issue is to include:
 - i. a table outlining the possible options; and
 - ii. a map or diagram identifying those options.
 - (iii) Geological Reports
 - the geological reports for the Murikami Boathouse and Boatworks, the Kishi Boatworks and the Britannia Apartments are to be reviewed.
 - (iv) First Cambridge Capital Proposal
 - the material presented of Mr. Doug Day be reviewed.
 - the identification of similar types of development for the site.
 - (v) Draft City – SHA Agreement
 - In response to questions, Ms. Volkering Carlile said that service agreements and regulatory issues would be reviewed, and a proposal call, which would include the proposal of Mr. Day, opened.
 - (vi) Regulatory Issues - review
 - review the:
 - Waterfront Management Proposal Call
 - existing City-ONNI Servicing Agreement
 - prepare a status report on those agreements including a clarification from the Law Department, and an interim report, be provided.

November 12, 2002 - Council directed

That:

- (1) the current park/trail program in front of the Imperial Landing water lots as the primary vision for this upland area, be maintained; and,
- (2) staff further explore the development of the City waterlots in front of Imperial Landing.- CARRIED.

January 13, 2003

Regular Council Meeting:

- (1) The report to Council states the following:

Imperial Landing Development Management Strategy:

1. Strategy which involves the following sequence:
 - a. consult with the public regarding the preferred development vision for the Imperial Landing waterfront,
 - b. then, issue a proposal call to determine specific current development proposals for the Imperial Landing waterfront,
 - c. then, initiate any required Area Plan and Zoning Bylaw amendments to accommodate the preferred development vision and specific proposals
 - d. then implement the revised Area Plan vision and policies, over the long term.

Council directed

That:

- (2) continue negotiating with the Steveston Harbour Authority to finalize a waterfront property management service agreement, and,
- (3) proceed with an integrated Imperial Landing Development Management Strategy.- CARRIED.

March 12, 2012 - Council directed

That:

- (1) the program for operation of the city-owned floats at Imperial Landing as detailed in the report, "City-owned Floats at Imperial Landing," from the General Manager, Parks and Recreation dated February 10, 2012, be approved;
- (2) a request for expressions of interest be issued for the operation of a kayak instruction and tour service from the city-owned floats at Imperial Landing to determine market interest and feasibility. – *Adopted on Consent*

April 2, 2013 – General Purposes Committee

Imperial Landing Lot H Infill Feasibility

(File Ref. No. 11-7200-01/2013) (REDMS No. 3817287)

Mike Redpath, Senior Manager, Parks and John Irving, Director, Engineering were available to answer questions. A brief discussion ensued, during which Mr. Redpath provided rationale on how the staff report addresses the cost implications of infilling the City owned portion of Lot H only, and does not provide information related to infilling the related crown lands.

Upon conclusion of the discussion, staff was directed to review all previous Council referrals related to this matter, and to report back to the next Parks,

Recreation and Cultural Services Committee meeting for further direction on the previous referrals.

It was moved and seconded
That the staff report titled Imperial Landing Lot H Infill Feasibility dated March 11, 2013 from the General Manager, Community Services and General Manager, Engineering and Public Works be received for information. - Carried

November 19, 2013 -- Planning Committee Minutes

Topic:

APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND STEVESTON MARITIME MIXED USE (ZMU12) AND STEVESTON MARITIME (ZC21

December 9, 2013 -- Council Minutes

Topic:

LADNER STEVESTON LOCAL CHANNEL DREDGING 2013

Ladner Steveston Local Channel Dredging 2013

(File Ref. No. 03-1000-03-071, Xr: 10-6150-04) (REDMS No. 4005692 v.4)

(1)

That Council approve one-time funding of Phase 1 for dredging works under the terms of the Steveston Ladner Local Channel Dredging Contribution Agreement and Imperial Landing Dredging, as detailed in the staff report titled "Ladner Steveston Local Channel Dredging 2013," from the Senior Manager, Parks and Director, Engineering; and

(2)

That the staff report be referred to the Britannia Building Committee and that the Britannia Building Committee's terms of reference be amended to include 'dredging' as part of their mandate. ADOPTED ON CONSENT

March 29, 2016 -- Council Minutes

Topic:

LADNER STEVESTON LOCAL CHANNEL DREDGING

STEVESTON DREDGING UPDATE

(File Ref. No. 10-6150-04) (REDMS No. 4929465 v. 4; 4243486)

(1)

That funding for a 33% share of Steveston Harbour Phase II dredging costs plus \$66,467, for a total of up to \$516,500, be approved;

(2)

That funding for a 33% share, up to \$60,000, of No. 1 Road Strip dredging costs, be approve

(3)

That \$400,000 in funding for complimentary dredging from the east edge of the Imperial Landings floats to the east edge of Britannia's Shipyards floats, be approved; and

(4)

That the Chief Administrative Officer and General Manager, Engineering and Public Works, be authorized to execute agreements with the appropriate parties to facilitate the dredging work.

ADOPTED ON CONSENT

Council Referrals on Imperial Landing (2002 – 2017)

2017 GARRY POINT PARK LEGACY PIER PROPOSAL CELEBRATING CANADA 150	27-Oct- 2015	In progress	Parks, Recreation & Cultural Services Committee
APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE STEVESTON MARITIME MIXED USE (ZMU12) ZONE AND THE STEVESTON MARITIME (ZC21)ZONE	06-May- 2014	In progress	Planning Committee
APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE STEVESTON MARITIME MIXED USE (ZMU12) ZONE AND THE STEVESTON MARITIME (ZC21)ZONE	06-May- 2014	In progress	Planning Committee
APPLICATION BY ONNI DEVELOPMENT (IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND THE STEVESTON MARITIME MIXED USE (ZMU12) ZONE AND THE STEVESTON MARITIME (ZC21) ZONE	08-Apr- 2014	Completed	Planning Committee
APPLICATION BY ONNI DEVELOPMENT	19-Nov-	Completed	Planning Committee

(IMPERIAL LANDING) CORP. FOR A ZONING TEXT AMENDMENT AT 4020, 4080, 4100, 4180, 4280 AND 4300 BAYVIEW STREET (FORMERLY 4300 BAYVIEW STREET) TO AMEND STEVESTON MARITIME MIXED USE (ZMU12) AND STEVESTON MARITIME (ZC21)	2013		
Water Covered Lot H At Imperial Landing	25-Sep-2012	Completed	Parks, Recreation & Cultural Services Committee
PHOENIX NET LOFT	14-Dec-2011	Completed	Parks, Recreation & Cultural Services Committee
Maritime Mixed-Use Area Application by Onni Development for Bayview Street	17-Jul-2007	Completed	Planning Committee
PUBLIC CONSULTATION PROCESS - IMPERIAL LANDING	21-May-2003	Completed	Planning Committee
Imperial Landing Water Lots	29-Oct-2002	Completed	Parks, Recreation & Cultural Services Committee
Imperial Landing Waterlots	21-Oct-2002	Completed	Parks, Recreation & Cultural Services Committee



Attn: Ms. Sara Badyal

October 11, 2017

RE: 4020, 1080, 4100, 4180, 4280 and 4300 Bayview Street Rezoning -- File Ref. No. RZ 13-633927

Dear Mayor and Council,

In response to the motion set forward by Council at the July 17th, 2017 General Purpose Committee and subsequent July 24th, 2017 council meeting, please see below for a brief update.

Since July 24th, Onni has met with the following stakeholders of Steveston: 20/20 Group, Steveston Community Association and Steveston Harbour Authority. Attempts were made to organize a meeting with the Steveston Merchants Association but a meeting was not able to be coordinated. All three groups were presented with the application information and provided the opportunity to ask questions. Subsequent letters have been submitted to City staff to include in this report.

In addition to consultation with community stakeholders, a public open house event was held on September 23rd from 12:00PM – 4:00PM. At the event 203 people registered on the sign in sheets and 128 comment cards were submitted. The full report of the open house is also attached to the staff report.

Also enclosed are 3 reports that analyze the increase in value created by our application as well as a recommended percentage share to be attributed to the City as part of our Community Amenity Contribution. The following reports were conducted by Coriolis Consulting Corp.

- April 11th, 2017 – Amenity Contribution Analysis for Rezoning Application
- June 28th, 2017 – Memorandum – Summary of Amenity Contribution Analysis
- September 1st, 2017 – Memorandum – Share of Increased Value to Allocate to Amenity Contribution

Coriolis is an industry leader for land economics and used by both the private and public sector. As an industry expert and our retained consultant, we rely on the information they provide in order to determine an appropriate amenity contribution. Moreover, there are significant risks and costs associated with the conversion from commercial space to hotel space that have never been quantified.

In light of these facts and the reports conducted by Coriolis Consulting Corp., Onni feels that an amenity contribution of \$2.375 Million is a fair offer.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brendan Yee", with a large, sweeping flourish extending to the left.

Brendan Yee

Amenity Contribution Analysis for Proposed Imperial Land Rezoning, Richmond BC

Draft
11 April 2017

Prepared for:
Onni Group and
City of Richmond

By:
coriolis 
CONSULTING CORP.

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1.0 Introduction

1.1 Background

Imperial Landing is a mixed-use, master planned community in Richmond's Steveston Village. The community was built by the Onni Group between 2001 and 2013 and it now includes about 700 homes (mix of apartment, townhouse units and single family homes) as well as about 60,000 square feet of commercial space. The commercial space is located in six riverfront buildings. These six buildings are zoned to allow maritime related uses, limited commercial uses, and upper floor apartment units. The upper floor apartment units have been rented, but the grade level space has not been leased since the buildings were completed in 2013 due mainly to the narrow range of uses permitted.

Onni has applied to the City of Richmond to rezone the six buildings to allow an expanded list of retail and service uses in Buildings 1 to 4 and tourism accommodation in Buildings 5 and 6.

If approved, the change in permitted use will increase the value of the property because the achievable lease rates will be higher. Therefore, as part of the rezoning process, Onni Group has offered to make a voluntary contribution to the City to fund amenities in the community.

For rezonings that are not contemplated in the Official Community Plan (OCP), it is the City's practice to negotiate a portion of the increased land value associated with a rezoning as an amenity contribution. Therefore, the City of Richmond and Onni want to determine the scale of the voluntary contribution that is appropriate given the additional property value that will likely be created by this proposed rezoning.

As input to this process, Onni Group commissioned Coriolis Consulting Corp. to estimate the potential increase in property value associated with the proposed rezoning and identify the implications for the value of the overall amenity contribution that should be considered. The decision to retain Coriolis Consulting was made jointly by the City and Onni.

Our understanding is that the City and Onni will use the findings as input to negotiations over the value of the amenity contribution.

1.2 Professional Disclaimer

This document may contain estimates and forecasts of future growth and urban development prospects, estimates of the financial performance of possible future urban development projects, opinions regarding the likelihood of approval of development projects, and recommendations regarding development strategy or municipal policy. All such estimates, forecasts, opinions, and recommendations are based in part on forecasts and assumptions regarding population change, economic growth, policy, market conditions, development costs and other variables. The assumptions, estimates, forecasts, opinions, and recommendations are based on interpreting past trends, gauging current conditions, and making judgments about the future. As with all judgments concerning future trends and events, however, there is uncertainty and risk that conditions change or unanticipated circumstances occur such that actual events turn out differently than as anticipated in this document, which is intended to be used as a reasonable indicator of potential outcomes rather than as a precise prediction of future events.

Nothing contained in this report, express or implied, shall confer rights or remedies upon, or create any contractual relationship with, or cause of action in favor of, any third party relying upon this document.

In no event shall Coriolis Consulting Corp. be liable to the Onni Group, the City of Richmond, or any third party for any indirect, incidental, special, or consequential damages whatsoever, including lost revenues or profits.

2.0 Rezoning Proposal

The rezoning proposal applies to six buildings located along the river front as shown in Exhibit 1.

Exhibit 1- Location of Buildings 1 to 6



The six buildings are currently zoned a combination of Steveston Maritime (ZC21) and Steveston Maritime Mixed-Use (ZMU12). These districts allow the following uses: maritime, custom indoor manufacturing, education, office, child care, parking and personal service (limited to dry cleaning and laundry). The education, manufacturing, and office uses are only permitted if they are related to maritime or commercial fishing uses. Apartment units are also permitted above grade.

If approved, the rezoning would expand the list of permitted uses at Buildings 1, 2, 3 and 4 to allow retail and service uses. In total Buildings 1 to 4 can accommodate about 35,530 square feet of grade level commercial space. These buildings are located at the western end of the site, within about one to two blocks of the existing Steveston Village commercial area. Buildings 5 and 6 at the eastern end of the subject site are proposed to be used for tourist accommodation.

Based on discussions between Onni and the City, it was determined that Buildings 5 and 6 will not increase in value due to the proposed rezoning (after accounting for the costs associated with converting Buildings 5 and 6 to tourist accommodation), so the City and Onni agreed to exclude these buildings from the amenity contribution analysis.

Therefore, our analysis focuses on the potential increase in value associated with allowing retail and service uses in Buildings 1, 2, 3, and 4.

3.0 Approach to Analysis

Richmond does not have a written policy that identifies the approach used to determine the value of an amenity contribution in cases where the amenity contribution is negotiated. However, staff indicated that the City's practice has been to base the amenity contribution on the estimated increase in land value associated with rezoning. Therefore, Onni and the City instructed us to estimate the increase in the property value associated with the proposed rezoning and then comment on the share that should be allocated toward amenities.

For previous rezonings in Richmond that have involved negotiated amenity contributions, the value of the contribution has been based on a share of estimated increased land value. In the case of Imperial Landing, the City and Onni are discussing what share of the increased property value (land and buildings) should be allocated to an amenity contribution. In this situation, the share should be based on the net increase in the property value, equal to the gross increase in property value less any costs associated with the rezoning and the change of use, less a profit margin. Therefore, to estimate the change in net property value associated with the rezoning, we:

1. Inspected the subject site to evaluate the marketability of the buildings for retail and service use.
2. Completed the market research necessary to estimate:
 - The lease rates that are likely achievable at the subject site under existing zoning and under the proposed rezoning.
 - The capitalization rate that a purchaser would likely apply to the property under existing zoning and under the proposed rezoning to determine market value.
3. Reviewed cost information provided by the applicant to achieve the change of use.
4. Determined the profit margin that should be included in the analysis to compensate the applicant for the time and risk associated with the rezoning and the additional costs associated with the rezoning and change of use (including an amenity contribution).
5. Estimated the likely value of Buildings 1 to 4 under existing zoning based on the capitalized value of the potential net income that could be achieved under existing zoning.
6. Estimated the likely value of Buildings 1 to 4 under the proposed rezoning based on the capitalized value of the potential net income that could be achieved with the expanded list of permitted uses.
7. Estimated the increase in property value associated with the rezoning by comparing the results of steps 5 and 6. From this gross increase in value, we deducted the estimated costs involved in the rezoning, the incremental costs involved in changing the use of the buildings, and a reasonable profit margin to estimate the net increase in property value due to the rezoning.
8. Evaluated the share of the estimated net increase in property value that should be considered for an amenity contribution.

We completed the analysis under two different scenarios for the ownership of the property:

1. First, we estimated the net increase in property value assuming that the entire property is held as an income-producing investment property by one owner. Onni intends to continue to own and manage the commercial space, existing rental apartment space, and tourist accommodation space at the property as a single property, so this scenario matches Onni's plans.

2. Second, we estimated the net increase in property value on the assumption that the individual buildings are stratified into small units and sold to a series of investors or end-users. It is possible that selling individual strata units will result in a higher estimate of the increase in value if individual strata unit investors are willing to accept a lower rate of return on the smaller individual units (a lower cap rate). This scenario is legally permissible, so the City asked us to analyze this as part of the evaluation. Therefore, our analysis considers the potential impact on the cap rate for the project if it can be stratified and sold to a series of purchasers.

There is also a third ownership scenario that could be considered. The commercial space in Buildings 1 to 4 are four separate air space parcels, so a valuation could be completed that assumes the four air space parcels are sold separately. This was not considered because the results of the analysis would likely fall between the two scenarios analyzed in this report.

4.0 Key Assumptions for Analysis

4.1 Buildings and Floorspace Included in Analysis

In total Buildings 1 to 4 can accommodate about 35,530 square feet of grade level commercial space. Exhibit 2 shows the amount of grade level retail and service space that could be accommodated in Buildings 1, 2, 3, and 4.

Exhibit 2 – Potential Retail and Service Floorspace

Building Number	Ground Floor Area
Building 1	6,868 sf
Building 2	15,921 sf
Building 3	1,789 sf
Building 4	5,952 sf
Total	30,530 sf

Buildings 1 and 4 could likely be demised into smaller commercial retail units (CRUs) if needed, so these buildings can cater to a variety of different sized businesses. Building 3 is relatively small and would likely be rented to a single tenant.

Given the dimensions of Building 2 and the location of potential access points and loading, this building cannot be readily demised into smaller CRU's. It would likely need to be leased to a larger tenant, or possibly two.

Parking for Buildings 1 to 4 is located underground. In total, these buildings have about 106 parking stalls in the underground structure, or about 3.5 stalls per 1,000 square feet of proposed retail and service space. This is lower than typically provided at a suburban retail project. Therefore, businesses at Buildings 1 to 4 may need to rely more on customers within walking distance of the site than a retail tenant at a typical shopping centre.

Elevators and stairwells provide access from the parking level to the commercial level. However, there is not any direct access from the elevators or stairwells into the proposed retail spaces. Customers will need to access the parking from the exterior of the commercial buildings. Therefore, the parking is not as convenient as in most suburban retail centres.

4.2 Lease Rates Under Existing Zoning

The existing zoning allows a narrow list of permitted uses, so there are few properties that provide a good example of the potential achievable lease rate for the buildings under the existing zoning.

However, Onni and the City have had ongoing discussions about the potential lease rates at Buildings 1 to 4 since about 2014. Our understanding is that both parties have agreed that the average achievable lease rate for the four buildings is about \$15 per square foot net as this is near the low end of lease rates in Richmond.

We did not complete detailed market research to determine the achievable lease rates under existing zoning (and there are few if any comparable project that would provide the market evidence). However, we note that \$15 per square foot is similar to the lease rates for low quality office space in Richmond and similar to rents

achieved for good quality industrial space. Therefore, it likely is a reasonable lease rate assumption given the permitted uses.

Our analysis uses an average lease rate of \$15 per square foot for the existing zoning scenario. As shown in Exhibit 3, the total estimated lease income is about \$458,000 per year under existing zoning. After deducting an allowance for vacancy and non-recoverables (2%), the income is about \$449,000 per year.

Exhibit 3 – Assumed Achievable Lease Rates Under Existing Zoning by Building

Building Number	Ground Floor Area	Average Lease Rate	Total Rent
Building 1	6,868 sf	\$15.00 psf	\$103,020
Building 2	15,921 sf	\$15.00 psf	\$238,815
Building 3	1,789 sf	\$15.00 psf	\$26,835
Building 4	5,952 sf	\$15.00 psf	\$89,280
Total Potential Income	30,530 sf	\$15.00 psf	\$457,950
Less Vacancy and Non-Recoverable Allowance		2%	\$9,159
Net Operating Income			\$448,791

4.3 Lease Rates Under Rezoning Scenario

4.3.1 Buildings 1, 3 and 4

To estimate the achievable lease rates for Buildings 1, 3 and 4 (which can offer small retail units) under the proposed rezoning, we completed a detailed survey of retail and service lease rates in Steveston and nearby locations. We consider the larger unit (Building 2) separately as rents for larger retail units are typically lower than for smaller units.

Based on our research, market rents for retail and service space in the Steveston area can be summarized as follows:

- Lease rates for good quality retail space in Steveston currently range between about \$24 per square foot and \$34 per square foot net for units in the range of about 700 square feet to 3,800 square feet.
- The upper end of this range (\$32 to \$34 psf) is achieved by small CRUs located on the riverfront in the heart of the Village. These units are located in the prime retail portion of Steveston and offer convenient street front parking as well as a surface parking lot across the street.
- Lease rates for good quality retail space in the rest of the Steveston Village area range from \$26 to \$28 per square foot for units in the range of about 1,300 to 3,800 square feet.
- Good quality retail units outside of Steveston's main retail district rent for about \$24 per square foot for units in the range of about 1,700 to 3,700 square feet.

Based on our findings, we estimate that the achievable retail lease rates for Buildings 1, 3 and 4 are currently as follows:

- Building 1 should achieve a maximum average rent of about \$32 per square foot net. This building is about one block to the east of the existing retail district in Steveston Village and should be able to achieve rents near the upper end of the Steveston retail market. However, we would expect existing retail space to the west of Building 1 to achieve a slightly higher rent as the retail space in the Village offers more convenient street front parking, surface parking lots for customers, and better visibility to passing traffic.

- Building 3 should also achieve a maximum average rent of about \$32 per square foot net. Although this building is located further to the east away from Steveston's main commercial area, it is ideally suited for a small café or restaurant and should be able to achieve a relatively high rent.
- Building 4 will achieve lower rents. It is located further to the east and is removed from Steveston's main commercial area. We would expect Building 4 to achieve a maximum average rent of about \$28 per square foot net.

4.3.2 Building 2

If Building 2 could be demised into a series of small CRUs (less than 2,000 square feet each), then we would expect it to achieve an average lease rate of about \$28 per square foot.

However, Building 2 is relatively large (about 16,000 square feet) and cannot be easily demised into smaller units given the dimensions of the building and the location of potential customer access points and loading. Therefore, we assume that the building would be leased to one or two larger tenants.

Larger retail units typically rent at a lower rate per square foot than small units as there are a limited number of tenants that require large retail units. Therefore, larger retail tenants are in a position to negotiate lower rents from landlords.

Our understanding is that Onni previously had an agreement in place with a grocery store tenant for this space, but the lease has lapsed. In addition, any larger tenants interested in a Steveston location now have another option as there is a project planned with over 25,000 square feet of retail space at the former building supply site (between Chatham Street and Moncton Street fronting on 3rd Avenue in Steveston Village). This project is in a better location than Building 2 and our understanding is that it is targeting a grocery store tenant. Therefore, it is uncertain whether there will be any large retail businesses interested in Building 2. It is possible that a larger user (such as a grocery store, fitness outlet, large restaurant/bar, or pharmacy) may be interested in this building, but there are not any current prospects. If a tenant does express interest in Building 2, it will be in a good position to negotiate a lower lease rate for Building 2.

There are not any larger retail units currently available for lease in Steveston, so we examined lease rates for larger units in other nearby locations to help gauge the lease rate discount on larger units:

- T&T Supermarket leased about 36,000 square feet of grade level commercial space on Hollyridge Way in Richmond at the Ora project. The starting lease rate for this space was \$21 per square foot, increasing to \$23.50 per square foot over the 15 year term. Rents for smaller retail units in this part of Richmond typically exceed \$30 per square foot.
- Tsawassen Commons is a new shopping centre in South Delta that has a wide range of retail unit sizes currently for lease. CRUs in the range of about 600 to 3,000 square feet are leasing for \$35 per square foot net. However, larger units (for non-anchor tenants) in the range of 6,000 to 20,000 square feet are leasing for \$22 per square foot net.

These examples illustrate that larger retail units rent at a significant discount to smaller CRUs. Tsawassen Commons indicates that the lease rates are lower for large tenants even when they are not serving as anchor tenants for a project. Given the size of Building 2 and the evidence of achievable lease rates for large retail units, we would expect Building 2 to achieve an average rent in the range of \$20 to \$24 per square foot. For the purpose of our analysis, we have assumed a rent of \$22 per square foot.

4.3.3 Retail Lease Rates Used in Analysis

Exhibit 4 summarizes the lease rates that we use in our analysis for the rezoning scenario. As shown in the exhibit, the total estimated achievable lease revenue is about \$794,000 per year (or an average of about \$26 per square foot). After deducting an allowance for vacancy and non-recoverables (2%), the income is about \$778,000 per year.

Exhibit 4 – Estimated Achievable Retail Lease Rates by Building

Building Number	Ground Floor Area	Average Lease Rate	Total Rent
Building 1	6,868 sf	\$32.00 psf	\$219,776
Building 2	15,921 sf	\$22.00 psf	\$350,262
Building 3	1,789 sf	\$32.00 psf	\$57,248
Building 4	5,952 sf	\$28.00 psf	\$166,656
Total	30,530 sf	\$26.00 psf	\$793,942
Less Vacancy and Non-Recoverable Allowance		2%	\$15,879
Net Operating Income			\$778,063

4.4 Capitalization Rates

We completed the CAC analysis under two different scenarios about project ownership. The key difference between the two scenarios is the cap rate that a purchaser would likely apply to the project in order to determine an overall market value for the buildings. The lower the cap rate, the higher the market value of the buildings:

- First, we estimated the net increase in property value assuming that the entire property is held as an income-producing investment property by one owner. Onni intends to continue to own and manage the commercial space, existing rental apartment space and tourist accommodation space at the site as a single investment property so this scenario matches Onni's plans.

Therefore, we completed market research to determine an appropriate cap rate assuming the property remains under single ownership.

- Second, we estimated the net increase in property value on the assumption that the individual buildings are stratified and sold to multiple investors or end-users. It is possible that selling individual strata units will result in a higher estimate of the increase in value if individual strata unit investors are willing to accept a lower rate of return on the smaller individual units (a lower cap rate). This scenario is legally permissible, so the City asked us to analyze this as part of the evaluation.

Therefore, our analysis considers the potential impact on the market cap rate for the project, assuming it is stratified and sold to multiple purchasers.

For both scenarios, we focused our cap rate research on sales (and listings) of retail projects or retail strata units.

4.4.1 Single Ownership Scenario

There have not been any sales of shopping centres over the past year or so in Richmond. Therefore, we reviewed capitalization rates for retail projects in other parts of Metro Vancouver:

- Peninsula Village Shopping Centre is a 170,000 square foot shopping centre located at 15355 24th Avenue in South Surrey. The project is anchored by a Safeway and London Drugs. This project sold in 2016 for \$78.5 million, representing a cap rate of about 4.8%.
- Royal City Centre is a 361,000 square foot community mall located at 610 Sixth Street in New Westminster. The project is anchored by Walmart and Shoppers Drug Mart. This project sold in 2016 for \$114.7 million, representing a cap rate of about 4.9%.
- 1090 Lougheed Highway is a 69,000 square foot shopping centre in Coquitlam. The project includes major national tenants, such as Petsmart, Mark's Work Wearhouse and Sleep Country. This project sold in late 2015 for \$31.0 million, representing a cap rate of about 5.3%.
- Big Bend Crossing is a 302,000 square foot shopping centre located in Burnaby. The project includes major national tenants, such as Winners/Home Sense, Staples, Michaels, and Sport Chek. This project sold in 2016 for \$64.0 million, representing a cap rate of about 5.25%.

These sales indicate that good quality larger retail projects Metro Vancouver have sold at cap rates in the range of 4.8% to 5.3% over the past year or so. However, all of these projects are anchored by national retailers with strong covenants. Non-anchored projects typically sell at a slightly higher cap rate. The subject site does not have an anchor tenant secured and is likely to be leased to a series of smaller retail and service businesses.

We also, reviewed information from CBRE about prevailing cap rates in Vancouver. CBRE reports¹ that Q4 2016 cap rates for neighbourhood retail and non-anchored strip retail projects in Metro Vancouver ranged from 5.0% to 5.5%, which is similar to the four sales that we reviewed. CBRE indicates that the cap rate is 0.25 percentage points lower for anchored strip retail projects.

Based on this information, we think that an appropriate cap rate to use in this analysis is in the range of 5.25% to 5.5%, if the project is valued under continued ownership by a single owner. Given the attractive riverfront location, we use a cap rate at the lower end of this range, or 5.25%.

4.4.2 Strata Scenario

To determine the cap rate to apply to the estimated income in the strata scenario, we reviewed sales and listing information for new(er) individual strata commercial units that have sold in Richmond recently. There have been relatively few comparable units sold in Richmond over the past year, so we also examined units in Burnaby (which is a good comparable location). We obtained the sales price information for each unit and the information about achievable lease rates for each unit to estimate the cap rate.

Exhibit 5 summarizes our estimated cap rates for strata commercial units that have recently sold (or are listed) in Richmond and Burnaby and are likely good indicators of the potential cap rate to apply to Buildings 1 to 4.

¹ CBRE, Q4 2016 Canadian Cap Rates and Investments Insights, page 9.

Exhibit 5 – Cap Rates for Strata Commercial Units

Municipality	Stata Unit Address	Sold Date	Building/Unit Size (Sq. Ft.)	Cap Rate	Notes
Richmond (Steveston)	13040 No 2 Road	Listing	3,650	5.0%	New strata unit in Harbour Walk
Richmond	2035 10013 River Drive	June 2016	584	5.0%	New strata unit in Parc Rivera
Richmond	2102 10013 River Drive	Feb 2016	868	5.0%	New strata unit in Parc Rivera
Richmond	1025 4000 No 3 Road	Listing	371	4.9%	Strata unit in Aberdeen Square
Richmond	2065 4580 No 3 Road	Listing	510	4.5%	Strata unit in Empire Centre
Burnaby	4287 Hasting Street	Listing	807	5.0%	New Strata Unit at Modena
Burnaby	4299 Hasting Street	Listing	2,166	4.9%	New Strata Unit at Modena

These sales and listings indicate that cap rates for strata commercial units are currently in the range of about 4.5% to 5.0%. However, it should be noted that the lower end of this range is for units that are listed and have not yet sold. Sales of strata units indicate a cap rate of about 5.0%.

Based on this information, we think that an appropriate cap rate to use in this analysis is in the range of 4.75% to 5.0% if the project is stratified and sold to multiple purchasers. We use 4.75% in our analysis, or 0.5 percentage points lower than in the single ownership scenario.

4.5 Rezoning and Change of Use Costs

The applicant will incur a variety of costs associated with the rezoning process and change of use:

1. As part of the rezoning, the City requires a variety of works and services to be upgraded, including:

- Upgrading the No 1 Road and Bayview Street intersection.
- Upgrading several crosswalks along Bayview Street (eleven in total).
- Installing speed limit signs along Bayview Street.
- Adding pavement markings to identify that Bayview Street is shared by vehicles and bicycles.

These costs are estimated by the applicant to total \$496,530, including soft costs and contingency.

2. Onni previously paid Development Cost Charges (DCCs) on the existing buildings. However, the change in use will result in an additional DCC payment as the rates are higher for the proposed uses than the existing permitted uses. The additional DCC payment is estimated by Onni to total \$136,809.
3. Leasing-up the retail and service space will involve incremental costs beyond the lease-up costs that would be incurred under existing zoning because free rent, tenant improvement allowances, and leasing commissions will be higher due to the higher achievable lease rates for retail businesses. The incremental costs for the rezoning scenario are estimated to total about \$571,067, including:
 - \$57,118 in additional leasing commissions (17% of estimated increased annual rent).

- \$457,950 in additional tenant improvement allowances (\$15 per square foot of additional TI).
- \$55,999 in additional free rent (2 months free rent on the estimated increased monthly rent).

These costs are incurred in the scenario that assumes the applicant continues to hold the property under single ownership.

In the scenario that assumes the project is stratified and sold to individual investors/users, these costs would not be incurred. Instead, the applicant would incur increments costs for commissions and marketing of the strata units (due to the higher value). Our analysis estimates the incremental marketing/commissions in the strata scenario based on 3% of the estimated increased strata revenue (or \$212,205).

4. Rezoning fees and management. As part of the rezoning process, the applicant will incur costs associated with application fees, consultants, and management. Our analysis includes \$175,000 to cover these costs.

The total incremental costs associated with the rezoning and change of use are summarized in Exhibit 6 for the two different scenarios that we analyzed.

Exhibit 6 – Summary of Incremental Costs for Rezoning and Change of Use

Item	Hold Under Single Ownership	Stratify and Sell Units
Works and Services	\$496,530	\$496,530
DCCs	\$136,809	\$136,809
Lease-up/marketing/commissions	\$571,067	\$212,205
Rezoning costs and management	\$175,000	\$175,000
Total	\$1,379,406	\$1,020,544

4.6 Profit Margin Allowance

Developers typically target a profit margin on a development project of at least 15% of total creation costs, including land costs and amenity contributions. This is equivalent to about 13% on completed project value/revenue. For this analysis, the profit margin needs to be calculated on the extra value created by the rezoning as we are not estimating the total cost of creating the buildings (construction and land). This approach provides the applicant with a profit margin on the additional costs incurred due to the rezoning as well as any amenity contribution that is provided, which is reasonable.

Therefore, our analysis deducts a 13% margin on the estimated increase in total property value (land and buildings) due to the rezoning to determine the net increase in value for the amenity negotiations.

5.0 Estimated Increase in Value Due to Rezoning

Drawing on the analysis, estimates and assumptions outlined in Section 4.0, we estimated the net increase in value associated with the rezoning proposal.

- Section 5.1 summarizes the analysis assuming the property is valued under continued ownership by a single owner, which is Onni's plan for the property.
- Section 5.2 summarizes the analysis assuming that the project is stratified and sold to multiple investors/users.

5.1 Analysis Assuming Property Held by Single Owner

Exhibit 7 shows our analysis assuming the property continues to be held by a single owner.

Exhibit 7 – Summary of Estimated Increase in Net Property Value due to Rezoning – Single Owner Scenario

Estimated Value - Existing Zoning	Ground Floor Area	Average Lease Rate	Total Rent
Building 1	6,868	\$15.00	\$103,020
Building 2	15,921	\$15.00	\$238,815
Building 3	1,789	\$15.00	\$26,835
Building 4	5,952	\$15.00	\$89,280
Gross Potential Income	30,530	\$15.00	\$457,950
Less Vacancy Non-Recoverables		2%	\$9,159
Net Operating Income			\$448,791
Capitalization Rate			5.25%
Estimated Total Project Value			\$8,548,400
Estimated Value - Rezoning	Ground Floor Area	Average Lease Rate	Total Rent
Building 1	6,868	\$32.00	\$219,776
Building 2	15,921	\$22.00	\$350,262
Building 3	1,789	\$32.00	\$57,248
Building 4	5,952	\$28.00	\$166,656
Gross Potential Income	30,530	\$26.00	\$793,942
Less Vacancy Non-Recoverables		2%	\$15,879
Net Operating Income			\$778,063
Capitalization Rate			5.25%
Estimated Total Project Value			\$14,820,251
Estimated Gross Increase in Value			\$6,271,851
Less Incremental Costs			
Works and Services			\$496,530
DCCs			\$136,809
Commissions			\$57,118
Tenant Improvement Allowance			\$457,950
Free Rent			\$55,999
Rezoning Fees and Management			\$175,000
Less Profit Margin Allowance			\$815,341
Total Incremental Costs/Profit			\$2,194,747
Net Increase in Value			\$4,077,104

In this scenario, we estimate that the rezoning would increase in the overall gross value of the property by about \$6.27 million if approved. However, from this gross increase in value, we deduct about \$2.19 million in costs/profit allowance associated with the rezoning process and change of use. Therefore, the net increase in property value due to the rezoning is about \$4.08 million.

5.2 Analysis Assuming Property Stratified and Sold as Individual Units

Exhibit 8 shows our analysis assuming the property is stratified and sold as individual units to a series of investors or end-users.

Exhibit 8 – Summary of Estimated Increase in Net Property Value due to Rezoning - Strata Scenario

Estimated Value - Existing Zoning	Ground Floor Area	Average Lease Rate	Total Rent
Building 1	6,868	\$15.00	\$103,020
Building 2	15,921	\$15.00	\$238,815
Building 3	1,789	\$15.00	\$26,835
Building 4	5,952	\$15.00	\$89,280
Gross Potential Income	30,530	\$15.00	\$457,950
Capitalization Rate			4.75%
Estimated Total Project Value ²			\$9,641,053
Estimated Value - Rezoning	Ground Floor Area	Average Lease Rate	Total Rent
Building 1	6,868	\$32.00	\$219,776
Building 2	15,921	\$22.00	\$350,262
Building 3	1,789	\$32.00	\$57,248
Building 4	5,952	\$28.00	\$166,656
Gross Potential Income	30,530	\$26.00	\$793,942
Capitalization Rate			4.75%
Estimated Total Project Value			\$16,714,568
Estimated Gross Increase in Value			\$7,073,516
Less Incremental Costs			
Works and Services			\$496,530
DCCs			\$136,809
Leasing Commissions/Marketing			\$212,205
Tenant Improvement Allowance			\$0
Free Rent			\$0
Rezoning Fees and Management			\$175,000
Less Profit Margin Allowance			\$919,557
Total Incremental Costs/Profit			\$1,940,102
Net Increase in Value			\$5,133,414

In this scenario, we estimate that the rezoning would increase in the overall gross value of the property by about \$7.07 million if approved. However, from this gross increase in value, we deduct about \$1.94 million in

² In this scenario, we do not deduct a vacancy allowance as units are being sold to individual investors or end-users.

costs/profit allowance associated with the rezoning process and change of use. Therefore, the net increase in property value due to the rezoning is about \$5.13 million.

5.3 Summary

Our analysis for each of the two ownership scenarios is summarized in Exhibit 9.

Exhibit 8 – Summary of Estimated Increase in Net Property Value by Scenario

	Continued Single Ownership	Stratification and Sale to Multiple Purchasers
Gross Value Under Existing Zoning	\$8,548,000	\$9,641,053
Gross Value if Rezoned	\$14,820,251	\$16,714,568
Increase in Gross Property Value due to Rezoning	\$6,271,851	\$7,073,516
Less Incremental Costs/Profit Associated with Rezoning/Change of Use	\$2,194,747	\$1,940,102
Net Increase in Property Value	\$4,077,104	\$5,133,414

Our estimated net increase in property value due to the rezoning is about \$4.1 million if the project is valued under single ownership and about \$5.1 million if the project is stratified and sold to multiple purchasers.

6.0 Share of Increased Value to Allocate Toward Amenities

If approved, the rezoning of the four buildings at Imperial Landing will result in an increase in the market value of the property. The City of Richmond has indicated that it would like a share of the increased value to be allocated toward an amenity contribution. Therefore, we were asked to comment on the share that is reasonable to allocate toward an amenity contribution.

To determine a reasonable share, we considered the following indicators:

1. Existing Policy and Practice

Richmond does not have a written policy that identifies the approach to a negotiated amenity contribution or the share of the increase in value that should be allocated toward an amenity contribution. For previous rezonings in Richmond that have involved negotiated amenity contributions, staff indicated that the City's practice has been to aim for an amenity contribution that is equal to about 75% of the increased land value associated with rezoning. It is important to note that these negotiated contributions have been based on a share of increased land value. In the case of Imperial Landing, the City and Onni are discussing what share of the increased property value (land and buildings) should be allocated to an amenity contribution. In this situation, the share should be based on the increase in property value less any costs associated with the rezoning and the change of use less a profit margin (i.e. the net increase in value). Therefore, our analysis has deducted an allowance for rezoning costs and profit to calculate the net increase in value.

2. Financial Incentive to Developer

The Imperial Landing buildings are currently vacant and Onni has not been successful in finding acceptable tenants that are permitted under the existing zoning. Under the current situation, Onni is incurring holding costs (property taxes, operating costs) and likely has a significant financial incentive to obtain rezoning approval. From this perspective, Onni has incentive to allocate a significant share of the estimated net increase in property value toward an amenity contribution.

3. Rationale for Amenity Contributions

Amenity contributions are typically negotiated by municipal governments to help mitigate the negative impacts associated with new development or to meet the needs of new residents. Typically, any impacts are associated with increased residential density and residential population. However, the buildings at Imperial Landing were approved and constructed by Onni a few years ago, so the buildings already exist. In addition, the buildings are commercial buildings, not residential buildings. Therefore, the proposed rezoning is unlikely to create any significant impacts on the community. This suggests that the amenity contribution should be low. Otherwise, it is possible that the amenity contribution could be viewed as an arbitrary tax on development, which is not permitted under Provincial legislation.

4. Property Assessment Base

The proposed rezoning will result in a higher assessed value for the existing buildings so the City's commercial assessment base will increase if the rezoning is approved. This should have a positive financial impact on the City and its tax payers.

Overall, there are factors that suggest a relatively high share of the increased value should be allocated toward an amenity contribution and there are factors that suggest a low share should be allocated toward an amenity contribution. In this case, we think it is reasonable to allocate 50% of the estimated increase in property value toward an amenity contribution such that both parties benefit equally.

7.0 Conclusions

Exhibit 9 summarizes our estimated values for each scenario, the estimated potential change in property value if the proposed rezoning is approved and the implication for amenity contributions (assuming 50% of the net increase in property is negotiated as a contribution).

Exhibit 10 – Estimated Increase in Net Property Value by Scenario and Implications for CAC Value

	Continued Single Ownership	Stratification and Sale to Multiple Purchasers
Gross Value Under Existing Zoning	\$8,548,400	\$9,641,053
Gross Value if Rezoned	\$14,820,251	\$16,714,568
Increase in Gross Property Value due to Rezoning	\$6,271,851	\$7,073,516
Less Incremental Costs/Profit Associated with Rezoning/Change of Use	\$2,194,747	\$1,940,102
Net Increase in Property Value	\$4,077,104	\$5,133,414
Share to Allocate to Amenity Contribution	50%	50%
Calculated Amenity Contribution Value	\$2,038,552	\$2,566,707

Our analysis indicates that the net value of the property will increase by about:

- \$4.1 million due to the proposed rezoning if the property is valued under single ownership. If 50% of the net increased value is allocated to an amenity contribution, the total value of the amenity contribution would be about \$2.04 million.
- \$5.1 million due to the proposed rezoning if the property is stratified and sold to multiple purchasers. If 50% of the net increased value is allocated to an amenity contribution, the total value of the amenity contribution would be about \$2.55 million.

If the rezoning is approved, the project will include a mix of rental apartments, commercial space and tourist accommodation space. Selling the commercial units as separate strata units would create property management issues that could negatively affect the performance of the rental apartment and tourism accommodation portions of the project, so Onni intends to own and manage the project as a single property. This scenario supports an amenity contribution of about \$2.04 million. However, the strata scenario supports a higher amenity contribution.

If Onni and the City can agree on a mechanism to limit the potential to stratify the project, then the lower amenity contribution of \$2.04 million would be appropriate. Otherwise, an amenity contribution of about \$2.55 million would be appropriate.

MEMORANDUM



DATE: 28 June 2017
TO: Brendan Yee, Onni Group
FROM: Blair Erb, Coriolis Consulting Corp.
RE: Summary of Amenity Contribution Analysis for Imperial Landing Rezoning

Onni has applied to the City of Richmond to rezone the commercial buildings at Imperial Landing to allow an expanded list of commercial uses. If approved, the change in permitted use will increase the value of the property. For rezonings that are not contemplated in the Official Community Plan (OCP), it is the City's practice to negotiate a portion of the increased land value associated with the rezoning as an amenity contribution. Therefore, the City of Richmond and Onni want to determine the scale of the voluntary contribution that is appropriate given the additional property value that will likely be created by this rezoning.

As input to this process, Coriolis Consulting Corp. was commissioned to estimate the potential increase in property value associated with the proposed rezoning and identify the implications for the value of the overall amenity contribution that should be considered. Our detailed analysis is contained in a report entitled "Amenity Contribution Analysis for Proposed Imperial Land Rezoning, Richmond BC, 18 April 2017". This memo provides a summary.

Approach to Analysis and Scenarios Considered

To estimate the change in property value associated with the rezoning, we:

1. Completed the detailed market research necessary to estimate the lease rates that are likely achievable at the subject site and the capitalization rate that a purchaser would likely apply to the property under existing zoning and under the proposed rezoning to determine market value.
2. Estimated the likely value of the buildings under existing zoning based on the capitalized value of the potential net income that could be achieved under existing zoning.
3. Estimated the likely value of the buildings under the proposed rezoning based on the capitalized value of the potential net income that could be achieved with the expanded list of permitted uses.
4. Estimated the increase in property value associated with the rezoning by comparing the results of steps 2 and 3. From this gross increase in value, we deducted the estimated costs involved in rezoning and changing the use of the buildings as well as a reasonable profit margin (to compensate the applicant for the risk and the additional costs associated with the change of use, including an amenity contribution) to estimate the net increase in property value due to the rezoning.
5. Evaluated the share of the estimated net increase in property value that should be considered for an amenity contribution.

We completed the analysis under two different scenarios about the ownership of the property:

1. First, we estimated the increase in property value assuming that the entire property is held as an income-producing investment property by one owner. This scenario matches Onni's plans.
2. Second, we estimated the increase in property value on the assumption that the individual buildings are stratified into small units and sold to a series of investors or end-users. Although this scenario is legally

permissible, it does not match Onni's business plans for the property. Subsequent to the analysis, Onni agreed to enter into an agreement with the City ensuring continued single ownership of the property so this scenario is not summarized in this memo.

Estimated Increase in Property Value

Our analysis is summarized in Exhibit 1.

Exhibit 1 – Summary of Estimated Increase in Net Property Value

Estimated Value Under Existing Zoning	\$8,548,000
Estimated Value if Rezoned	\$14,820,251
Increase in Property Value due to Rezoning	\$6,271,851
Less Incremental Costs/Profit Associated with Rezoning/Change of Use	\$2,194,747
Net Increase in Property Value	\$4,077,104

Our estimated net increase in property value due to the rezoning is about \$4.1 million.

Share of Increased Value to Allocated Toward Amenity Contribution

Staff indicated that Richmond has only negotiated amenity contributions in rare instances where the proposed rezoning density exceeds the density supported by the OCP. Due to the increased density (and increased residents), these types of rezonings can create a need for additional public infrastructure and facilities. An amenity contribution can be used to help mitigate any impacts. The proposed Imperial Landing rezoning is a different situation as no additional density is being considered (and the buildings already exist) so the rezoning will not create the same need for new amenities and facilities as an upzoning would create.

Therefore, we were asked to evaluate the share of increased value that is reasonable to allocate toward an amenity contribution for this rezoning. We considered the following factors:

1. Richmond's existing policy and practice for negotiated amenity contributions.
2. The rationale for municipal governments to negotiate amenity contributions.
3. The financial incentive to the developer.
4. The potential impact of the rezoning on Richmond's property assessment base.

Some of these factors suggest a relatively high share of the increased value should be allocated toward an amenity contribution and some suggest a low share should be allocated toward an amenity contribution. Weighing all factors, we think it is reasonable to allocate 50% of the increase in property value toward an amenity contribution.

Conclusions

Exhibit 2 summarizes our estimated potential change in property value if the proposed rezoning is approved and the implication for amenity contributions.

Exhibit 2 – Estimated Increase in Net Property Value and Implications for CAC Value

Net Increase in Property Value	\$4,077,104
Share to Allocate to Amenity Contribution	50%
Calculated Amenity Contribution Value	\$2,038,552

Our analysis indicates that the net value of the property will increase by about \$4.1 million due to the proposed rezoning. If 50% of the net increased value is allocated to an amenity contribution, the total value of the amenity contribution would be about \$2.04 million.

MEMORANDUM



DATE: 1 September 2017
TO: Brendan Yee, Onni Group
FROM: Blair Erb, Coriolis Consulting Corp.
RE: Imperial Landing – Share of Increased Value to Allocate to Amenity Contribution

Onni has applied to the City of Richmond to rezone the commercial buildings at Imperial Landing to allow an expanded list of commercial uses. If approved, the expansion of permitted uses will increase the value of the property. For rezonings that are not contemplated in the Official Community Plan (OCP), it is the City's practice to negotiate a portion of the increased land value associated with the rezoning as an amenity contribution.

As input to the discussions between the City and Onni, Coriolis Consulting Corp. submitted a report¹ in April 2017 that estimated the potential increase in property value associated with the proposed rezoning and evaluated the share of the increase in property value that is appropriate to allocate toward an amenity contribution.

You asked us to elaborate on our opinion of the share that should be allocated toward an amenity contribution in a follow-up memo.

To determine a reasonable share, we considered the following indicators:

1. Existing City of Richmond Policy and Practice

Richmond does not have a written policy that identifies the approach to a negotiated amenity contribution or the share of the increase in value that should be allocated toward an amenity contribution. However, for previous rezonings in Richmond that have involved negotiated amenity contributions, staff indicated to us that the City's practice has been to aim for a relatively high share of any increased land value associated with rezoning toward an amenity contribution.

It is important to note that these negotiated contributions have been based on a share of increased land value. In the case of Imperial Landing, the City and Onni are discussing what share of the increased property value (land and buildings) should be allocated to an amenity contribution. Therefore, the previous rezonings in Richmond that have involved negotiated amenity contributions are different than the Imperial Landing rezoning.

2. Practice in Other Metro Vancouver Municipalities

Because Richmond does not have a written policy that identifies the approach to a negotiated amenity contribution, we reviewed the policy and practice in other Metro Vancouver municipalities. Some municipalities in Metro Vancouver do not negotiate amenity contributions. However, several do seek amenity contributions and (for specific types of rezonings) negotiate the value of the contribution as part of the rezoning process. The value of the negotiated contribution varies depending on the specifics of the rezoning (density, uses, height, existing zoning), market conditions and the location of the site.

¹ "Amenity Contribution Analysis for Proposed Imperial Landing Rezoning, Richmond BC", 18 April 2017.

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Municipalities that have specific policies or practices about negotiating the value of amenity contributions include the City of Vancouver, the District of North Vancouver, West Vancouver, Coquitlam, Burnaby, and New Westminster. Each has a different system and a different approach to determine the value of the contribution. However, generally, the key features are as follows:

- For most residential (or mixed-use) rezonings, the target for the share of the increased land value due to the rezoning ranges from a low of about 50% to a high of about 75%². In each municipality, the target is less than 100% of the additional value created by the rezoning because the rezoning involves time, risks, costs and uncertainty. If the target for the contribution was 100% of the increased value, there would be little or no financial reason for the applicant to proceed with the rezoning.
- Contributions are typically not sought (or are very low) for any permitted increase in commercial space.
- Contributions are typically not sought for rezonings that involve a change in use (unless the change creates new residential development rights). For example, Vancouver's policy specifically exempts rezonings from an amenity contribution where there is no increase in total permitted floor space³ (if there is no residential space included).

3. Rationale for Amenity Contributions

Amenity contributions are negotiated by municipal governments to help mitigate the negative impacts associated with new development, or to meet the needs of new residents. Typically, any impacts are associated with increased residential density and residential population. However, the buildings at Imperial Landing were approved and constructed by Onni a few years ago, so the buildings already exist. In addition, the buildings are commercial buildings, not residential buildings. Therefore, the proposed rezoning is unlikely to create any significant impacts on the community. This suggests that the amenity contribution should be low. Otherwise, it is possible that the amenity contribution could be viewed as an arbitrary tax on development, which is not permitted under Provincial legislation.

4. Financial Incentive to Developer

The Imperial Landing buildings are currently vacant. Under the current situation, Onni is incurring holding costs (property taxes, operating costs) and likely has a significant financial incentive to obtain rezoning approval. From this perspective, Onni has incentive to allocate a significant share of the estimated increase in property value (after costs) toward an amenity contribution.

5. Property Assessment Base

The proposed rezoning will result in a higher assessed value for the existing buildings so the City's commercial assessment base will increase if the rezoning is approved. This should have a positive financial impact on the City and its tax payers.

Some of these factors suggest a relatively high share of the increased value should be allocated toward an amenity contribution and some suggest a low share should be allocated toward an amenity contribution. In our view, it is important to note that:

² There are some types of rezonings where municipalities (such as Burnaby) seek more than 75% of the increased land value associated with the additional development rights created by the rezoning. However, this only occurs with low density multifamily rezonings where there is very little risk associated with rezoning approval.

³ City of Vancouver "Community Amenity Contributions – Through Rezoning", 28 July 2016, page 5.

-
- The proposed rezoning involves a change in permitted commercial uses, but will not result in any additional floorspace being built in the neighbourhood.
 - Richmond does not have a written policy that identifies the share of the increase in value associated with a rezoning approval that should be allocated toward a negotiated amenity contribution. However, other major Metro Vancouver municipalities tend to seek a share in the range of 50% to 75%. If the share allocated toward an amenity contribution is too high, an applicant has no financial incentive to proceed with the rezoning.
 - The Imperial Landing rezoning application does not propose any increase in residential density. Therefore, the rezoning will not create any new amenity needs due an increase in the number of new residents.
 - Contributions are typically not sought in other municipalities (or are very low) for any permitted increase in commercial space.
 - In other Metro Vancouver municipalities, contributions are typically not sought for rezonings that involve a change in use (unless the change creates new residential development rights).

Overall, for the proposed Imperial Landing rezoning, we think it is reasonable to allocate 50% of the estimated increase in property value toward an amenity contribution such that both parties benefit equally.

POTTINGER BIRD

COMMUNITY RELATIONS

Imperial Landing

Open House

Summary Report

September 23rd, 2017

12:00 – 4:00pm

4020 Bayview Street, Richmond, BC

-

Onni Group

Final Version Date: 28th September 2017

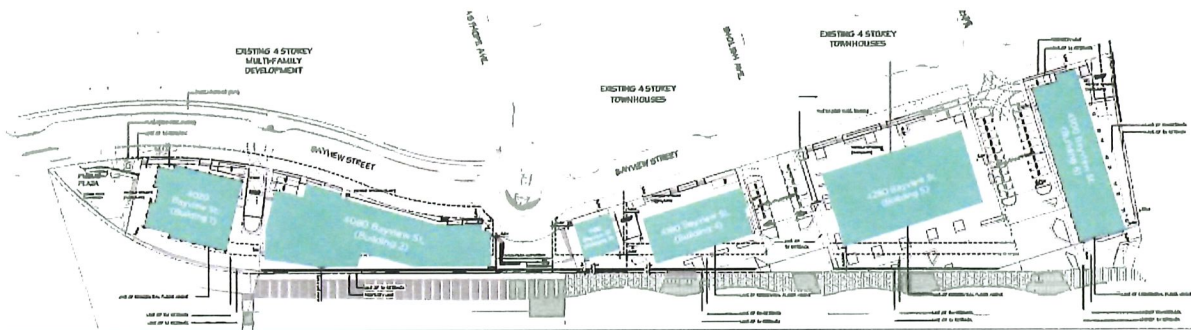
1.0 Introduction

Onni Group ("Onni") has applied to the City of Richmond ("City") for an Official Community Plan ("OCP") Amendment (Bylaw 9062) to amend the land use definition of "Maritime Mixed Use" by adding a range of commercial uses to Schedule 2.4 of the Steveston Area Plan. Simultaneously, Onni has applied to the City to amend the "Steveston Maritime Use (ZMU12)" zone by widening the range of permitted commercial uses at 4020, 4180, 4280 and 4300 Bayview Street; and to amend the "Steveston Maritime (ZC21)" zone by widening the range of permitted commercial uses at 4080 and 4100 Bayview Street.

If 4020, 4080, 4100 and 4180 Bayview Street are rezoned, the combined 59,488 square feet of commercial space could be used for: offices, restaurants, retail, health services, financial services, indoor recreation, grocery retail and will include the existing 5,764 square feet of Child Care space. If 4280 and 4300 Bayview Street are rezoned the combined 23,112 square feet of commercial space would be used for 32 rooms of hotel accommodation.

On September 23rd, the project team hosted an Open House to share the development plans with the community and gather feedback on the proposal. 203 members of the community registered at the sign-in table (with hundreds more in attendance without registering) which garnered a total of 128 comment cards.

Map of 4020, 4080, 4100, 4180, 4280, 4300 Bayview Street



2.0 Notification

A notification flyer was delivered through Canada Post's Precision Targeter to the 18,862 listed addresses in the Steveston community (*Appendix A*). The project team also posted a notification in the Richmond News (*Appendix A*) which was published on September 13, 15, 20 & 22, and sent an e-blast to approximately 85 people on the Imperial Landing mailing list, compiled from previous public engagement meetings.

3.0 Open House

The meeting was well attended and although not everyone signed-in and many families signed in collectively, there was a total of 203 people registered at the event. (*A copy of the Sign-in Sheets are provided in Appendix B*). The Open House followed an informal format, with 19 display boards (*Appendix C*) positioned around the room, and 6 members of the project team available to speak with the community and answer questions. No formal presentation was made. The display boards presented information on:

- The Proposals
- Land-Use Maps
- The Hotel Concept
- Traffic Management
- Amenities & Public Benefits
- Consultation Process

3.1 Input

Comment sheets were available at multiple stations throughout the room, and participants were encouraged to privately record their feedback on the proposal (*Appendix D*).

3.1.1 Comment Cards

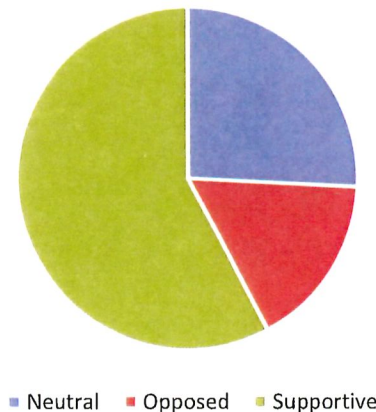
128 comment cards were completed and submitted at the Open House. All comments will be considered by the project team and provided to the City.

3.1.2 Analysis of Comments

Of the 128 comment cards received, we determined that:

- 57.8% (74 people) were supportive of the project moving forward
- 16.4% (21 people) were opposed to the project moving forward
- 25.8% (33 people) were neutral submitting suggestions to the City and Onni

Analysis of Comments



Key Areas of Support:

- Support for hotel use in Steveston (39 responses)
- General fatigue around the lengthy planning process and building vacancy (32 responses)
- Support for new restaurant and café uses at this location (25 responses)
- Support for day care services at this location (15 responses)
- Support for general community services i.e. financial, health (11 responses)
- Support for new grocery store uses at this location (7 responses)
- Support for proposed parking layout and traffic mitigation measures (6 responses)

- Support for proposed street enhancements i.e. sidewalks and crosswalks (5 responses)
- Support for small scale, community serving retail tenants (5 responses)

Key Suggestions to the City and Onni:

- General marina enhancements and maritime history recognition (15 responses)
- Creation of cultural space/ community centre at this location (15 responses)
- Creation of new Library branch at this location (15 responses)
- Creation of a Granville Island style market at this location (10 responses)

Key Areas of Concern:

- Concern for impact from increased traffic and parking requirements (19 responses)
- Concern for the value of proposed Amenity Donation contribution (17 responses)
- Concern for appropriateness of health services at this location (8 responses)
- Concern for appropriateness of another grocery store in Steveston (8 responses)
- Concern for Onni's partnership with Steveston community (8 responses)
- Concern for appropriateness of hotel use in Steveston (7 responses) Concern for appropriateness of financial services use at this location (6 responses)
- Concern for appropriateness of new tenants i.e. dislike for chain stores and fast food restaurants (6 responses) Concern for City's commitment in assisting project delivery (5 responses)

3.1.2 Transcription of Comments

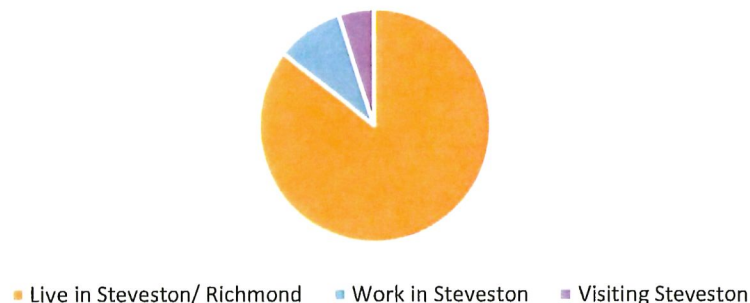
Below provides an overview of the comments received. *Please note that transcribed comments are ordered in the following way: supportive, opposed, neutral. Not all respondents answered every question.*

1. Tell us a little about yourself. Check those applicable to you.

Please note that some respondents selected multiple options, and that the percentage is calculated on the total number of comment cards received (128).

- 93.0% (119 people) selected "I live in Steveston/ Richmond"
- 10.1% (13 people) selected "I work in Steveston/ Richmond"
- 5.5% (7 people) selected "I am visiting Steveston for the day"

Connection to Steveston



2. What do you love most about Steveston?

The quiet & quaint atmosphere of the village
All obvious
Maintaining a village atmosphere. Friendliness
Steveston could be better and with the great Onni development it will be
Ambiance, Character, Uniqueness, 'Walkability', River Connection, Maritime "Feel
Scenery and public access to waterfront. Small town feel.
The proximity to day to day services. When I can't drive I'll be able to remain independent longer as I can walk for most of my needs.
Village feeling / Diversity of retail / Waterfront / Maritime character / Heritage aspects
Quiet and beautiful view
Still an enjoyable place to visit & walk
Everything
The village atmosphere
<ul style="list-style-type: none"> • Variety of shops • Walkability • River views
Access to wonderful views – restaurants This project is so well situated for every thing suggested.
The community feeling! The attractive tourists make me feel like I am on holidays when + see tourists enjoying themselves.
Have lived in Steveston for over 40 years and it is about family & community with waterfront access with walking trails & general good ambiance
The ambiance; nature; things to all; community spirit
Location
Walkability, views, community
Quiet, close to nature, not bustling busy
Quiet, boardwalk, village restaurants and shops, historic, safe, a park, community centre close by, river view from our condo windows.
Great place to spend the day. Would be nice to have a decent restaurant.
Water, Boardwalk, Restaurants
Peaceful, quiet, amenities close by, the water, friendly people, good restaurants
Everything. Best place on EARTH!!
Waterfront, trails, Restaurants. Activities
lovely village atmosphere. Nice WALKWAYS
Picturesque
Historical
Safe
It's been my community for 32 years. I've seen it grown to what Steveston is today. It's been my home, work and a place I've volunteered.
The whole village vibe. I am a widow (78) who loves dining, music, drinking, people, and walk to everything.
The quaint village and the residents.
Walking the Boardwalk.
Low crime rate.

Sense of small community w "village" feeling
The little shops, restaurants, walkable paths, cleanliness, historic nature, waterfront, fishing pier, boats, scenery etc.
The waterfront
the water – harbor – tightnit community – quaintness of the village
THE proximity, the history (my father was from here in 1929) + the quaintness.
Parks, walkways, great restaurants very good place to live
Historic sides mixed with modern. Nice walkboard.
The waterfront park.
The mix of nature and the quaint shops, restaurants.
Quiet nice people
Its maritime history, its cute, a destination, the waterfront lots of walking flat for cycling it's the best place in Richmond.
The events the activity easy to walk restaurants shops
Everything! Need to see this building put to good use.
The community feeling/ physical beauty/ history
The "village" atmosphere and being near the water. Also no "Big Box" stores
All atmosphere of cosiness, friendly environment, beautiful place to spend weekend, specially at summer, historic sites
Waterfront
Its got a great sense of community and is easily walkable. Nice variety of shops.
Fish wharf. Beautiful. Quiet.
The village, the scenery, the "small town" feel, the business + restaurants. Being able to walk everywhere + not have to get in the car.
Smaller community feel, walkability, reduced vehicular traffic, bike access, natures proximity
It is a beautiful little community that cares. The quaintness of the village, the historical aspects of the coffee shops, bakeries and the beautiful surroundings.
Walking along the dykes restaurants meeting people
A great walking community
The history the community (people), the charm, the handy local shops and services
Location. Home, Quiet. Respect for others. Walking. Community. Smallness.
The peacefulness
That I can walk everywhere and have choices of restaurants etc.
A village atmosphere, easy to walk to.
I am a Steveston Resident since 1972 it is time to finish your project.
Charming village
The heritage appeal + the boardwalk
Its historic look, strict ruling on only 3 storys high & individual shops – no major chains (Don't like save-on-foods coming :(
I have lived here for 24 years. Its my family home.
The village atmosphe
The old Steveston Heritage
Nature, quaint shops
Its rustic + local community feel
Character + walkability
The peace and quiet

Maritime + fishing ambiance
Small fishing village, quaint, simple, super friendly, active, community spirit
Harbour, boats, fish/seafood, laid back lifestyle
The tranquil peace of it
Steveston the you is now
Small community Friendly people
The heritage value
The river + the village
The community feel and location near the water
Living near the surrounding water and supporting local small business
The history of the village. The casual friendly atmosphere. The family connections – my Irish family with 7 children arrived in Steveston in 1914. My Dads family were very active in community
Heritage buildings and its history
Village atmosphere – stores so handy for walking, Dr + Banks close
The village atmosphere!!!
Walk, shopping, village feel/vibe
Its quietness and village feel
The only area in Richmond we would consider living in.
That it still has a bit of “village” charm about it
Fresh air, walkability, marine and fishing businesses, vibrancy
Waterfront, small town feel, <u>local</u> shops
Its walkability and quaintness
Great walking areas/trails. Good shopping. Sense of community. Japanese heritage. Beautiful views. Fishing
The connectedness: walkability of the community
Dykes, open areas that you can walk restaurants - bars
The village and heritage atmosphere and neat shops
The waterfront, fishing boats, village feel - streetscapes
Family safe community alongside the river, with a vibrant group of businesses
Everything – nature – library – park – lovely walks
Tranquility!! Don't turn this into a chaotic village with crazy traffic and parking problems.
Ambiance, waterfront, the “village” with its old buildings, etc.
Waterfront, cleanliness, tastefully planned
The feeling of Steveston (small town feeling) Nothing like it in Richmond, we are a small Yaletown (its ok)
Community culture
The river view and walk, stores in Steveston, small village feel, within walking distance of home.
Historic village on the Fraser River
When its quiet. River front. Fishing village. Britannia Shipyards, historical building preserved. What I like least are long drawn out processes such as this one where building developers change their plans in such a way as to not reflect the best parts of Steveston.
The village setting, the walkability of the neighbourhood, everything I need is within walking distance. The variety of restaurants and shops.
The small town feel The relaxed atmosphere

The historical nature of the community, the river location, the fishing theme, the quaint shops (i.e. no chain stores). Love the small town feel.
Walkable restaurant riverviews multicultural
<ul style="list-style-type: none"> - Sidewalk café's - Walks throughout - Artsy things
Everything!
The village feel and heritage atmosphere
<ul style="list-style-type: none"> - Ambiance - Near water
The river, the small town feel of this community where there seems to be a sense of caring for each other.
The river – the small town – everything I need is here.
Its character & ambiance

3. Are there elements of the proposed plan that you like? If so, what are they?

The hotel is a great proposal and the proposal for other units is keeping with the local environment I endorse the whole plan. ----- A great vision
All looks good, long overdue!
I like the hotel idea, please keep it minimal! Pleased you are keeping the Day Care. Pharmacy – not necessary!!
I like it all. It's all good!
Still want to see the 'maritime' aspect not lost but can 'buy in' to the changes proposed as existing model has not worked.
The new proposal is much improved – we like the addition of the hotel type living
If this will change Richmond council's vote against the commercial development than let it be. Lets just get on with developing the shops + not having to stare at empty cement buildings
I support the idea of extended stay hotel targeted at higher end at the far end of the site. This will reduce traffic and keep retail concentrated towards the village shops.
like home. looks comfortable
I like the fact that after so many years, this site will finally be developed – hotel – great
Basically, it's time to settle this nonsense + come to some agreement re: the future. I have no problem with this plan.
Multi use. Maritime only is not sustainable anymore today. More parking
<ul style="list-style-type: none"> • Hotel • More parking (by S.B) • need empty buildings to be used! • glad it keeps the rentals; they are needed
Something un store fronts!!
Everything! No more vacant buildings. Opens up for more people enjoying! I like the careful thoughtful planning that went into the design to be in keeping with our history of Steveston! When our relatives come to visit, they can overflow our condo into the hotel
I think it is a very well thought out proposal with good mix of uses, & the hotel is a very welcome plan for Steveston
Hotel is an interesting element – good to hear that hotel would use local food businesses/ restaurants as food supplier options for their hotel guests

I simply like it to be occupied as soon as possible.
hotel. mixed use
The simple fact that there would finally be <u>something</u> in this gaping, empty space. The possibility of having a few more restaurants + shops to choose from. The possibility of having a small grocery store - - preferable a Choices or Whole Foods - - within a very short walking distance from home. I like the high-end hotel. Please don't downgrade it, and thereby the community.
The luxury hotel is a grand idea. It will generate local business and bring in tourists for a longer vacation stay. Improvements to crosswalks and more parking. There is a shortage of parking in Steveston.
Quaintness of village.
Development well thought out – about time
All of them but incl. same form of community service
Grocery store, hotel, retail stores (including health food store)
<ul style="list-style-type: none"> - More services for our community - Hotel for visitors - Bring our beautiful boardwalk to life
Yes.
1. Infrastructure upgrades (decorative crosswalk surfaces...)
2. Restaurant/ Boutique Hotel
3. Traffic Mitigation Measures
4. Loading & Parking Covenants
5. Steveston Amenity Donation.
More utilization of buildings. Need more grocery outlets!!
Boutique Hotel – upscale is needed.
Great idea for a hotel. This idea was put forward to BC Packers 20 years old. I like to see TD bank brought back to Steveston and yes another coffee shop + daycare.
I like the whole idea (hotel, jazz bistro (in small bldg.) but check acoustics first. Everything I need is in the Village. All I need now is now is George Clooney!! Lets get on with this. The City and Onni have been in theis Mexican standoff pricing match every too long. Love the hotel idea too.
Like the idea of long term hotel – less traffic turnover.
FINALLY filling the empty space which has been an eyesore for too long.
Hotel, health services
Yes. The Infrastructure upgrade is valuable for us
<ul style="list-style-type: none"> - Store - restaurants - need to get away from the ghost town feel of the walkway. Need a vibrant community established. - like the daycare proposal as long as it includes before + after school care too
I especially like the idea of an additional 3 to 4 restaurants with a view of the water
Hotel is a good idea
I like all proposed plan. Restaurants, hotel, retail (grocery) ext.
Having the space reserved for marine use only is ridiculous. It should be used for office space, restaurants shops. I am also pleased that a needed daycare has space and that there are rental homes.
(compromise) get it sorted. Move <u>ON</u> !!!
I like the retail, medical, office space etc. I love the hotel option.
I like the hotel proposal I also like the traffic mitigation proposals

Finally hopefully someone agrees the place has sat empty for too long.
The variety of proposed services. As a current resident I am relieved to learn that I will not be replaced by the elegant hotel portion. I am a very happy occupant.
*Not in favor of a small boutique hotel does not make economic sense.
*Would love to see a gym in bldg. #2 below daycare good life fitness.
So far looks very nice love the "boutique" hotel
Yes!!
Redevelopment existing space for different commercial spaces and public spaces.
Yes would like to see restaurants & veg.markets local wine etc.
I like the whole plan – the hotel is awesome. Nice mix of additional types of vendors. GO FOR IT!!
Hotel looks good
Grocery store – another choice other than SuperGrocer.
*we know that Save-On is coming in 2019 but a Nesters or Whole Foods or Thrifty's would be a great addition and offer alternatives.
other banking institution(s).
Occupation of retail space if zoned, maintained waterfront access
The hotel
The parking
The upgrades
The improvements
I hope in the end we as Steveston residence look upon this development with pride & joy and it reflects your integrity as builders & developers. It will reflect your name in years to come.
Bringing new & exciting development long overdue
I like the hotel concept. Makes sense.
The way the buildings were built – the layouts of groundfloor spaces, the potential shops and services and possibilities. I'm glad tall towers were not built in favour of the current plan.
Everything. Get the buildings utilized. Like all plans.
I like everything in the proposed plan, particularly the indoor recreation. The Steveston Community Centre is lacking in recreational areas. It would be good to have a "farmers" type market year round some type of art gallery/artist studios. The hotel sounds great if kept a boutique size and style!
Daycare shops restaurants.
Yes. Restaurants not banks/daycare/ Dr Office – "NOT"
Something everyone can enjoy.
Like the hotels fitted in the ground floor
Unobtrusive
I like the proposed plans
Paul Meyer
P.M. Marine Diesel Ltd
12211-1 st Av. Steveston
I like your proposal re offices, restaurants, retail, health services, financial services. Grocery store?
Undecided in type of hotel. if it is similar to the top level condo idea
I like the idea of having a hotel and all the other amenities <u>proposed</u> !
Restricting delivery trucks
Daycare
Hotel

Yes, not just for marina, cuz we are wastin space Retail & fitness allowed to come New hotel coming as long as it emains the look of historic steveston
Daycare
No
Do something with the site but pay your fair CAC
I think it is important to not leave this location unused. The daycare use is good
Street enhancements
None – especially the hotel – we already have one and certainly don't need more people in the area. There is no decent public transpiration – unless they “un-mothball” the tram and put it to work again from Steveston to Vancouver – we desperately need much better public transport
Hotel, but not 90 day stay – should be 14. Hotel development should depend on Onni providing a marina enlargement
Like to see the bldgs. Used. What about library from community centre
Daycare okay but yet to see staff/teachers/kids this month
Hotel – ok Restaurant – what guarantee we won't have a MacDonald's! Noise restrictions What
Nester's TD Bank
Planning for health services, restaurants and recreation
The improvement of crosswalks and parking
NOTHING
None!!!
Please no big box stores. No grocery no Ding stores. Love the Hotel and day care. Bank and professional offices
Hotel – great idea
When the preschool was granted licence to operate in the building they immediately put plywood over ½ of the windows and drapes cutting off my view of the water completely. NOT NICE!! However, a hotel in the area would be a plus for Steveston, but no big time grocery chains.
I welcome any opportunity for local employment
Think the hotel is ok with appropriate self contained parking. I would like to see development of the “ghost” shops but can not get my head around the parking.
Extending the speed limit of 30 km's/ hour to Bayview – No. 1 & east Hope/ English Ave.
Hotel proposal is interesting! Restaurant a good idea
The hotel! Great idea as long as is affordable for family travel – forget luxury suites!!!
Only the hotel
Hotel is a good amenity – if it includes cafes, etc. open to the public
The retail services that will increase the vibrancy of the waterfront. The key factor will be sustainability & allowance for change over time.
Hotel looks like a good idea
None. You are catering to the wealthy with your hotel plan – luxury – what about the average family that would like to stay in Steveston at a hotel – will not be able to afford to stay here. You are catering once again to the very wealthy. Not happy about that!

It should be ok as long as care is taken to ensure there is not too much of any one thing – e.g. restaurants but in general I think it is ok
Underground parking
Overall the proposal seems okay. I like the ideas of the boutique resort/short term rental etc. It seems as if the proposal would encourage more people to come to Steveston so that's good for retailers/merchants.
Very nice proposal
Like hotel idea
Restaurant on the water e.g. milestones
Hotel, with a breakfast room/café & patios area with flowering shrubs. Offices and day care & indoor gym
Mixed Maritime, Health Services, Childcare are fine. Instead of a hotel have you thought about providing some affordable housing. Everything in this proposal is geared toward people with plenty of money.
I like the idea of bringing in more restaurants. It is good to have more choices. Something different like a ramen place would be nice.
I like the hotel idea... in fact I think it should encompass more of the envelope. I like the idea of supporting the local merchants in the Steveston Village by using these in the running of the hotel and it's services *& farmers, etc.
Hotel for out of town guests as there is no transportation to Brighthouse. Restaurants Yes!
Like the hotel as brings ppl to support existing retailers like & keep Steveston vibrant
Would love to see this area been used for restaurant use, flower shop etc.
Hotel Restaurant NOT GROCERY STORE
Hotel suites adjacent to the water
Finally, there will be life along this blighted stretch of boardwalk. Onni, prior to the unconscionable delay & litigious way of acting in this negotiation, your name was pretty neutral, perhaps a little positive in my thoughts. Having experienced your way of dealing in such a hand – most litigious way, both in negotiations with the city, as well as your harsh litigious dealings with residents across Baywater at The Village, I have totally lost confidence in your humanity and integrity. You have allowed your name and reputation to be blighted/destroyed in this community by only seeming to care about money & winning at all costs. Shame on you.
I have never lived this development. The buildings are just a bunch of concrete bunkers located on some prime real estate. No thought was given to establishing a connection to the character of this village. Poor planning w no sense of community values.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

No. I think sufficient thought and planning has been put into the current vision for the waterfront property ----- Let's get it done!!
The money that Onni gives to the city!
Not really, but please stick to what I heard today.
No Onni as usual does a very thorough job.

- Landscaping along walkway – nice as is but needs more activities. Enjoy the transformation that the dragon boats & salmon fest [illegible] has made to walkway. Do not want to see a Granville Is but would to see more 'fishing' related 'memorabilia in exchange for 'maritime' tenant loss
-
I would like to <u>avoid</u> seeing big box/ chain retailers. If introducing retail, it should reflect small scale diverse charm of <u>current</u> retail environment.
NIL
Looks good to me
This is a good start. Let the businesses decide their own future and reduce regulations
<ul style="list-style-type: none"> • Less banks / services and more cafes • Building 3 should be a café or restaurant the plan should designate this
No, just please proceed so we don't have to look at empty buildings anymore!
It is good as it is.
Dubious about the parking issue: (a) if I lived in these buildings I'd not think kindly of having to share my visitors' parking w retail customers; (b) parking is at such a premium in this little village, I can see a lot of overflow onto the street. In short, there doesn't seem to be adequate parking for the potential retail situation.
Provide for doctors' offices and a dental office. Have a TD or CIBC bank will be nice
It's not intrusive!
Looks good to me
You (Onni) should pay a lot more to the city for the change in zoning. This is prime waterfront + should be valued as such.
Include doctors, dentists banks
- Would love a goof Coffee House on the water.
More <u>outdoor café seating</u> for Restaurants/ Deli
Just get something done! As it is the site is just a black eye for Steveston!
My idea of a jazz bistro would be great. There is no jazz in Richmond for a couple martinis + some appetizers, etc.
Parking
Not sure at this point.
Nope
- need more amenities for public coffee shops, grocery – veggi stores. Don't need more medical clinics or financial business – have enough in this small community
Onni need [illegible] put more money on the table!!
Will be nice to have <u>sport related</u> shops – bikes, tennis ext.
Such a beautiful location and development Shame on city council These units should be open for retail, restaurants etc... Get going. <u>Revenue</u>
I agree that Steveston needs a hotel and the plans for this one seem lovely. I am however concerned about losing the rental stock in such a tight housing market. I am not opposed to the hotel just wish that it didn't cause a loss to the rental stock.
Talking about the problem Ok change is GOOD get it sorted 4 years <u>LATER</u>
A neighbourhood pub would be nice with outside seating-faced to the waterfront
Living on Bayview St (house) I am always concerned with parking and traffic especially trucks. I'm not so sure about a grocery store.

Bring in a good grocery store
Please complete lower floor
Using some space for art studio and shops. More spaces for cultural, public, children uses.
No
No. It's a good plan. Just DO IT.
1. Price could be accepted
A veggie market would be a great addition
More seating along the waterfront
Public washroom. Only other location is far side of the village.
More daycare.
More green space along the waterfront appears too concrete.
I am hesitant about the hotel idea, and to have so many more people coming and going... but it's an interesting further idea to the development.
No. I
Not thrilled with the hotel concept. Would prefer more shops, restaurants and other businesses that will provide services for the local community.
- Get this building filled. This is ridiculous. Lack of taxes coming in!
It would be good to have a fish and fruit market as well as cafes and restaurants.
It looks ok.
Don't think restaurant should be allowed, we have enough & don't want to take business away from now existing restaurants
No hotels. /. Put either the community centre or the library here we don't need anymore coffee shops/nail bars etc etc
Increase the amount of the Steveston Amenity Donation possibly including below market rent for community library for 40 years. Onni fails to acknowledge that original approval was for a certain type of development, that was not too commercial, lucrative. The amendment makes the project much more lucrative. The majority of the profit is going to Onni, rather than the City. This needs to be changed.
Yes. Build a new community centre!!
Overall OK. Just you will make money so contribute CAC accordingly
We don't need another restaurant in Steveston! No to grocery store! I am opposed to a hotel! As is, there isn't enough parking in Steveston. This plan makes parking even worse. No Financial Services here.
NO GROCERY STORE or any business requiring major deliveries. Must have enhanced marina, keep boat building as it or provide lower floor of largest building for library at reduced rental. Crosswalks do not need improvement
<ul style="list-style-type: none"> - You will displace residents – where will they go in this market?? – terrible - More traffic – that is poor, it is [illegible] to find parking - What about sticking to the original zoning to agreed to - Always pushing for changes – <u>Onni cannot be trusted</u> – anymore leaky garages? - Add competition to established local businesses it will make Oct – May almost impossible to survive.
Checked underground parking lot during last open house [illegible] and see no storage space for potential tenants whatsoever. Maybe use one building as storage facility for public use (i.e. lockers)
Accept that the community does not want fast food restaurants
Steveston waterfront should stay independent

Small classy establishments
More green space, too much concrete very sterile looking. No hotel
Access to parking for hotel guests would probably be a problem for residents along the narrow residential streets
DO NOT APPROVE OF HOTEL PLANS
Inappropriate area for hotel. Space should be dedicated to community use – seniors centre, library, gym etc – given to the city for the rezoning!
Where is the support of marine activities? This was an original focus. The community centre library should be given some space as they need to expand. Support for an interurban tram line.
Drop the idea of another grocery store! No hotel!! Absolutely ridiculous idea. Library! Or art space would be nice
Parking not feasible. Crowded as is.
What Onni has done – wherever they build – there are <u>major</u> problems eg Imperial Landing \$10 million repair!!! (\$10,000,000)
Hotel & conference centre for one of the retail bldgs on this site. Accommodate community & business. Affordable!!
Traffic commercial garbage collection. Motor like noise
*Cash part of the proposal – significantly too low.
*Develop the water front – pleasure craft marinas
Love the idea of 30 kmit speed extension
I am concerns about heavy goods traffic that will be moving along Bayview Street, the noise, the pollution, the safety issues.
More parking despite your excess stall #s I'm down here 2-4 times a week and parking is always bad. I walk in! All sorts of new resturnats shopping SOUNDS good but will be crazy.
I would like to see a performing art/ restaurant (reference – Brackendale) with art gallery component
N/A
Instead of Onni providing funds for street improvements, Onni should provide a generous allowance to the City of Richmond, such as free use or lease of building space sufficient for a new Steveston library branch (e.g. free use for 25 years, etc).
Onni is sitting on a valuable piece of waterfront they owe the City + people of Richmond something meaningful in return – not tablescaps. The city of Richmond must remain firm in its negotiations with Onni
Love the boutique hotel but not sure if there is a target market that can sustain it as a business in their locale
Much more money on the table to upgrade community centre, library and park
<ol style="list-style-type: none"> 2. I am concerned about the parking available – probably won't be adequate. 3. I think care should be taken to see that this does not turn into as "entertainment district' only
If you bring in large grocery store (there is already one in the neighbourhood) would not like to see competing businesses brought in. Bring in diverse businesses. If you are bringing in more utilitarian type commerce consider putting them underground. Having something like a large grocery store would definitely spoil the area's atmosphere. Consider a branch of the public library.

I think the city should be encouraged to expand the Marina so that Steveston could become a stop for smaller cruise ships like the National Geographic. Perhaps Steveston could be a base for such a plan/ terminal facility.
Include community space in building(s) for public use (i.e. public events)
Making sure there is adequate parking for people who live here and their visitors. Space for people in buildings to moor their boats.
I don't think we need another grocery store and full service restaurants or more retail
Make a decision!!
I don't think we need another grocer in the village. There already is one and another one is coming shortly at 3 rd Ave and Moncton. I would like to see the space allocated for the grocer to be used as Granville Island style of market. I have no interest in general services such as health services, financial services etc. These are exclusion services. No doctor offices/ no gym/ no daycare / no hotel. No banks. Bring services that everyone can use.
<ul style="list-style-type: none"> - More hotel units - A marina - The cash contribution of \$2.375 million is too small in today's market. * more money please for the amenity account.
No banks or financial institutions they do not need to be on the water no doctor offices. How about docks and more river cruises
Do not approve of hotel use for building 5 and 6. Would like to see approval for library - offer 20 year reduced rental like Ironwood did.
NO GROCERY STORE
There should be a place to meet/dance/ live music performing arts water theatre
Parking security needs mega improvements. I live at the village ½ the parking stalls are owned by Onni. Already we have been broken into several times. Now many more non residents will have fobs. This is our home. Commercial parking "persons" will not have the same concerns.
I have no confidence in Onni

5. Do you have any other comments about the proposed plan?

None
No -
Just get going ASAP. Please encourage TD bank to open here – we do not have one. Closer than Seafair (bus made for me).
Should be approved by Council immediately
As part of granting approval for change there should be a small committee made of business owners to vet potential tenants – of course they would have to be impartial. If not businesses perhaps a committee of 3-5 'local' residents could be struck? Like the idea of a hotel, but consider how ground level suites would work with privacy & view conflicts. A restaurant/ bar should be part of hotel or adjacent to make it part of 'guest experience'
<ul style="list-style-type: none"> • I am disappointed that you are using the vacant space as storage units for occupants! It is an eye sore! • Both sides have to give a little bit more + come to an agreement! • Let's get going!
-
Give more money to community center for upgrades, or waterfront upgrades
NIL

It's time to move forward. The site has been vacant too long and the maritime industry has changed dramatically since the project first began.
Its time to get this development full _ being used. The \$2.375 million should clearly be for use in "Steveston". There should be a time limit of when the funds should be allocated (within 2 years max) – don't want any more long waits
I am disgusted that Onni + the City have not been able to come to agreement yet. This development is also a community asset, and sitting near-empty it becomes a blight and a stigma. Whatever it takes, get it in use!!
No
(1) Would like to see a produce store (2) Could the outside area accommodate market-type facility? (3) We just want to see the space <u>used</u> !
Would like to know more about the proposed leasing plan, should this or any similar proposal go through. For instance, will they be targeting suitable tenants that "fit" with our quaint, quiet community, so that we don't end up with a junky looking waterfront, or with constant turnover and disruption. Hope you are successful in convincing the City that maritime use is unsuitable in this day + age, sad as that might be.
No
- PUSH THIS THROUGH!! We don't need this space empty any longer
Time to move on with the development. The hotel is a great idea, sure to bring more business into the Steveston core. The one aspect that needs attention is the cash being offered is not nearly enough. This property value will increase substantially once it is up and running. The cash part of the process should be in the neighborhood of 6.0 – 8.0 MILLION 0000
- Need increased MARINA space for pleasure <u>boating</u> traffic! - If boats – pleasure yachts – had more moorage space it would increase the economy.
The plan that was put forward <u>15</u> years ago was good 2 still think it's a good plan except – for the OCP its out of date. No fish in the river!
LET'S DO IT!!
No. Lets get on with it
Just hope it goes through. Resolve parking issues that are concerns of people who live in "THE VILLAGE" – apparently the lot is owned by ONNI.
Nope
Time to act – city hall has stalled too long. This area is an eyesore as it now stands.
I do not live in the village – but was considering whether an additional 3 health service facilities are required. What are the plans for the current rental units?
City should restrict biking on boardwalk along the river!!! Very dangerous for walkers.
Council needs to stop playing politics and get on with this. ONNI also has a responsibility to be a good corporate citizen and do better than it has in other jurisdictions. If both parties can be more collaborative and responsible the community will benefit.
Hope not talking about this next year
- It's all good as long as underground parking is used. We do <u>not</u> need more cars on the street - Its time the City allowed the new idea to go ahead - You will never be able to keep this area just for maritime use – unless a large marina is built and repair and construction space provided – which the city did not think off when living in apartments above the buildings were permitted – no water access - We need a small organic food retail store Encourage more use of bicycles and provide secure bike parking.

This is probably the best proposal put forth by ONNI
Make sure loading is restricted to daytime hours only
Continue to develop + implement plans
No just get something done
This is long overdue. Please proceed. It is shameful that this space has remained vacant for so long. IMPLEMENT THIS!!
No fast food franchise restaurants
I support so long as Onni pays their fair share for rezoning. I want to see the occupation of empty spaces. But better and cheaper rates on maritime zoning were a benefit to the developer. Pay for rezoning and ensure a vibrant mix of commercial tenets
Let's get on with it. Don't wait another summer. Looking like a ghost town along the waterfront.
I sympathize with those traditional and established village residents who resist or are fearful of change and development and what that means. However, change and (some not too much) development is inevitable and good. I have lived in Steveston for 13 years and bought an Onni townhouse new (then). What about our needs and expectations? We have a (short) history here and saw all of this development coming. Were others completely blind? Some (this) development will only add to the neighbourhood & community.
I support your project very much and wish you good luck with our Mayor and Council on Oct 16, 2017. Shame on them to hold that project for so many years. I, my family, and all visitors from around the WORLD enjoy the walk very much. I hope that the hotel will go ahead and I can book it for some of my visitors to enjoy the peaceful WATERFRONT. Would not trust the City Hall with \$2.375
Anything will be better than what it is at present.
I have lived in Steveston for 13 years, purchased at Imperial Landing when it was built. The current empty lots and boarded up windows are a blight on the community. The city needs to back down and let ONNI develop the site into something helpful for the community. The <u>local</u> residents who live near this development are tired of looking at boarded up empty buildings. We do not want fishing outlets. There is no market for that given the current local (not way off in Steveston but <u>local</u>) community. City of Richmond – let ONNI develop the site into something useful and give us back our beautiful waterfront again.
Restaurants and storefronts that are appealing boutique hotel possibly
Start any complete project ASAP
Too little too late No parking Traffic too restricted with so many visitors Enlarge the library Enlarge the community center
Think only a breakfast café should be allowed in Hotel not restaurant. Keep small so not too busy to take away peace of the boardwalk
Yes. Just get this finished and stop arguing with city council. Listen to the residents for this beautiful “village”
Any rezoning approval must include an [illegible] the should be existing rental units are remove + replace by a high height (i.e. 2-4 stories), at that point the City would receive 50% of any increase in value.

Onni <u>knew</u> what they bought when they purchased the site, and paid accordingly. They are playing "chicken" with the city, and can't be rewarded for it.
Why not use the space for <u>community use</u> like library, community centre, health clinic
Don't think a hotel is appropriate
Would like to see the Steveston seafood house move to this project
Onni is one of the most untrustworthy companies so far. Time to prove otherwise
<ul style="list-style-type: none"> - Still want new expended library move in - Encourage more boat dock stations/ boat storage store - Have marine tour move in??? - & encourage more marine usage!!!
Onni new what they were doing with the current zoning. Now is the time for them to be honest and make up for their negligence
<ol style="list-style-type: none"> 1. Onni has been a "poor" community neighbour 2. The current state of the rental storage rooms is a disgrace 3. The 2.3 M for the Steveston community fund is very inadequate Onni has at least tripled its investment 4. As an owner of an Onni built unit I'm "very" distrusting of Onni's intentions
Why not <u>donate</u> space for the Steveston Library. This would free up space in the Steveston Rec Centre for additional athletic equipment and reduce the need for you to try and find a paying customer to provide a facility in your complex. Don't be so greedy, Onni!
Restaurant – a decent one – OK Fast food type - <u>NO</u>
Our storage space I-C would we lose it?
Being that I live in this complex, with the storage we have in this bottom floor #1C we would have to move, being that we just moved here 3 months ago and have too many items that mean a lot to us
I do not support a hotel!! Instead there should be a marina in the plan with the support of necessary buildings for boat owners. A donation of \$2.375 million – is this a way of buying support of councilors?
No hotel. Onni already ran illegal hotels in Vancouver [illegible] until caught. Why allow them another shot at it. Doesn't fit with the culture. Neither does a 3 rd grocery store.
Don't trust Onni!!!
Concerned about: 1. Traffic of delivery trucks based on the # of retail/ hotel in aggregate. 2. Employees for transit, parking in addition to guests. * hotel seems luxury and unaffordable for "families" to experience & enjoy our lovely village. * I'd like to see a Recreational Fitness Centre on site
Please respect original owners of apts. Opposite they have been very patient during all proposed plans and would appreciate seeing a settled community with businesses that are needed. The idea of a boutique hotel is excellent as this is something they community needs.
I would really like to see a Marina with permanent dock space available to lease on an annual bases as part of the new plan. I would like to see community uses approved: Library, art college space, Indoor market stalls (ex. Covent Gardens, London UK), Indoor night market, Food Trucks or Dining Hall, small business opportunities – Tennis Club, Martial arts studio, start-up office hub.
PAY THE GOING RATE
I hope ONNI and City Council can come to some compromise – soon! The property is looking very run down. Any services that promote community would be preferable. Glad a day care was accommodated.

Could we honor the Japanese heritage by renaming the development or hotel on with a Japanese name
I have watches this place sitting empty for 15 years someone wether the City of Richmond or Onni needs to give their heads a shake and get on with getting this leased, hotels bars new restaurants would be a improvement considering what I looks like at present a new marina in front of building would help with extra funding
Coffee shops. Restaurant
Provide amenities for cyclists. Provide more garage recepticles Provide funding for more landscaping in the now barren concrete spaces around buildings. Need more greenery throughout Onni property
Continue to engage with both the city (council and committee) as well as the local community (residents & businesses) in order to move forward a supporter plan that is sustainable.
Not really enough money being offered yet. This will very much improve Onni's bottom line, & needs to reimburse Richmond in order to get my approval
As a I say I support the projct in general but there should be more energy put into the marina expansion. If Steveston is to become more attractive to the tourist then this would be one way to attract them. But I also understand the City has to move forward with Onni and get the best for Richmond. Good luck
Onni needs to provide fair market value to City for this change of use. Would be good for Onni to re-build their negative reputation in Richmond.
I suggest we make better use of the dock
Work with the City to bring in the library and or expansion for the community centre.
We need to make sure this development fits in with the feel of the community <u>and</u> Onni isn't only after the \$\$\$ money. That Onni is thinking about Steveston and not just themselves.
I do not support the idea of a grocery store here as there is already a (save-on coming) & Super Grocer. Would like to see a "Granville Island Market" idea. Not in favour of a Bank along the waterfront, or office type use, or health service. Should be more of a resort feel. *No chain type retail... enough in the centre of Richmond.
Do not let it become all chineze keep a balance of multicultural restaurants and shops!
I don't like that you built the project by the idea of trying to change the zoning.
More money should be offered to City
I want both Onni and City Council to find away of coming to a fair settlement. Onni, you need to be offering fair and just community contributions and support and financial compensation. City of Richmond negotiations please deal fairly, without thought of personal gain for the residents of Richmond- Steveston. If you haven't reached a fair settlement in one month's time, I would strongly suggest hiring Vince Reddy to force you into timely negotiations of settlement. Just finish it in a fair and timely manner
I am not impressed

6. Please Circle One (optional):

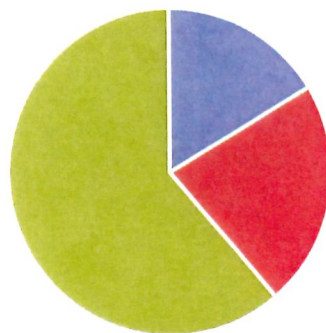
Please note that not all comment cards included a response to this question.

Percentage is calculated based on the number of respondents (116) and therefore varies from section 3.1.2 Analysis of Comments.

- 61.2% (71 people) selected "I support this project"
 - 3 people did not respond
 - 6 respondents included comments as noted below:

- *When Onni bucks up!*
- *With comments*
- *With clauses*
- *Strongly*
- *But I'm still deciding/ I'm neutral*
- *As presented today*
- 22.4% (26 people) selected "I do not support this project"
 - 7 people did not respond
- 16.4% (19 people) selected "'I'm still deciding/ I'm neutral"
 - 2 people did not respond
 - 1 respondent included a comment as noted below:
 - *I support this project if you finish it*

Question 6



- I'm still deciding/ I'm neutral
- I do not support this project
- I support this project

4.0 Online Input

The Imperial Landing website (<http://waterfrontrezoning.com/>) re-launched a feedback portal on September 7th in advance of the Open House. On the site, viewers have the opportunity to "Tell the Mayor and Council Your Thoughts" with two email generating clickable links: "I support rezoning" and "I do not support rezoning".

In a pamphlet distributed to Open House attendees (see *Appendix E*) people were encouraged to submit their feedback online. From September 7th until September 28th 16 responses were received.

- 11 people selected "I support rezoning"
- 5 people selected "I do not support rezoning"

4.1 Transcription of Comments

Below provides a transcription of the 12 comments received. Original copies are available in *Appendix F*.

Please note that not every email included a comment

Comments are listed in the chronological order they were received

Dear Mayor and Council

I have only lived here on Bayview for 4 months but have lived in Richmond all my life. Having these buildings empty is an eye sore and a black eye for the city and our many guests that visit this area. The steveston area can handle more commercial stores and restaurants but I must admit they have to be the right type of stores. Sincerely [REDACTED]

Dear Mayor and Council

Stick to your guns and don't let Omni get out of what they agreed to, we need to show we won't be bullied

Dear Mayor and Council

We have been residents a block away from the waterfront for the past 15 years . Please approve so we can enjoy the new amenities .
Thank you

Dear Mayor and Council

I support the rezoning of [REDACTED] Bayview Street - Imperial Landing in Steveston!
Leaving those buildings empty due to your current strict zoning is such a waste of beautiful land that all should enjoy.

Dear Mayor and Council

I do not support rezoning. We do not need another bank or restaurant or grocery store or hotel. I do not support a hotel a block behind where I live. This is plain and simple blackmail. Do not fall for it. There is enough traffic here now. Do not need more. Onni built this with the knowledge there were parameters. I am not surprised they keep trying to bribe to get what they want.
This is already such an eyesore
Sincerely
[REDACTED]

Dear Mayor and Council

I think it's time to put life into those empty ground level store fronts along the waterfront before vandalism becomes a problem. The original idea of permitting only marine related commercial on the ground floor was worth a shot but, unfortunately, does not seem to have been enough to be viable. Broadening the range of commercial uses permitted in those storefronts, as proposed, appears to be a reasonable compromise.
I support the rezoning.
[REDACTED]

Dear Mayor and Council please approve ONNI'S rezoning application.

We the immediate residents and indeed the whole area have waited long enough for this wonderful development to be populated. My wife and I when we moved here in 2004 Fully expected for this area to be developed to its full potential. That means a new library a new community centre and the village it self to be a model village. None of these things has happened. Why? vested interests elsewhere.
It's not lost on me and a lot of people that there's no problem approving London Landing

development or the development with a grocery store opposite the Buccaneer Pub on Moncton. We thought by moving to the village we wouldn't have to drive anywhere for most things that's not the case now. If council has a problem with ONNI get over it for sake of the residents. To my wife and I council not approving this new proposals will be the last straw and we will sell up and move Out. The development left empty all these years is a disgrace, an embarrassment, no one especially visitors to the area can't understand it. Do the right thing for the people for once and not for vested interests. I'm not holding my breath for a reply from any of you. I've never had one yet for any letter I've wrote to council!.
Regards [REDACTED]

Dear Mayor and Council

It's time (way overdue) to move forward with this.... The City continues to lose out on (serious) tax revenue, the local residents are tired of walking by empty buildings which could (and should) be adding to the local fabric of the area. Let's go folks!!
[REDACTED]

Dear Mayor and Council

I support Rezoning of Imperial landing.
[REDACTED]

Dear Mayor and Council

I recently attended the Open house at Imperial Landing in Steveston. I live in Steveston and would like to add that I support this project as presented. Something must be allowed to go ahead. Enough is enough.
[REDACTED]

Dear Mayor and Council,

The plan as presented is a better use of the land – empty buildings are not a favourable use. However, ONNI has proven to be a poor neighbor and should not be trusted to meet any commitments they make unless in writing and covered with sufficient security.

The valuation of uplift resulting from the rezoning is not sufficient based on square foot metrics and ONNI is taking advantage of the City of Richmond. Unless ONNI pays their fair share they should not have their zoning approved. It does not appear that ONNI have any interest in the MMU use as currently zoned and have not proposed anything that helps the viability of that use, even in the new development plans.

ONNI makes commitments about restricting trucking and noise in the open house presentation and yet are currently in violation of the Noise Bylaw with the existing commercial development at 4111 Bayview, and they seem unwilling to meet the requirements of the bylaw. The City of Richmond has been involved in trying to get ONNI to comply yet they continue to tow garbage bins around prior to 7 am making an unacceptable level of noise in the neighborhood. Should the rezoning go ahead I fear that there will be worse infractions perpetrated. I have started tracking the times that I have been woken up by the inconsiderate violation of the noise bylaw as follows:

Garbage Bins

Aug 14 5:52

Aug 17 6:40

Aug 21 6:14

Aug 24 6:40

Aug 28 5:50

Sep 1 6:45

Sep 4 6:55

Sep 7 after 7am - OK

Sept 8 6:45

Sept 11 6:23

Sept 15 6:45

Sept 18 6:10

Sept 22 6:40 haul grey carts in by hand. Metal bins up.

Sept 25 6:16

They have included the use of parking in a neighboring development – 4111 Bayview, in addressing the parking for the proposed rezoning. They have to account for the current commercial uses for that parking and the current street parking.

The existing buildings that ONNI is trying to have rezoned do not have any bird deterrent on them and have had nesting seagulls and this past summer. The 4020 Bayview building used for the open house also appears to have a dead seagull on the roof. Not the type of neighbor that should be given concessions to further degrade the lifestyle of Steveston.

In summary ONNI needs to prove that they can be a respectful neighbor, will comply with the law and give the City of Richmond a fair deal on the development.

Thanks,

Dear Mayor and Council

I do not support rezoning all because of the proposed hotel

Below provides a summary of the above correspondence:

- General fatigue around the lengthy planning process and building vacancy (8 responses)
- Support for small scale, community serving retail tenants (3 responses)
- Support for new restaurant and café uses at this location (1 response)
- Support for original zoning of site (maritime uses only) (3 responses)
- Concern for appropriateness of health and financial services use at location (2 responses)
- Concern for City's commitment in assisting project delivery (2 responses)
- Support for general community services and amenities (2 response)
- Support for amending the original zoning to better serve community (1 response)
- Concern for appropriateness of hotel use in Steveston (2 responses)
- Concern for appropriateness of another grocery store in Steveston (1 response)
- Concern for appropriateness of more restaurant uses in Steveston (1 response)
- Concern for Onni's partnership with Steveston community (1 response)
- Concern for the value of proposed Amenity Donation contribution (1 response)
- Concern for impact from increased truck traffic and parking requirements (1 response)
- Concern for lack of bird deterrents on existing buildings (1 response)

5.0 Appendices

Appendix A – Notification Flyer / Canada Post Notification Map/ Richmond News Advertisement

Appendix B – Copy of Sign-in Sheets

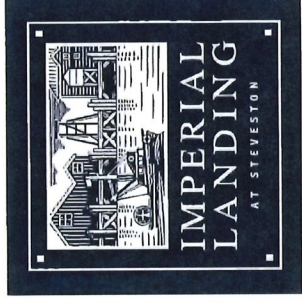
Appendix C – Display Boards

Appendix D – Copy of Comment Cards

Appendix E – Open House Pamphlet

Appendix F – Copy of Website Emails

Appendix A: Notification Flyer Side 1

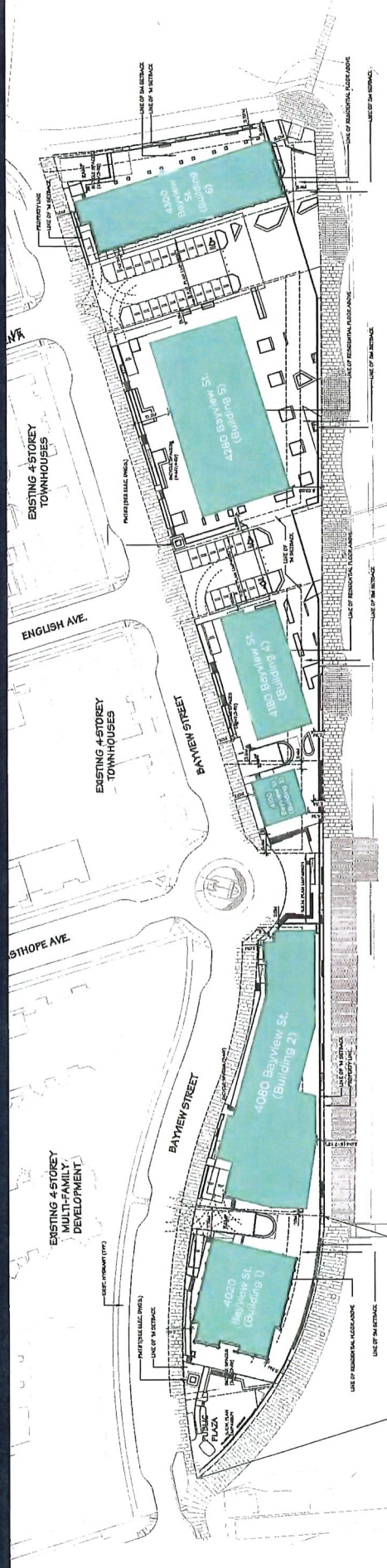


Imagine more...
AT IMPERIAL LANDING





AT IMPERIAL LANDING



Join Us For Public Consultation!

REVISÉD APPLICATION (REZONING APPLICATION RZ 13-633927)

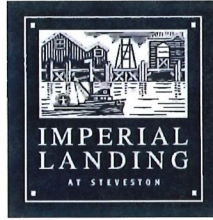
Onni has submitted a revised application into the City and is looking for feedback. Come learn more about the current proposal for Steveston Waterfront at Imperial Landing. Additional information is also available at www.waterfrontrezoneing.com.

EVENT DETAILS

Sept 23, 2017
Sat 12pm - 4pm
4020 Bayview Street
Richmond



Orni Group



Imagine more...
AT IMPERIAL LANDING



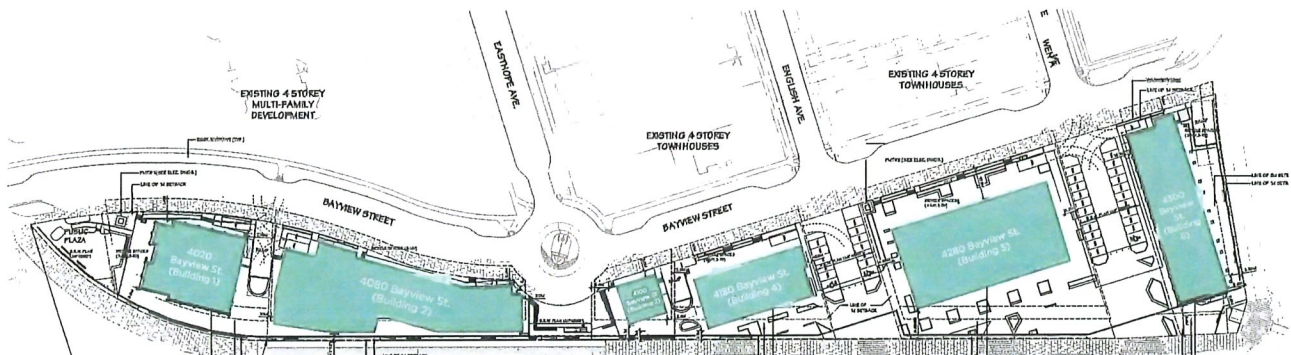
Join Us For Public Consultation!

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EVENT DETAILS

Sept. 23, 2017
Saturday 12 - 4pm
4020 Bayview St.
Richmond



Questions? Please call 604 602 7711 or email us at info@waterfrontrezoning.com.

onni
group

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

SIGN IN SHEET

Name	Address	Phone Number	Email	Join our mailing list?
DANLY BERTON	9051 PARKSVILLE	604-275 1573	arda1@shaw.ca	NO
SHAD PFEFFER				
Nea Rucor				
Roy Lan	8000 COOK RD	604-649 1732	roylai@china-airlines.com	
Sitabandh	12540 PhoenixA			NO

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

SIGN IN SHEET

Name	Address	Phone Number	Email	Join our mailing list?
Beverly Unsworth	412 4233 Bayview St	604 277 4801	bunsworth@telus.net	✓
BOB BROWN	✓	✓	✓	
GAIL TAYLOR	308-4286 Bayview	604 834 7750	gailtaylor@telus.net	
Brenda Reynolds	#322-12431 Railway	604 275-0505	brendareynolds@shaw.ca	
D. McLeod	Richmond	✓	✓	
D. Workman	Sturton			

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

SIGN IN SHEET

Name	Address	Phone Number	Email	Join our mailing list?
Jeff Jones	#7-12333 English Ave	604/241/453	jeffjones@shaw.ca	✓
Glen Mattice	12300 Hayashi Ct.	604/340/6250	just-reward@hotmail.com	
Jany Wang	5151 Bruns with dr.	604/619/5599		
Don: Peckle-Knies	#32-12333 ENGLISH AVE	604/83.1509	danypk@telus.net	
Cheryl Gratton	3060 Breckinridge	604-329-9934		
SAG		604/654-8951		

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
Mom Lee	203-4500 Westwater Drive			
Bella Blanchard	4300 Bayview St.		hellojgo@gmail.com	✓
PAT HAMILTON	8131 Clay Smith Rd.			
Bill Di Pasquale	3-12300 English Ave			
John / Jonte Novice	8460 Robinson Rd. Road.			
Joyce Brown	407-5500 Andrew Rd	604-241-3993		
TD Pay	7850 E. Patton Rd			No

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
ROY LAMBERT	4500 WESTWATER	604 360 3992	roy.lambert@shaw.ca	
AUN CLARK	4-11391 7th AVE			
L. Hedberg	4371 Bayview St 4371 Bayview St V7E 6S6			
Peter Lowenstein	3371 Richmond St.	604-241-2707		
Ken Rae 2 MADCAPLE	3584 REGENT ST			
Kristi Hoffman				
Grie Fyfe			wkspian@kathieil.com	

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
Michelle Becker			michelebecker@shewi.ca	<input checked="" type="checkbox"/>
David Beckman	Rt 5			
Arne Mounil	12333 English Ave.			
Larry & John Payth	18913-1195 Ave P.H. Meadows			
Gordon & Joy Bilko	11091 SWALLOW DR RICHMOND	604-277-6727		
R. Boncland	Richmond			
W. Finwood	6457 SWIFT AVE. R.M.D.			
C. McGuire	10457 CANSON CREE RD.			

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SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
Derek Williams	11777 Yoshida ent	604 961 4273	bopukiderek@gmail.com	
S. Mottus	416 Waterman	604-370-0453	smottusshaw.ca	✓
Ed Wang	6800 Eckenley	> 72-319 -8166	"	No
Robert Oye	4671 BROOKVIEW	604-274-1757	rob108@shaw.ca	NO
RON HYDE	#20-12880 Rainway	604-272-2627	rbhyde@shaw.ca	
B. Book	4828 Garry St. Road	604-272-4406		NO
DIETER NACHTIGALL	4280 BAYVIEW ST.	604-2747404	dandita@shaw.ca	Yes
Xan Wapra	#114-11100 Quilley Ave Area	604-3724023	—	—

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SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
Lorei Wright	3259 Hunt	604 277-0205	Lorei.wright@shaw.ca	✓
Pat Montgomery	2400 Westminster Hwy	604 278 5679	—	✓
HELEN HILL	12931 RAILWAY AVE.	778.989.0508	NINELIVES@SHAW.CA	✓
CHARLEY KING	PO BOX 4233 Bayview ST	604-274-8000	bayking1955@gmail.com	✓
CHARLEY KING	4356 Bayview	604 785-4281	—	
CHRIS GARNER	4320 STEVESTON HWY	604 241 3948	chriscgarner43@yahoo.ca	✓
Gleanor Hamilton	4233 Bayview ST	604 277-3774		

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SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
WYNTHIA PATRIC	19382 English Ave.			
MELVIN YANOS	101 ROAD PICKERING			
Linda Roscoe	#1 201 - 4600 Woodsward	604-275-4806		—
Bob Williams	mirabele Richmond			
Orville Kausa	3848-51st Edmonton, AB TEL-257			
Loreen Long	Williams "B" Rd.			
P Sanden	4900 Francis Rd.			
KEN CAIG	4371 MAYVIEW ST			

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SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
Crabtree	2020 HART ST.	604 996 2210	Pffmann@yahoo.com	No
Ed. Wong	5340 Williams Rd	604 275 3883	w, c	No
JAMIE ROGERS	318 4600 WESTWATER	604-880-6105	J-R@STRAW.CA	NO
Paul + Lynda Meyer	12211-18th Av.	604-274-5450		No
JOHN MADSEN	#1-13400 RINOESS RICHMOND ST BC			
Heather Cantfield	29-9880 Parson Richmond	604-275-8556		NO
BRUNTON	#2 Rd. Richmond			No
Clausen	#2 Rd @ Andrews Richmond	604-274-5505		NO

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
Anita Colantu Anita Colantu	303 4233 Bayview	609 448-8851		
John Jose Dempster	2212 1st Ave	468 5551		
Michael Carey	4477 Goldthorpe Place	604-275-0143	Dan Carey Telus Net	
Elmer Katz	3616 Victoria Dr	604 915 9226		
Michael McKenry	#128-5700 Andrews Rd			
Stephen Oso	1501-1230 Merrivale	604 0525 778 9226		
Chris Rosenkrantz	#22-6600 Hurontario Road			
Louise Moore	12160 Imperial			

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
Jessie Ford	4200 GARY ST			
Cathleen Jones	4500 Westwater Dr.	604.370.6620		no.
C + R THOMAS	4500 Westwater	604-446-9509		
S Hoffmann	Langley			—
G.P. Lee	4500 Westwater Dr.			
Mary Rose	No 2 Rd.			
GARE ROBERTSON	12371 PIONEER DRIVE			

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Name	Address	Phone Number	Email	Join our mailing list?
V & V Antao	11171 Cutler Pl. Richmond			<u>NO</u>
Rudger B. Smith	4320 MacArthur St			
John Smith	4500 Westwater Dr.			
K. Austin	4500 Westwater Dr.		Kaustnab@shaw.ca	
M. G. Car	4600 Westwater Dr			
De	10361 Hollybush			
M. Smith	29-12331, PHOENIX DC			

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

SIGN IN SHEET

Name	Address	Phone Number	Email	Join our mailing list?
Inna	Railway Ave 201-8420	604-370-1412	—	
Zuh.	Kansner Hotel	—	—	
Andrew Dunn	English Ave	—	—	
Jill Deane	"	—	—	
Kim Hany Trone		778-9386368	—	
DOUG EVANS		604-241-7455	—	
Bew Evans		778-878-2582		

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
ERICKSON Patti	401 4211 BOYVIEW	X	X	X
ROY ROSTER	503-6168 London RD	604 275 0276	X	X
Vanessa Jones	5181 charliss RD			
Terry Priest	12-11100 RAILWAY	604-271-9070	tpreist@shaw.ca	✓
Victoria	217 8757 DeFato road	✓	Victoria@shaw.ca	✓
Judy Brown	6200 Houghfield AVE L210 B.C.		Judy Brown @ GRIFFIN COLL.	✓
Dedra	#2077 40210 Dreyman			

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

SIGN IN SHEET

Name	Address	Phone Number	Email	Join our mailing list?
MARY ANN LETCHER	1203-4400 FRANCIS RD	604 274 8313	histdome@gmail.com	
Anne DeLent Stephane	12880 Rutherford		adevent@telus.com	
Dianne Nielson	1501200 1st Ave	604 275-3244		
K Parvinder	findy Centre	—	Kpm42@hotmail.com	
Carol	#30, 7170 Antirrhinum B'by	604-420-1678		
Annie	102-4280 Main St	604/241/9093		
Joe Ann	#3208, 1033 MANASSIS RD VANCOUVER	604-775-2230		

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Name	Address	Phone Number	Email	Join our mailing list?
Bruce Pausey	53 Anroth Ave Toronto		bpfootloose@gmail.com	
Karl Kucur	6531 COLTSFOOT DRIVE RISSTOWN	778-887 7640	KUURKAL @ GMAIL.COM	✓
Brian Thomson	#39-12333 ENGLISH AVE RMO	604-836-3473		
Margaret Dorazio	206-4233 Bayview	2770293		
Mary Varber	3054233 Bayview	274-7597		
Cory Parker	202 4180 BAYVIEW			
Joan Galt	11051 Swallow	277-7988	bennietelos.net	

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
John West	—		—	—
190 FRANKS	401 4600 WESTWATER		frankso@shaw.ca	✓
KORD VEM	101 BAYSWATER			
C. Harlow	121 Acacia			
Frank Page	11220 Denham cr.			
JANET S. SUTCLIFF	8828 PICTURES		JY SUTCLIFF@shaw.ca	✓
Pam Schell	East Richmond			

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

SIGN IN SHEET

Name	Address	Phone Number	Email	Join our mailing list?
W. Hov	216-4600 Westwater Dr	604 724 3383	zoe@lgr.com	✓
Huangma	#411 4500 Westwater Dr	604-241-2630	blshuangma@shaw.ca	✓
Chy	12311 McMeley Dr.	604-304-8730	—	
Nelson	Richmond St	604 715 7889		
Boyd	#203-2040 Bayview	604-271-0990		
Dorval	414-1211 Bayview	604-272-8838		
R. + B. TYLER	320-4500 WESTWATER	604 271-5301		
Ria Young	5600 Andrews Rd	604 940 8577	LADNER@IMPERIAL-CORP.COM	

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SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
* Blais	3300 Regent	604 277-7841	chukdoggy@gmail.com	✓
Kevin West	6580 Goldsmith Dr	604 277-1160	Nil	No.
Chris Hall	3-1085 WIS Van	604 910-0913		No
Kevin Skirpworth	20-5999 ANDREWS RD	604-863-3050	Kevin@skirpworth.ca	
Tom Nelson	#96-2085 Finn Rd.	604-225-6041	—	No
Trudy Benoit	#21- 6600 Lucas Road	604 277-9670		
Phazzone	1260 Imperial Dr	604 277-7855		

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Name	Address	Phone Number	Email	Join our mailing list?
ALICE SAMWORTH	407-4280 MONT-TOL	X	X	X
Tracey McCusker	301-4030 Bequieu	604-280-5350	X	X
Donna Matheson	20-4460 Garry St	X	X	X
Lina Spence	#102-4111 DAYVIEW		X	X
Sally Hawkins	#222-12911 Railway			
Helen Pettigrew	584 Sandpiper Ckt	604-341-7994		
Raffie Johnson	12431 Avenmore			

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SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
Sara Bradyal.	city of Richmond	604 276 4282	sbradyal@richmond.ca	Y.
Allyn Rodden * Don	11220 Frigate Crt	604 274-7838	allynrodde@gmail.com	Y
DAVID LINDSAY	STEVESTON	604-240-7151	DAVID.LINDSAY@TELUUS.NET	N
Michael Lewis	Generation daycare	778-846-1334	generationdaycare@gmail.com	Y
BARBARA BARNETT	40-11551 KINGSFISHER	604-275-7138		N
* Tim Lee	21-12333 English Ave	604 340 6888	tim0614337@gmail.com	Y
JANET JACKSON	4280 MONCTON ST.	604-448-0120		N

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

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Name	Address	Phone Number	Email	Join our mailing list?
DAQUI TURNER	12251 HAYASHI CRT	604 271 7779	Taestella@telus.net	✓
VAL & BRI. GREEN	4111- 4280 MONLTON	604 271-2486		
BEN SINARTSOPH	212-4600 WESTWATER DR.	604-977-2187	SHARPT@STAN.CA.	✓
J MORROW	3400 Stewart Richmond	604-275 4611	jaymorrow@shaw.ca.	
M. Moffatte	3520 Bowen Dr	604-774-9881		
Juanita & Jello Noble	4020 Bayview	604 447-1538	Nolla.	✓
Dan & Beth	12294 IMPERIAL DR.	604-271-2217	—	
Ken Miyazaki	51-5999 Andrews	604 447 1200	—	✓

IMPERIAL LANDING OPEN HOUSE

SATURDAY, SEPTEMBER 23, 2017

SIGN IN SHEET

Name	Address	Phone Number	Email	Join our mailing list?
Chake Anna	4960 Laurel Dr	604-271-1014	anna.chake@hotmail.ca	✓
Wayne Anna	4960 Laurel Dr	604-271-7094	wayne.chake@hotmail.ca	✓
Olivia Chia	5238 Brunswick St.	604-781-2887	olivia.chia@gmail.com	✓
BRUCE LAING	4335 BAYVIEW	604-277-6963	BRUCE.LAING@SUNUS.CA	✓
Jeirong Liao	4111 Bayview	604-908-0071	jeirong.liao@hotmail.ca	✓
VAH + PHIL THOM	5-10300 BRUNSWICK AVE	604-271-8890	phil.thom@gmail.com	✓
Sevone Dickey	29-9280 Glenora	604-763-5922	sevonedickey@hotmail.ca	✓
LUCY KENT	12911 RAILWAY	604-813-7241	lucykent@yahoo.ca	✓

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Name	Address	Phone Number	Email	Join our mailing list?
Sam F. Frazier	403 6233 LONDON RD	604 277.5281	No	
E. Luera Johnson	43 #12880 Railway Ave	604- 275-3517	No	No.
Jan Bodin	10659 Roxborough Rd	604 277 8605	-	-
Ken S. G.	2720 101 Road	604 575 3701	-	-
MEALE LINDE	3550 BROADWAY ST	604-448-0136	-	
John Medina	4500 Westwicks-	226 218 2186	-	-
DC owner	4320 Stowden Hup	241-3945	-	-
June Liao	9591 Pickering Dr	773-857-083	No	No

IMPERIAL LANDING OPEN HOUSE

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SIGN IN SHEET

Name	Address	Phone Number	Email	Join our mailing list?
Pat	312 ANDREWS	604 940 8877		
N. Fletcher	12639 No 2 Rd			
R. Farnon	103-Hillside Westhrope Dr. Copper Sky C.			
John & Breyer				
EDITH WHIPPLE	4233 844 VIEW ST.	604. 4233 270-3424		
Amya Vaughan	4-12 333 English Ave.	604 275 4668		
James Ralph Proff	Speers Farm			

WELCOME



To the Imperial Landing Open House

Why are we here?

Onni began development of this site in 2001 with the first phase comprised of single-family homes and has since expanded to include the 6 buildings located at 4300 Bayview Street situated immediately adjacent to Steveston Village or the historic BC Packers site.



Please fill out a
comment card
today so our
development team
can hear your
valuable feedback.

OUR PROPOSAL

— I M P E R I A L L A N D I N G —



The commercial and retail space in these 6 waterfront buildings have spent much of their lifespan vacant.

Onni wishes to inform you about their proposal to rezone this space to include:

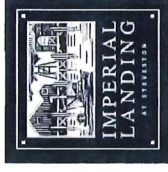
- office,
- restaurant,
- retail,
- health services,
- financial services,
- indoor recreation,
- grocery retail and
- hotel accommodation.



Our goal is to activate this prime and underutilized waterfront space in a meaningful way for the community.

ONNI PROPOSED REZONING APPLICATION

THE VILLAGE AT IMPERIAL LANDING



STEVESTON COMMUNITY AMENITY DONATION

Onni is proposing a cash contribution of \$2,375 million to the Steveston Community Amenity provision account to be used at Council's discretion.

INFRASTRUCTURE UPGRADES

- **No. 1 Rd. & Bayview Street Intersection**

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

The 3 crosswalks will feature decorative surface treatment

- **Bayview Street**

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

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

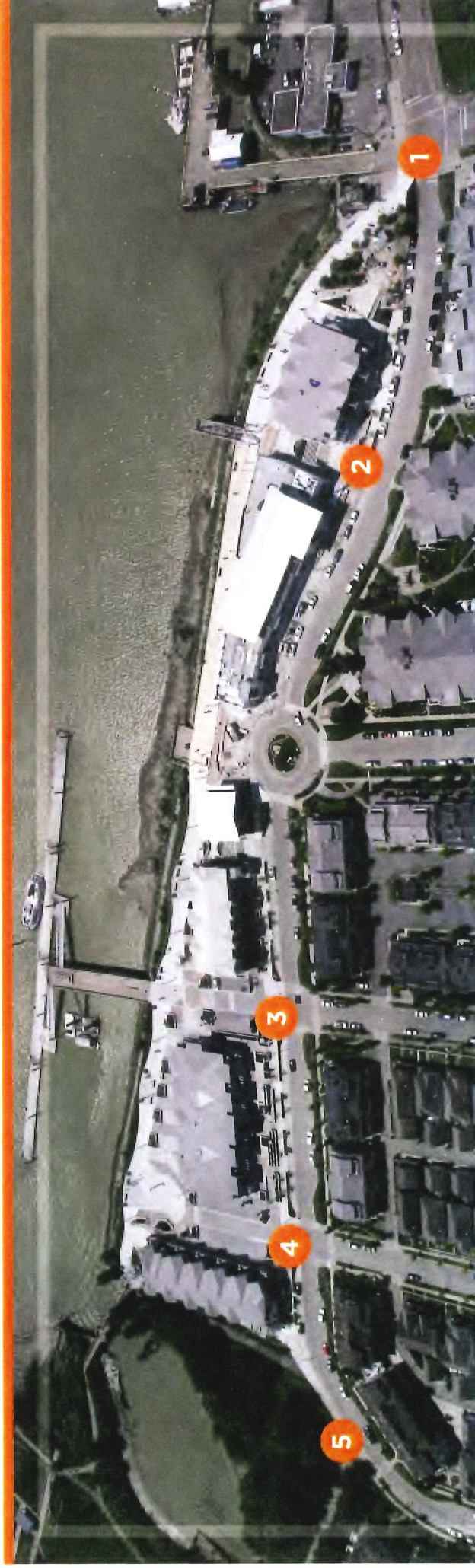
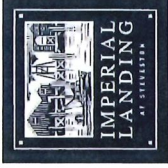
TRAFFIC MITIGATION MEASURES

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

LOADING AND PARKING COVENANTS

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

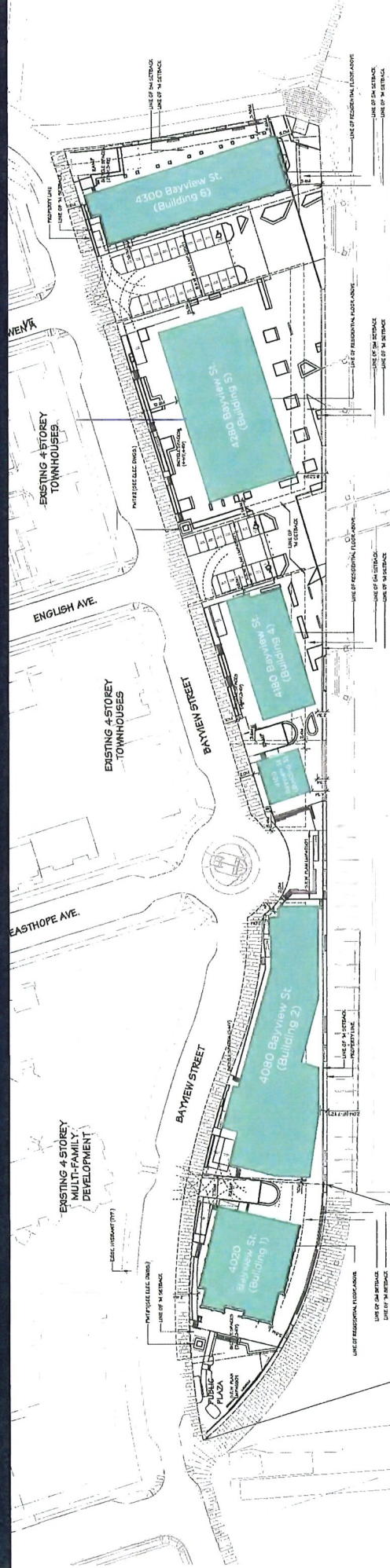
Imagine more...
OFF-SITE IMPROVEMENTS
AT IMPERIAL LANDING



- 1 NO. 1 ROAD & BAYVIEW INTERSECTION UPGRADES
- 2 CROSSWALK UPGRADE BETWEEN EASTHOPE AVE. & NO. 1 ROAD
- 3 CROSSWALK UPGRADE AT ENGLISH AVE.
- 4 CROSSWALK UPGRADE AT EWEN AVE.
- 5 CROSSWALK UPGRADE AT THE EAST END OF BAYVIEW STREET



LAND USE REQUEST DIAGRAM 4300 BAYVIEW STREET



Building	4020 Bayview St (1)	4080 Bayview St (2)	4100 Bayview St (3)	4180 Bayview St (4)	4280 Bayview St (5)	4300 Bayview St (6)
59,488 sf GLA 52 dwellings	6,867 sf 12 apartments	21,685 sf (15,921 + 5,764)	1,862 sf	5,952 sf 7 two-level units	13,780 sf 22 apartments	9,342 sf 11 two-level units
Permitted Uses (existing)	(ZMU12) <ul style="list-style-type: none">• Education• Manufacturing, custom indoor*• Maritime*• Office**• Parking, non-accessory**• Service, Personal (Dry Cleaning & Laundry only)*(also Housing, apartment limited & upper floors only)	(ZC21) <ul style="list-style-type: none">• Child Care (limited & upper floor only)• Education*• Industrial, General**• Manufacturing, custom indoor**• Marina*• Maritime mixed use*• Office**• Parking, non-accessory**(also legally required 2nd floor Resident Amenity Space in Building 2)	(ZC21)	(ZMU12)	(ZMU12)	(ZMU12)
Proposed Uses (June 2, 2017)	(All existing ZMU12 uses) <ul style="list-style-type: none">• Office• Restaurant• Retail, General• Healthy Services, Minor• Service, Financial	(All existing ZC21 uses) <ul style="list-style-type: none">• Office• Restaurant• Retail, General• Healthy Services, Minor• Recreation, Indoor• Retail, Grocery	(All existing ZC21 uses) <ul style="list-style-type: none">• Office• Restaurant• Retail, General	(All existing ZMU12 uses) <ul style="list-style-type: none">• Office• Restaurant• Retail, General• Health Services, Minor• Recreation, Indoor• Service, Financial	(All existing ZMU12 uses) <ul style="list-style-type: none">• Hotel (19 rooms, maximum 90 day accommodation)	(All existing ZMU12 uses) <ul style="list-style-type: none">• Hotel (13 rooms, maximum 90 day accommodation)

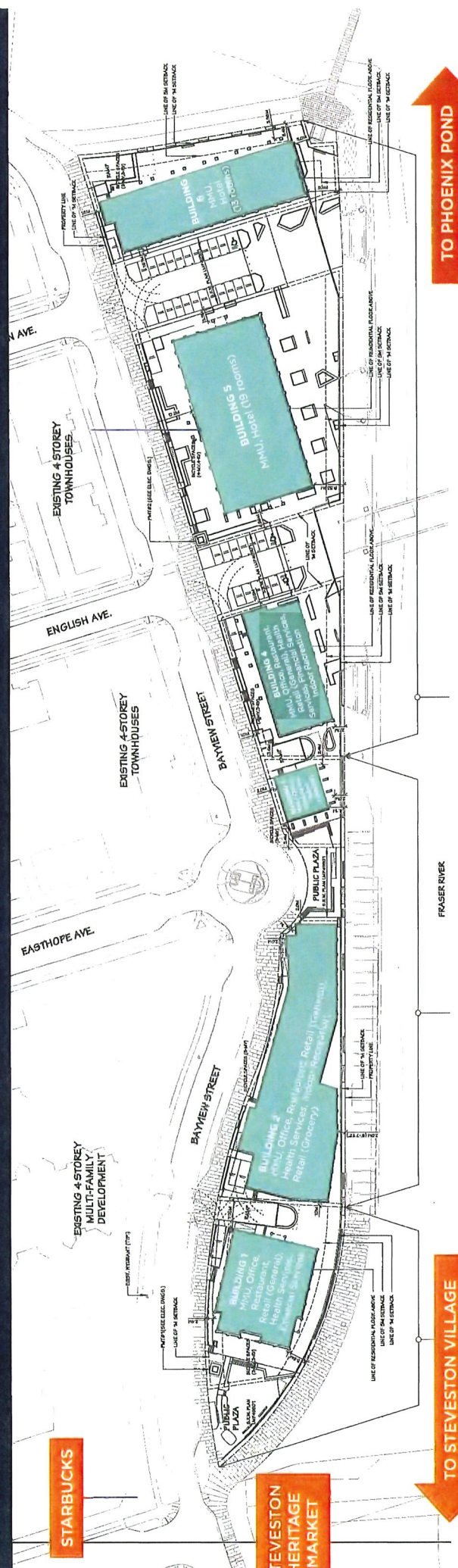
*All-existing permitted uses are restricted to Mixed Maritime Uses in OCP Steveston Area Plan

**In addition to above, these permitted uses are restricted to maritime or commercial fishing related uses in ZMU12 and ZC21 zones



THE VILLAGE AT IMPERIAL LANDING

POTENTIAL RETAIL PLAN

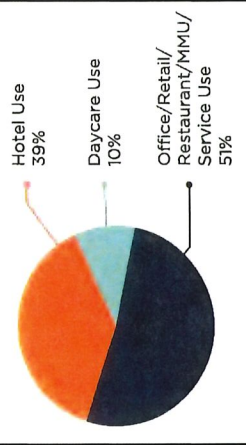


TO STEVESTON VILLAGE

TO PHOENIX POND

TOTAL SPACE	Proposed Tenant	Office/Retail/MMU/Restaurant/Service	%	Hotel	%	Daycare	%
Building 1	MMU, Office, Restaurant, Retail (General), Health Services, Financial Services	6,857 sf	12%				
Building 2 (Ground Floor)	MMU, Office, Restaurant, Retail (General), Health Services, Indoor Recreation, Retail (Grocery)	15,291 sf	26%				
Building 2 (2nd Floor)	Generations Daycare (Approved Current Use)					5,764 sf	10%
Building 3	MMU, Office, Restaurant, Retail (General)	1,862 sf	3%				
Building 4	MMU, Office, Restaurant, Retail (General), Health Services, Financial Services, Indoor Recreation	5,952 sf	10%				
Building 5	MMU, Hotel (19 rooms)			13,780 sf	23%		
Building 6	MMU, Hotel (13 rooms)			9,342 sf	16%		

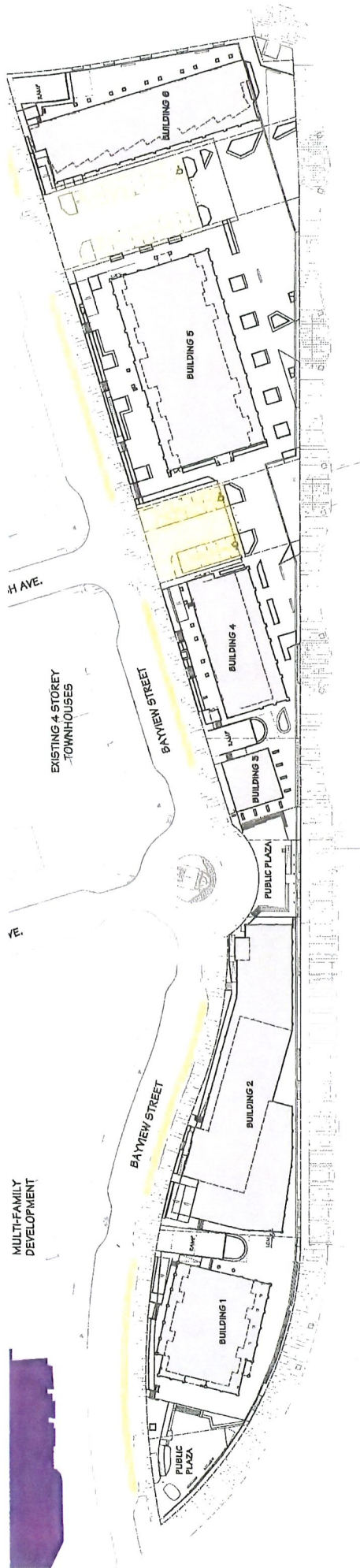
BREAK DOWN OF IMPERIAL LANDING



*Mixed Maritime zoning (MMU) will exist on all buildings.



COMMERCIAL PARKING AT IMPERIAL LANDING



COMMERCIAL PARKING:

- Provided underground commercial parking at "The Village"
- Requirement for parking, based on General Retail zoning (3 stalls per 1,076.39sq.ft.) (Buildings 1, 2 (ground floor), 3, 4)
- Requirement for parking, based on Hotel zoning (1 space for each 2 guest sleeping rooms) (Buildings 5 and 6)
- Requirement for parking, based on Daycare (.75 spaces per employee; plus 1 space per 10 children) (Building 2 (2nd Floor))

» Commercial parking surplus

ADDITIONAL PARKING SURPLUS

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

TOTAL PARKING SURPLUS

TOTAL PARKING STALLS AVAILABLE FOR ONNI DEVELOPMENT (3.74 STALLS PER 1,076.39 SQ.FT.)

NEW ADDITIONAL COMMUNITY PARKING:

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

NEW TOTAL ADDITIONAL COMMUNITY PARKING AVAILABLE

172 Stalls
94 Stalls
17 Stalls
9 Stalls
52 STALLS

35 Stalls
87 STALLS
207 STALLS

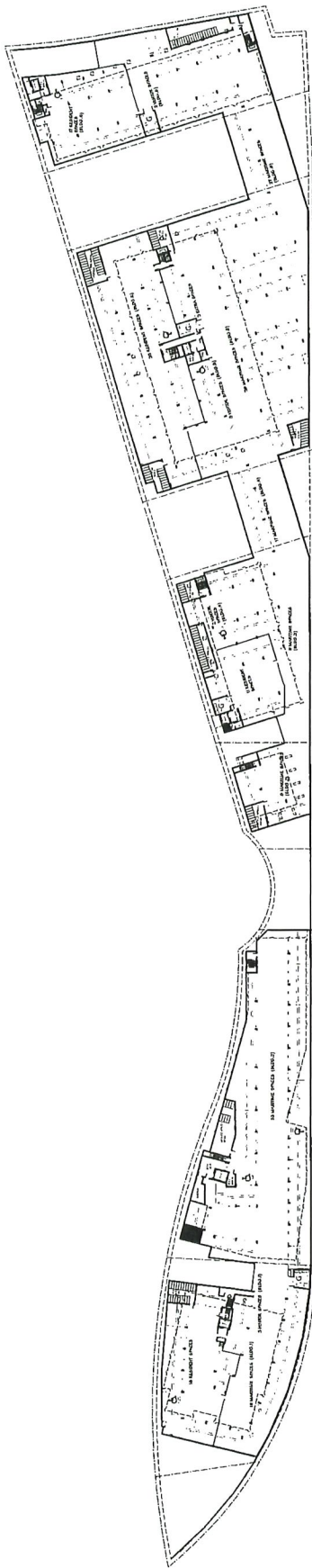
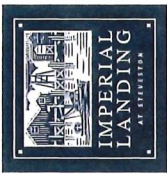
35 Stalls
25 Stalls
60 STALLS

* AT "THE BRUNSWICK" ZONING BY THE CITY OF RICHMOND REQUIRED 25 STALLS, ONNI PROVIDED 60 STALLS.

** IN ADDITION TO THE PARKING NOTED ABOVE, THERE ARE 98 (7 VISITOR STALLS) RESIDENTIAL STALLS, FOR 52 DWELLING UNITS, LOCATED IN THE UNDERGROUND PARKADES.

4300 BAYVIEW STREET PARKING

AT IMPERIAL LANDING



PARKING (BUILDING 1):

REQUIRED:	188 SPACES (MARITIME)	188 SPACES (MARITIME)
	3.0 SPACES x 62.67 UNIT =	188 SPACES (MARITIME)
	62.67 SPACES x 3 UNITS =	188 SPACES (MARITIME)
	TOTAL	188 SPACES (MARITIME)
PROVIDED:	19 SPACES (MARITIME)	19 SPACES (MARITIME)
	SECURE RESIDENTIAL USE PARKING =	3 SPACES (RESIDENT)
	VISION USE PARKING =	3 SPACES (VISION)
	TOTAL	40 SPACES

NOTE 1: ACCESSIBLE PARKING SPACE IS PROVIDED 1 SPACE REQUIRED (MIN. 2%)

NOTE 2: SMALL PARKING SPACES (MIN. 8'x12') ARE PROVIDED

PARKING (BUILDING 2):

REQUIRED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	3.0 SPACES x 62.67 UNIT =	188 SPACES (MARITIME)
	62.67 SPACES x 3 UNITS =	188 SPACES (MARITIME)
	TOTAL	188 SPACES (MARITIME)
PROVIDED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	SECURE RESIDENTIAL USE PARKING =	3 SPACES (RESIDENT)
	VISION USE PARKING =	3 SPACES (VISION)
	TOTAL	40 SPACES

NOTE 1: ACCESSIBLE PARKING SPACE IS PROVIDED 1 SPACE REQUIRED (MIN. 2%)

NOTE 2: SMALL PARKING SPACES (MIN. 8'x12') ARE PROVIDED

PARKING (BUILDING 3):

REQUIRED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	3.0 SPACES x 62.67 UNIT =	188 SPACES (MARITIME)
	62.67 SPACES x 3 UNITS =	188 SPACES (MARITIME)
	TOTAL	188 SPACES (MARITIME)
PROVIDED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	SECURE RESIDENTIAL USE PARKING =	3 SPACES (RESIDENT)
	VISION USE PARKING =	3 SPACES (VISION)
	TOTAL	40 SPACES

NOTE 1: ACCESSIBLE PARKING SPACE IS PROVIDED 1 SPACE REQUIRED (MIN. 2%)

NOTE 2: SMALL PARKING SPACES (MIN. 8'x12') ARE PROVIDED

PARKING (BUILDING 4):

REQUIRED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	3.0 SPACES x 62.67 UNIT =	188 SPACES (MARITIME)
	62.67 SPACES x 3 UNITS =	188 SPACES (MARITIME)
	TOTAL	188 SPACES (MARITIME)
PROVIDED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	SECURE RESIDENTIAL USE PARKING =	3 SPACES (RESIDENT)
	VISION USE PARKING =	3 SPACES (VISION)
	TOTAL	40 SPACES

NOTE 1: ACCESSIBLE PARKING SPACE IS PROVIDED 1 SPACE REQUIRED (MIN. 2%)

NOTE 2: SMALL PARKING SPACES (MIN. 8'x12') ARE PROVIDED

PARKING (BUILDING 5):

REQUIRED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	3.0 SPACES x 62.67 UNIT =	188 SPACES (MARITIME)
	62.67 SPACES x 3 UNITS =	188 SPACES (MARITIME)
	TOTAL	188 SPACES (MARITIME)
PROVIDED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	SECURE RESIDENTIAL USE PARKING =	3 SPACES (RESIDENT)
	VISION USE PARKING =	3 SPACES (VISION)
	TOTAL	40 SPACES

NOTE 1: ACCESSIBLE PARKING SPACE IS PROVIDED 1 SPACE REQUIRED (MIN. 2%)

NOTE 2: SMALL PARKING SPACES (MIN. 8'x12') ARE PROVIDED

PARKING (BUILDING 6):

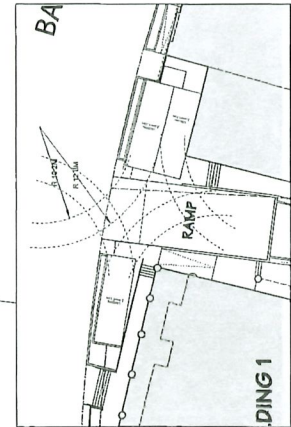
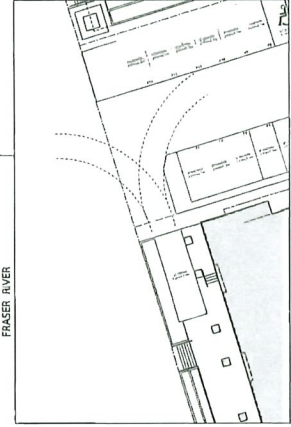
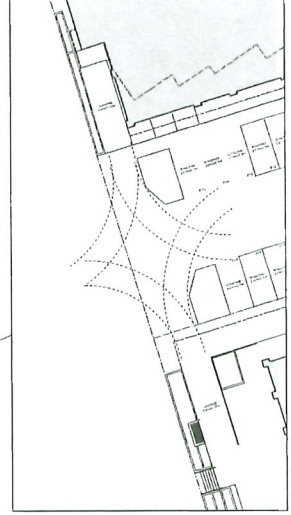
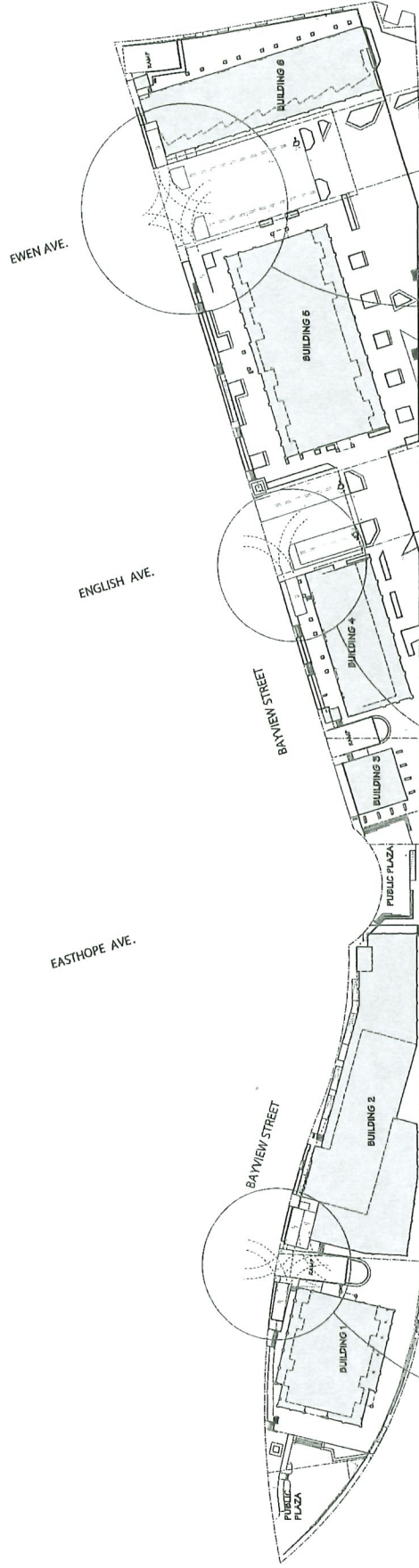
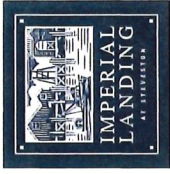
REQUIRED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	3.0 SPACES x 62.67 UNIT =	188 SPACES (MARITIME)
	62.67 SPACES x 3 UNITS =	188 SPACES (MARITIME)
	TOTAL	188 SPACES (MARITIME)
PROVIDED:	1.0 SPACES (MARITIME)	1.0 SPACES (MARITIME)
	SECURE RESIDENTIAL USE PARKING =	3 SPACES (RESIDENT)
	VISION USE PARKING =	3 SPACES (VISION)
	TOTAL	40 SPACES

NOTE 1: ACCESSIBLE PARKING SPACE IS PROVIDED 1 SPACE REQUIRED (MIN. 2%)

NOTE 2: SMALL PARKING SPACES (MIN. 8'x12') ARE PROVIDED

LOADING BAYS

AT IMPERIAL LANDING



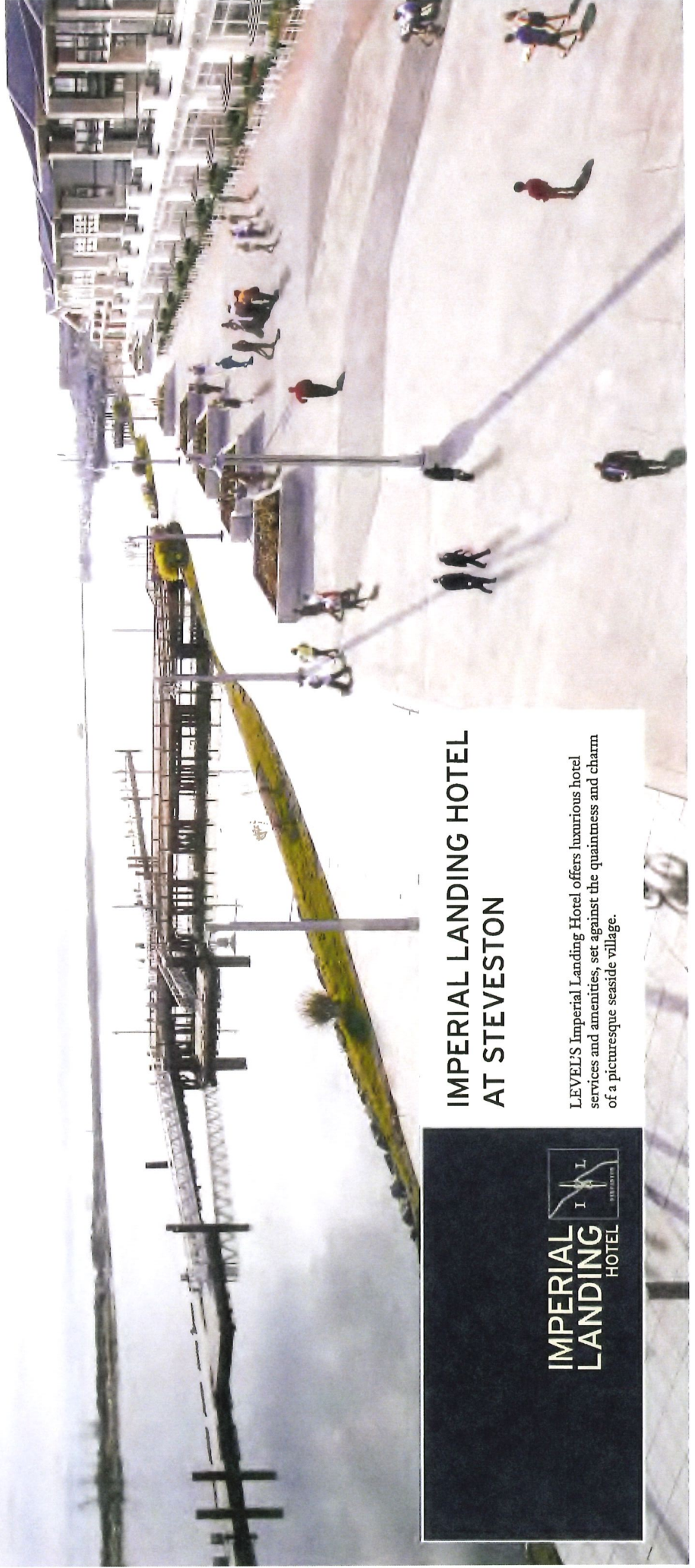
BUILDING 4

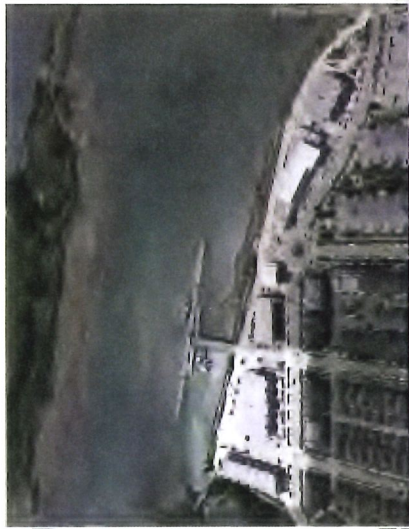
Welcome to Imperial Landing Hotel at Steveston.

IMPERIAL LANDING HOTEL AT STEVESTON

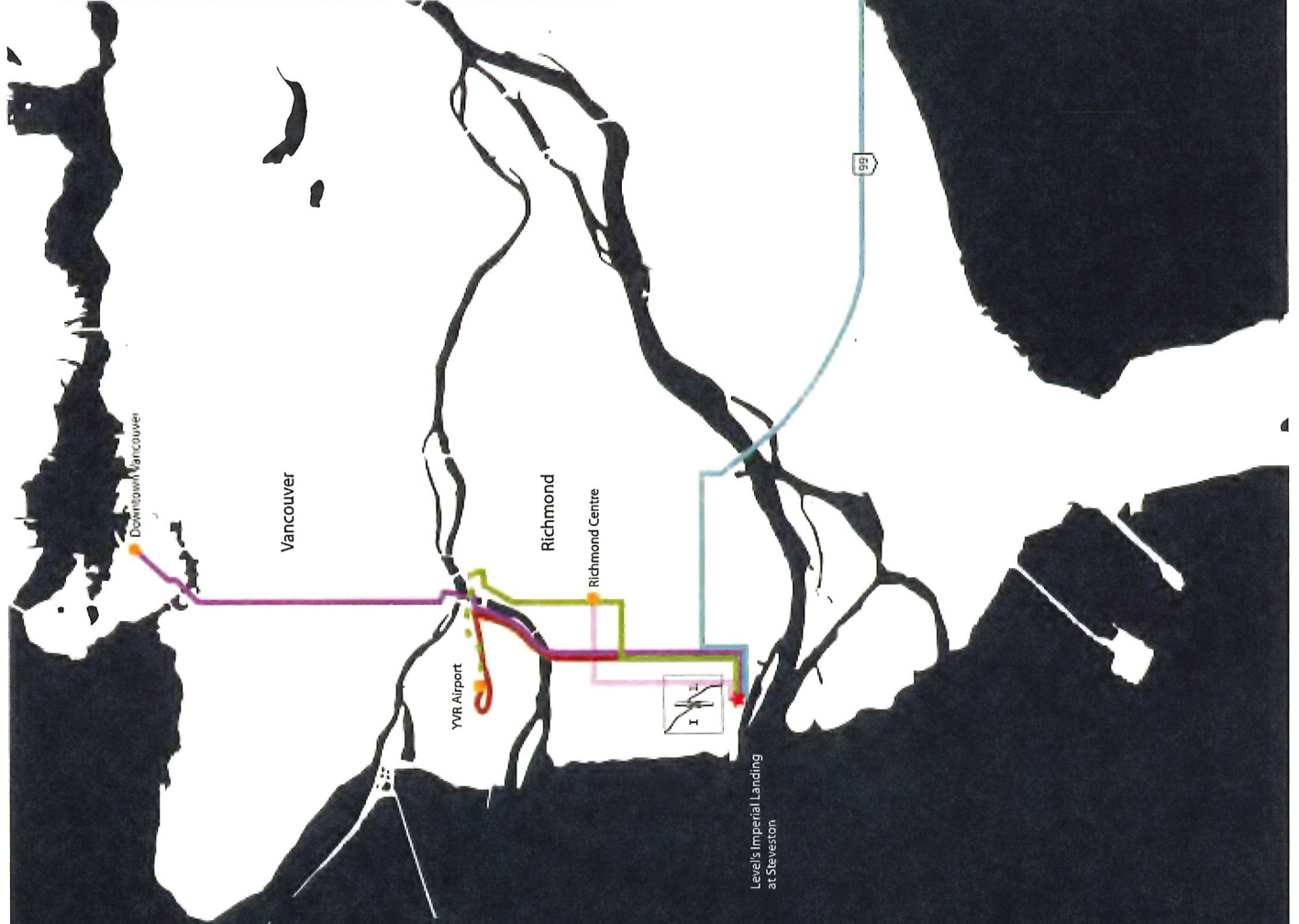
LEVEL'S Imperial Landing Hotel offers luxurious hotel services and amenities, set against the quaintness and charm of a picturesque seaside village.

**IMPERIAL
LANDING**
HOTEL





Local lifestyle with
International convenience.



- From Downtown Vancouver, 38 min by car
- From YVR Airport, 17 min by car
- From Richmond Centre, 14 min by car
- From YVR Airport, 51 min by BCTransit
- From the US border, 53 min by car

TRANSPORTATION

U.S. BORDER PEACE ARCH

WALKING MAP



See what's just outside
your door.

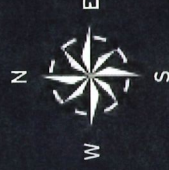


- Steveston Historical Society and Museum
- Japanese Fishermen's Benevolent Association
- Town Square
- Steveston Cannery Cafe
- Japanese Buddhist Temple 1924-1942
- Village Bikes
- Sartori Integrated Health Centre
- Maple-Steveston Interurban Tram Service
- Prickly Pear Garden Centre
- Steveston Landing
- Steveston Harbour
- Gulf of Georgia Cannery National Historic Site
- Steveston Hotel
- Henderson Livingston Stewart Barristers and Solicitors
- Oave's Fish and Chips
- Richmond Hospital Auxiliary Thrift Shop
- Seppo's Automotive
- Hepworth Block
- Imperial Landing Park
- Britannia Shipyard National Historic Site

- London Farm
- Steveston Community Centre
- Blue Canoe Waterfront
- Catch Kitchen and Bar
- Kove Kitchen
- Hog Shack Cook House
- Britannia Brewing Company
- Gudrun Tasting Room
- The Sweet Spot
- Steveston Bakery

- Romania Country Bread
- Damien's Belgium Waffles
- Pajo's Fish and Chips
- Shinkaro Japanese Restaurant
- Rikado
- Kayman Adventure Tours
- Steveston Seabeaze Adventure Tours
- Super Grocer and Pharmacy
- Steveston Fish
- Cannery Farmer's Market

- Heritage Sites
- Food & Drinks
- Shops & Tours
- Streets
- Bike Trails



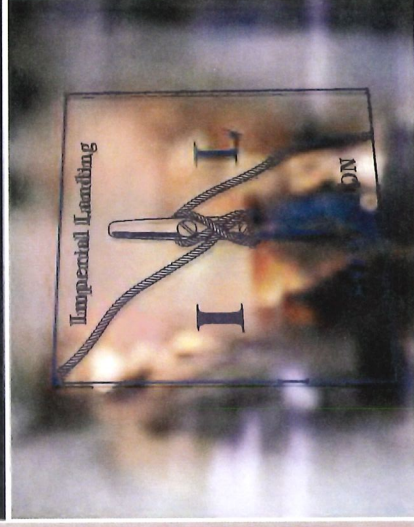
Steveston (Shady) Island

South Arm Fraser River





Step out to explore the town's rich history, breathtaking bikeways, and wildlife, just off shore.



To complement Steveston's unique charm, Level's Imperial Landing Hotel offers guests the feeling of a luxurious and coastal inspired pied-a-terre.

Guests can relax on their private patios just steps away from the boardwalk, stretching from the historic sites of Britannia Shipyards to the picturesque town centre.

For fresh seafood, sports or culture, Level's Imperial Landing is an ideal place for those seeking a life well lived.

Experience Steveston up close.

Imperial Landing Hotel is dedicated to ensuring that guests have a truly authentic, yet unique Steveston experience.

From arranging locally-rich activities to curating fishing expeditions and beachside dinners, Imperial Landing will integrate its programming with Steveston's local businesses so visitors will explore everything the seaside village has to offer all year round.



EXPERIENCE THE VILLAGE



THE FISHERMAN AT HEART

Whether visitors have their own rod or want to go on a chartered boat tour with all equipment provided, there are plenty of opportunities to cast a reel.



TOWN SHOPS & EATERIES

The bountiful sea and nearby farms allow restaurants to showcase local produce and seafood. A favourite destination is Fisherman's Wharf where you can buy fish fresh off the boats and indulge in some of the best dining choices in Richmond.

THE NAUTICAL EXPERIENCE

Historically, this seaside village supported a significant boatbuilding and shipbuilding industry and The Britannia Shipyards has maintained this practice by providing workshops on building wooden boats, repairing fibreglass canoes and gel coated kayaks. Courses are offered throughout the year.



HISTORIC STEVESTON

Imagine the days when sailing ships from around the world visited the Steveston harbour to take on cargoes of canned salmon. Steveston has not lost it's character and is peppered with heritage buildings and museums that tell great stories of west coast fishing, Japanese, Chinese, European immigration, shipbuilding and civic aspirations.

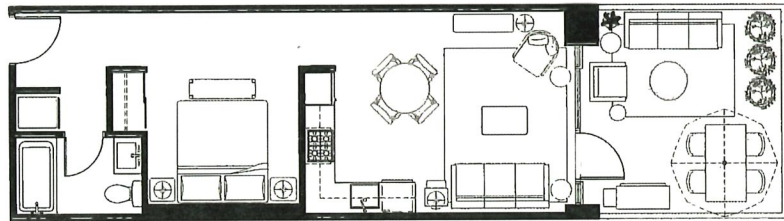


FAMILY FUN

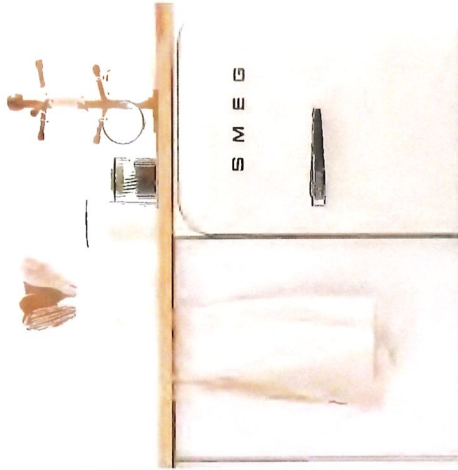
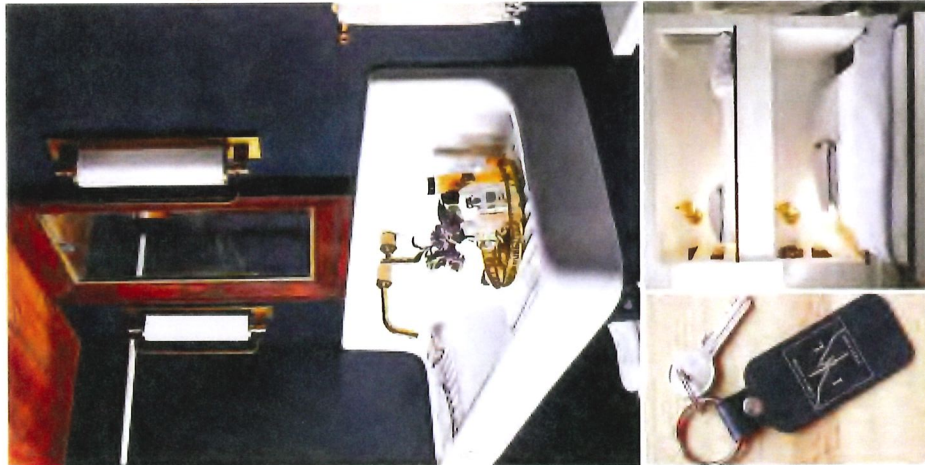
Level's Imperial Landing offers a convenient location for young families to stay and enjoy Steveston's many festivals and outdoor activities that will keep the children entertained. The Salmon and Maritime Festivals attract both locals and tourists during the Summer, while whale watching season is in the Spring and Fall. Fans of Once Upon A Time can walk through the real Storybrooke year round.



Modern suites with historic character.



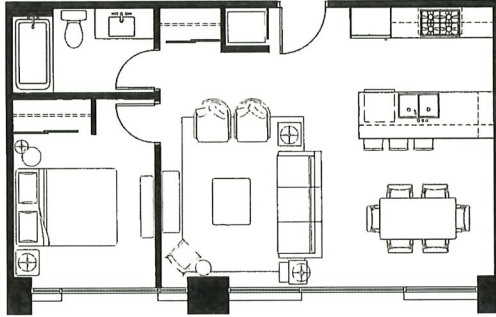
STUDIO - BUILDING 5



Taking inspiration from the history and character of Steveston, the rooms offer bespoke luxury materials and furnishings that evoke a modern coastal theme - shiplap walls and rattan chairs, natural stone and organic bed linens.

The bathrooms have thick woven textiles and are stocked with hair and body care products from luxurious brands like Aesop.

These suites have all the comforts of home that make being away from home whether for work or pleasure a breeze.



1 BEDROOM - BUILDING 6

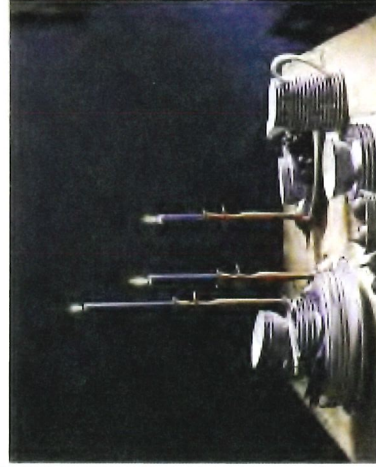
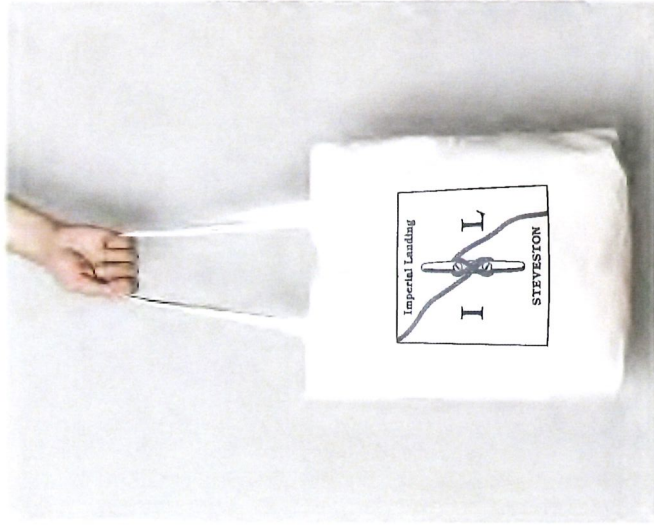
ROOM LAYOUTS







Luxurious hotel services and amenities.



While providing guests with the experience of home away from home, Imperial Landing offers highly personalized service expected at a luxury 4-star hotel and more.

After a day on a chartered fishing expedition, guests can request to have a private chef to cook their daily catch. A personal shopper can deliver anything they need right to their door on a bicycle. A welcome basket will be waiting when guests arrive filled with award winning wines from the Okanagan, products from Steveston's very own artisan suppliers and fresh produce from the local farmer's market.



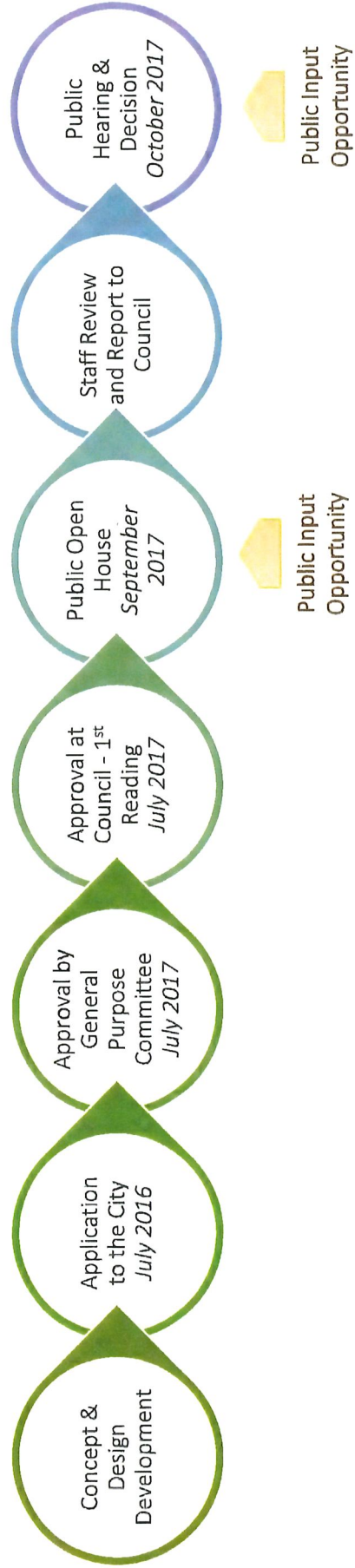
NEXT STEPS

AT IMPERIAL LANDING



Project Refinement through City's Review

We're Here





WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

Appendix D – Copy of Comment Cards

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE QUIET & QUANT ATMOSPHERE
OF THE VILLAGE

3. Are there elements of the proposed plan that you like? If so, what are they?

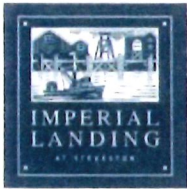
THE HOTEL IS A GREAT PROPOSAL
AND THE PROPOSAL FOR OTHER
UNITS IS IN KEEPING WITH THE
LOCAL ENVIRONMENT
I ENDORSE THE WHOLE PLAN
— A GREAT VISION

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

NO. I THINK SUFFICIENT
THOUGHT AND PLANNING HAS
BEEN PUT INTO THE CURRENT
VISION FOR THE WATERFRONT
PROPERTY

— LET'S GET IT DONE !!

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

NONE

6. Please circle one (optional):



I support this project



I do not support this project



I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

ROY LANGSTAFF

Address:

311 - 4500 WESTWATER DRIVE V7E 6S1

Phone:

604 360 3992

Email:

roy.langstaff@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

ALL OBVIOUS

3. Are there elements of the proposed plan that you like? If so, what are they?

ALL LOOKS GOOD, LONG OVERDUE!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

THE MONEY THAT ONNI GIVES TO THE CITY!

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

No -

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

WHEN ON NI BUCKS UP!

Contact Information Please Print:

Name:

DAVID LINDSAY

Address:

STEVESTON SOUTH

Phone:

604-240-7151

Email:

Would you like to be contacted for future updates? (please leave an email)

Yes ☒ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Maintaining a village atmosphere. Friendliness

3. Are there elements of the proposed plan that you like? If so, what are they?

I like the hotel idea, please keep it minimal!
Pleased you are keeping the Day Care
Pharmacy - not necessary!!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Not really, but please stick to
what I heard today.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Just get going ASAP

Please encourage TD bank to
open here - we do not have one
closer than Seafair (bus ride for me).

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Desha Ford

Address: 205-4200 Garry St. Rmd

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

STEVESTON COULD BE BETTER, AND WITH
THE GREAT CONNI DEVELOPMENT IT WILL BE

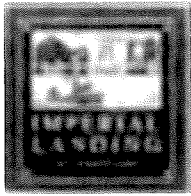
3. Are there elements of the proposed plan that you like? If so, what are they?

I LIKE IT ALL, IT'S ALL GOOD!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

NO CONNI AS USUAL DOOR A VERY
THOROUGH JOB.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

SHOULD BE APPROVED BY COUNCIL
IMMEDIATELY

6. Please circle one (optional):



I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

JEFF JONES

Address:

7-12333 ENGLISH AVE STEVESTON, RICHMOND

Phone:

604-241-4153

Email:

jeffjones@shaw.ca

Would you like to be contacted for future updates? (please leave an email)



Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

AMBIANCE, CHARACTER, UNIQUENESS, WALKABILITY, RIVER
CONNECTION, MARITIME 'FEEL'

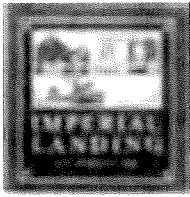
3. Are there elements of the proposed plan that you like? If so, what are they?

STILL WANT TO SEE THE 'MARITIME' ASPECT IS NOT LOST
BUT CAN 'BUY IN' TO THE CHANGES PROPOSED AS EXISTING
MODEL HAS NOT WORKED.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- LANDSCAPING ALONG WALKWAY - NICE AS IS BUT NEEDS
MORE ACTIVITIES. ENJOY THE TRANSFORMATION THAT
THE DRAGON BOATS & SALMON FEST JUNE HAS MADE
TO WALKWAY. DO NOT WANT TO SEE A GRANVILLE IS
BUT WOULD TO SEE MORE 'FISHING' RELATED 'MEMORABILIA'
IN EXCHANGE FOR 'MARITIME' TENANT LOSS

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

AS PART OF GRANTING APPROVAL FOR CHANGE THERE

SHOULD BE A SMALL COMMITTEE MADE OF BUSINESS

OWNERS TO VET POTENTIAL TENANTS - OF COURSE

THEY WOULD HAVE TO BE IMPARTIAL. IF NOT BUSINESSLY

PERHAPS A COMMITTEE OF 3-5 'LOCAL' RESIDENTS COULD
BE STRUCK?

LIKE THE IDEA OF A HOTEL, BUT WONDER HOW

GROUND LEVEL SUITES WOULD WORK WITH PRIVACY

VIEW CONFLICTS. A RESTAURANT/BAR SHOULD

BE PART OF HOTEL OR ADJACENT TO MAKE IT
PART OF GUEST EXPERIENCE

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

WITH COMMENTS

Contact Information Please Print:

Name:

DAVID ERLON

Address:

9051 PARKSVILLE DR

Phone:

604-275-1593

Email:

evda1@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

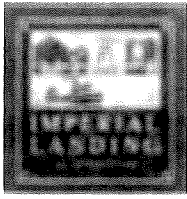
☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

* I'm disappointed that you are using
the vacant space as storage units
for occupants! It is an eye sore!

* Both sides have to give
a little bit more &
come to an agreement!

* Let's get this going!

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

L. Mazze

Address:

Phone:

Email:

Would you like to be contacted for future updates? (please leave an email)

Yes ☒ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

SCENERY AND PUBLIC ACCESS TO WATERFRONT
SMALL TOWN FEEL

3. Are there elements of the proposed plan that you like? If so, what are they?

THE NEW PROPOSAL IS MUCH IMPROVED. - WE
LIKE THE ADDITION OF THE HOTEL TYPE
LIVING

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

[Handwritten diagonal line across the comment area]

6. Please circle one (optional):



☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: SHERRY + DAN FREEMAN

Address: 11400 PELICAN COURT RICHMOND

Phone: 604 274 6764

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes ☒ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

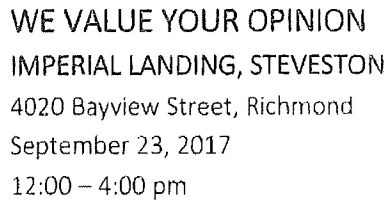
*The proximity to day to day services.
When I can't drive I'll be able to
remain independent longer as I can walk
for most of my needs.*

3. Are there elements of the proposed plan that you like? If so, what are they?

*If this will change Richmond Council
vote against the commercial development
than let it be. Let's just get on with
developing the shops & not having to
store at empty cement buildings*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

[illegible]

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: BEVERLEY UNSWORTH

Address: 412 4233 Bayview St.

Phone: 604 277 4801

Email: bunsworth@telus.net

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

VILLAGE FEELING / DIVERSITY OF RETAIL / WATERFRONT /
MARITIME CHARACTER / HERITAGE ASPECTS

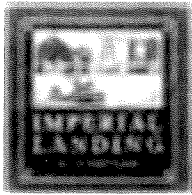
3. Are there elements of the proposed plan that you like? If so, what are they?

I SUPPORT THE IDEA OF EXTENDED STAY HOTEL TARGETED
AT HIGH END, AT THE FAR END OF THE SITE.
THIS WILL REDUCE TRAFFIC AND KEEP RETAIL
CONCENTRATED TOWARDS THE VILLAGE SHOPS.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I WOULD LIKE TO AVOID SIGHTING BIG BOX / CHAIN
RETAILERS. IF INTRODUCING RETAIL, IT SHOULD
REFLECT THE SMALL SCALE AND DIVERSE CHARM
OF CURRENT RETAIL ENVIRONMENT.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

GIVE MORE MONEY TO COMMUNITY CENTER FOR
UPGRADES, OR WATERFRONT UPGRADES.

6. Please circle one (optional):

- ☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: ROBERT PASUT

Address: 12228 FAWN AVE.

Phone: 604-271-8131

Email: pasut.robert@gmail.com

Would you like to be contacted for future updates? (please leave an email)

(Yes) No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☐ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☒ I am visiting Steveston for the day

2. What do you love most about Steveston?

Quiet and beautiful view

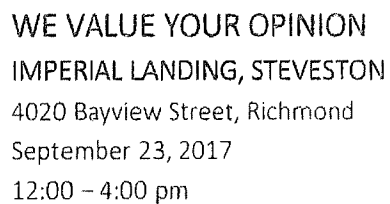
3. Are there elements of the proposed plan that you like? If so, what are they?

like home, looks comfortable

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

NIL

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

ML

6. Please circle one (optional):

I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Poy Lai

Address:

Phone:

Email:

631416@gmail.com

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in ^{Richmond} Steveston/ Richmond ☐ I work in Steveston/ Richmond ☒ I am visiting Steveston for the day

2. What do you love most about Steveston?

STILL AN ENJOYABLE PLACE TO VISIT & WALK

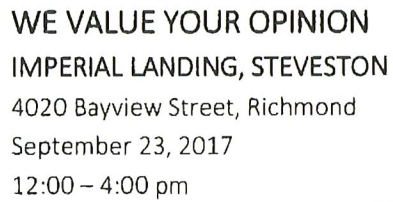
3. Are there elements of the proposed plan that you like? If so, what are they?

I LIKE THE FACT THAT AFTER SO MANY YEARS, THIS SITE
WILL FINALLY BE DEVELOPED - HOTEL - GREAT

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

LOOKS GOOD TO ME

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

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☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: JOYCE NOVICK

Address: 8460 ROBINSON ROAD RMD BC

Phone: 604.277.3960

Email: _____

Yes / No (circle)

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WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

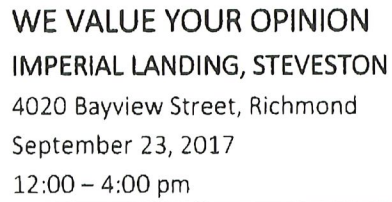
Everything

3. Are there elements of the proposed plan that you like? If so, what are they?

*Basically, it's time to settle this
nonsense + come to some agreement
re: the future. I have no
problem with this plan.*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

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6. Please circle one (optional):

☒ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: 17AY LUCIE

Address: _____

Phone: _____

Email: RLUNDIE@TELUS.NET

Would you like to be contacted for future updates? *(please leave an email)*

☒ Yes / ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

THE VILLAGE ATMOSPHERE

3. Are there elements of the proposed plan that you like? If so, what are they?

~~MULTI~~ MULTI USE. MARINE ONLY IS NOT SUSTAINABLE
ANYMORE TODAY. MORE PARKING

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

THIS IS A GOOD START, LET THE BUSINESSES
DECIDE THEIR OWN FUTURE AND REDUCE REGULATIONS

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

IT IS TIME TO MOVE FORWARD. THE SITE HAS BEEN
VACANT TOO LONG AND THE MARINE INDUSTRY HAS
CHANGED DRAMATICALLY SINCE THIS PROJECT FIRST
BEGAN.

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: DEN RODDEN

Address: 11220 FRIGATE CRT

Phone: 778-710-6065

Email: DON@RODDEN.NET

Would you like to be contacted for future updates? (please leave an email)

☒ Yes / ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

- VARIETY OF SHOPS
- WALKABILITY
- RIVER VIEWS

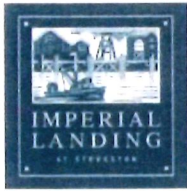
3. Are there elements of the proposed plan that you like? If so, what are they?

- HOTEL
- MORE PARKING (by S.B.)
- need empty buildings to be used!
- glad it keeps the rentals; they are needed

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- ~~LESS~~ LESS BANKS / SERVICES AND MORE CAFES
- BUILDING 3 SHOULD BE A CAFE OR RESTAURANT
THE PLAN SHOULD DESIGNATE THIS

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

ITS TIME TO GET THIS DEVELOPMENT FULL &
BEING USED

THE \$2.375 MILLION SHOULD CLEARLY BE FOR
USE IN "STEVESTON". THERE SHOULD BE A TIME

LIMIT OF WHEN THE FUNDS SHOULD BE ALLOCATED
(WITHIN 2 YEARS MAX) - DON'T WANT ANY MORE
LONG WAITS

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: ALLYN RODDEN

Address: 11220 FRIGATE COURT RICHMOND

Phone: 604-274-7838

Email: allynrodden@gmail.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

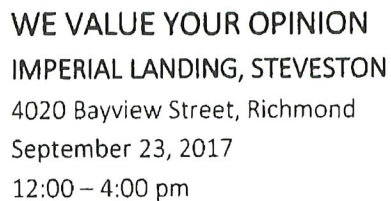
Access - to wonderful views - restaurants This project
is so well situated for everything suggested.

3. Are there elements of the proposed plan that you like? If so, what are they?

Something in store fronts!!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

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6. Please circle one (optional):

☒ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: P. A. Alcock

Address: # 206 - 12911 Railway Ave

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

The community feeling! The attraction of tourists makes me feel like I am on holidays when I see tourists enjoying themselves.

3. Are there elements of the proposed plan that you like? If so, what are they?

Everything!

No more vacant buildings

Opens up for more people to enjoy!

I like the careful, thoughtful planning that went into the design to be in keeping with town history of Steveston!

When our relatives come to visit, they can over flow our condo into the hotel.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

No, just please proceed so we don't have to look at empty buildings anymore!

PLEASE TURN OVER

WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Cathline James

Address: #311, 4500 Westwater Dr.

Phone: 604. 370. 6620

Email: cjames@wise-bites.com

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

HAVE LIVED IN STEVESTON FOR OVER 40 YEARS
AND IT IS ABOUT FAMILY & COMMUNITY WITH
WALKABLE ACCESS WITH WALKING TRAILS & GENERAL
GOOD AMBIANCE

3. Are there elements of the proposed plan that you like? If so, what are they?

I THINK IT IS A VERY WELL THOUGHT OUT
PROPOSAL WITH A GOOD MIX OF USES, &
THE HOTEL IS A VERY WELCOME PLAN FOR
STEVESTON

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER

WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

[illegible]

6. Please circle one (optional):



I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

ALAN CLARK

Address:

Phone:

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

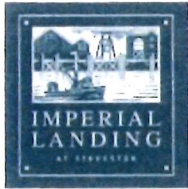
The ambience; nature; things to see; community spirit

3. Are there elements of the proposed plan that you like? If so, what are they?

Hotel is an interesting element - good to hear that hotel would use local food businesses/restaurants as food supplier options for their hotel guests.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I am disgusted that Onni + the City have not been able to come to agreement yet. This development is also a community asset, and sitting near-empty it becomes a blight and a stigma. Whatever it takes, get it in use!!

6. Please circle one (optional):

- ☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Lorne Braun

Address: 407-5500 Andrews Rd.

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

LOCATION

3. Are there elements of the proposed plan that you like? If so, what are they?

I SIMPLY LIKE IT TO BE OCCUPIED
AS SOON AS POSSIBLE.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

IT IS GOOD AS IT IS.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

NO

6. Please circle one (optional):



I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: BENJAMIN SHWARTSOK

Address: 212 - 4600 WESTWATER DRIVE

Phone: 604-447-2187

Email: SHWART@SHAW.GA.

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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- ☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

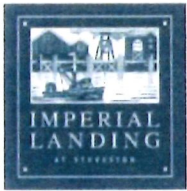
Walkability, views, community,

3. Are there elements of the proposed plan that you like? If so, what are they?

hotel
mixed use

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

- (1) Would love to see a produce store
(2) Could the outside area accommodate market-type facility?
(3) we just want the space to be USED!

6. Please circle one (optional):



☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Peter Lowenstein

Address: 3371 Richmond Street

Phone: 604 241-2707

Email: lowenstein@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

CopperSky

2. What do you love most about Steveston?

Quiet, close to nature, not bustling busy

3. Are there elements of the proposed plan that you like? If so, what are they?

The simple fact that there would finally be something in this gaping, empty space.

The possibility of having a few more restaurants + shops to choose from.

The possibility of having a small grocery store -- preferably a Choices or Whole Foods -- within a very short walking distance from home.

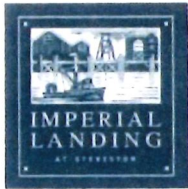
I like the high-end hotel. Please don't downgrade it, and thereby the community.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Dubious about the parking issue: (a) if I lived in these buildings, I'd not ~~think~~ kindly of having to share my visitors' parking w/ retail customers; (b) parking is at such a premium in this little village, I can see a lot of overflow onto the street.

In short, there doesn't seem to be adequate parking for the potential retail situation.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Would like to know more about the proposed leasing plan, should this or any similar proposal go through. For instance, will they be targeting suitable tenants that "fit" with our quiet/quiet community, so that we don't end up with a junky looking waterfront, or with constant turnover and disruption?

Hope you are successful in convincing the City that maritime use is unsustainable in this day & age, sad as that might be.

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Kathy Austin/Mike Storey

Address:

4500 Westwater Dr.

Phone:

604-842-3363 or 604-788-3938

Email:

kaustin@shaw.ca

Would you like to be contacted for future updates? (please leave an email) kaustin@shaw.ca (Yes / No (circle))

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Quiet, boardwalk, village restaurants and shops
historic, safe, a park, community centre closeby, river
view from our condo windows.

3. Are there elements of the proposed plan that you like? If so, what are they?

The luxury hotel is a grand idea. It will generate
local business and bring in tourists for a longer
vacation stay. Improvements to crosswalks and
more parking. There is a shortage of parking
in Steveston.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Provide for doctors' offices and a dental
office. Have a TD or CIBC bank will be
nice.

PLEASE TURN OVER



OPEN HOUSE COMMENT SHEET

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☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: Moon Lee

Address: 203-4500 Westwater Drive Richmond VT 05651

Phone: _____

Email: moonhlee@telus.net

Would you like to be contacted for future updates? *(please leave an email)*

☒ Yes / ☐ No (circle)

Page 2 of 2



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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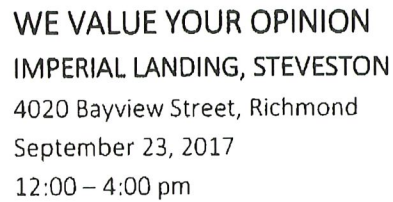
☐ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



OPEN HOUSE COMMENT SHEET

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6. Please circle one (optional):

☒ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Inna Selivanova

Address: 102-8720 Railway Ave

Phone: 604 370 1412

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes / ~~No~~ (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

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1. Tell us a little about yourself. Check those applicable to you:

☐ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☒ I am visiting Steveston for the day

2. What do you love most about Steveston?

Quaintness of village

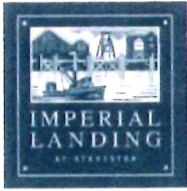
3. Are there elements of the proposed plan that you like? If so, what are they?

its not intrusive!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

harks goes to me

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

No

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Ruth Gullone

Address:

Lawrence Hall, Concord

Phone:

Email:

Would you like to be contacted for future updates? (please leave an email)

Yes/ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

- ☒ I live in ^{Richmond} ~~Steveston~~ / Richmond ☐ I work in Steveston / Richmond ☒ I am visiting Steveston for the day

2. What do you love most about Steveston?

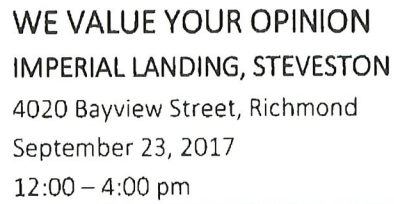
GREAT PLACE TO SPEND THE DAY
WOULD BE NICE TO HAVE A DECENT RESTAURANT.

3. Are there elements of the proposed plan that you like? If so, what are they?

DEVELOPEMENT WELL THOUGHT OUT - ABOUT TIME

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal blue lines, similar to standard notebook paper. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: JOHN NOVICK

Address: 8460 ROBINSON ROAD RICHMOND BC

Phone: 604-277-3960

Email: _____

Would you like to be contacted for future updates? (please leave an email) Yes / No (circle)

Page 2 of 2



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Water, Boardwalk, Restaurants

3. Are there elements of the proposed plan that you like? If so, what are they?

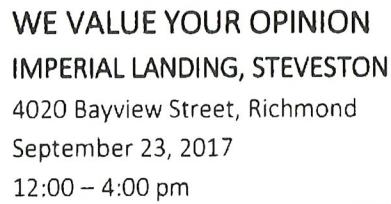
All of them but incl. some form of community service.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

You (Conni) should pay a lot more to the city for the change in zoning.

This is prime waterfront + should be valued as such.

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

☒ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Name:

Olivia Chud

Address:

5238 Brunswick Ave

Phone:

Email:

olivia.chia@gmail.com

(Yes / No (circle)

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WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Peaceful, quiet, amenities close by, the water, friendly people, good restaurants

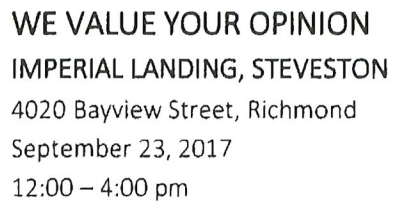
3. Are there elements of the proposed plan that you like? If so, what are they?

Grocery store, hotel, retail stores (including health food store)

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Include doctors, dentists, banks

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

6. Please circle one (optional):

☒ *Strongly* I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: G. P. Lee

Address: 203-4500 Westwold Drive, Richmond, B.C. V7E 6S1

Phone:

Email: lvoopa@telus.net

Would you like to be contacted for future updates? *(please leave an email)*

Yes/ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Everything. Best Place ON EARTH!!

3. Are there elements of the proposed plan that you like? If so, what are they?

- More Services for our community.
- Hotel for visitors
- Bring our beautiful boardwalk to life.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Would love a good coffee house on the water.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

- PUSH THIS THROUGH!!

We don't need this space empty any longer.

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Blaine South

Address:

4828 Gerry St

Phone:

604-270-4406

Email:

bbsouthshaw.ca

Would you like to be contacted for future updates? (please leave an email)

☒ Yes / ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

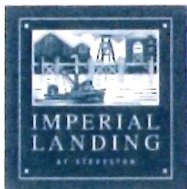
☐ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

TIME TO MOVE ON WITH THE DEVELOPMENT. THE HOTEL
IS A GREAT IDEA, SURE TO BRING MORE BUSINESS INTO
THE STEVESTON CORE.
THE ONE ASPECT THAT NEEDS ATTENTION IS THE
CASH BEING OFFERED IS NOT NEARLY ENOUGH.
THIS PROPERTIES VALUE WILL INCREASE SUBSTANTIALLY
ONCE IT IS UP AND RUNNING. THE CASH PART
OF THE PROCESS SHOULD BE IN THE NEIGHBOURHOOD
OF 60 - 80 MILLION.0000

6. Please circle one (optional):



I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: JAY MORRISON

Address: 3100 STEVESTON HWY

Phone: 604-818-1448

Email: JAY.MORRISON@SHAW.CA

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☐ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☒ I am visiting Steveston for the day

2. What do you love most about Steveston?

Waterfront, Trails, Restaurants, Activities

3. Are there elements of the proposed plan that you like? If so, what are they?

Yes.

1. Infrastructure upgrades (decorative crosswalk surfaces...)

2. Restaurant/ Boutique Hotel

3. Traffic Mitigation Measures

4. Loading & Parking Covenants

5. Steveston Amenity Donation

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

Page 2 of 2



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

lovely village atmosphere. nice walkways

3. Are there elements of the proposed plan that you like? If so, what are they?

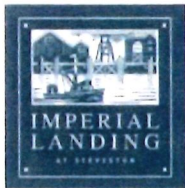
more utilization of buildings

need more grocery outlets!!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

move outdoor cafe seating for restaurants / Deli

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

- Need increased MARINA space for ^{pleasure} boating traffic!
- if boats - pleasure yachts - had more moorage space it would increase the economy.

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Warren + Carolee McKenzie

Address: 235-12475 Railway Ave Richmond.

Phone: 604-916-2070

Email: McKws@yahoo.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

*Picture
scenic
Historical
Safe*

3. Are there elements of the proposed plan that you like? If so, what are they?

Boutique Hotel - Upscale is needed.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER

5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

John Meade

Address:

4500 Westwater Drive

Phone:

226 218 - 2186

Email:

John Medina @ duPry.com

Would you like to be contacted for future updates? *(please leave an email)*

Yes / ~~No~~ (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

It's been my community for 32 years. I've seen it grow to what Steveston is today. It's been my home, work and a place I've volunteered.

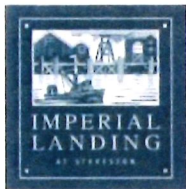
3. Are there elements of the proposed plan that you like? If so, what are they?

Great idea for a hotel. This idea was put forward to BC Packers 20 years ago. I like to see TD Bank brought back to Steveston and yes another coffee shop & day care.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Just get something done! As it is the site is just a black eye for Steveston!

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

The plan that was put forward
15 years ago was good I still
think it's a good plan except- for
the OCP it's out of date. "No Fish
in the river!"

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: MAQUI TURNER

Address: 12251 HAYASHI CRY RICHMOND

Phone: 604 271 7779

Email: SaeStella@telus-net

Would you like to be contacted for future updates? (please leave an email)

☒ Yes/ ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day
VILLAGE AT IMPERIAL

2. What do you love most about Steveston?

THE WHOLE VILLAGE VIBE. I AM A WIDOW (TV) WHO LOVES DINING,
MUSIC, DRINKING, PEOPLE, AND WALK TO EVERYTHING.

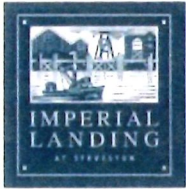
3. Are there elements of the proposed plan that you like? If so, what are they?

I like the whole idea (hotel, jazz bistro in small bldg
but check locations first. Everything I need is in the
Village. All I need now is George Clooney!!
Let's get on with this. The City and Oxi have
been in this Mexican Standoff Prison Match way too
long. Love the hotel idea too.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

My idea of a jazz bistro would
be great. There is no jazz in Richmond
for a couple of martini & some appetizer, etc.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

LET'S DO IT!!

6. Please circle one (optional):



support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: ALICE SAMWORTH

Address: 401-4280 MONCTON ST.

Phone: 604 277 1908

Email: samworth@telus.net

Would you like to be contacted for future updates? (please leave an email)

☒ Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

*The Quaint Village and the Residents
Walking the Boardwalk
Low crime rate*

3. Are there elements of the proposed plan that you like? If so, what are they?

*Like the idea of long term hotel less traffic
turnover.*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Parking

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

No.

Let's get on with it

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: *Valerie Nicholls & Phil Thom*

Address: *5-12300 BURNISH AVE.*

Phone: *604 271-8830*

Email: *va/phil.thom@gmail.com*

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

*Sense of small community -
"Village" feeling.*

3. Are there elements of the proposed plan that you like? If so, what are they?

*Finally filling the empty space
which has been an eyesore for
too long.*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Not sure at this point.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Just hope it goes through.

*Resolve parking issues that are
concerns of people who live
in "THE VILLAGE" -*

apparently the lot is owned by OAH;

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: JENNIFER ANDERSON

Address: 406-4500 WESTWATER DR. RICHMOND.

Phone: 604 284 2197

Email: Jennifer@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The little shops, restaurants, walkable paths, cleanliness,
historic nature, waterfront, fishing pier, boats,
scenery, etc.

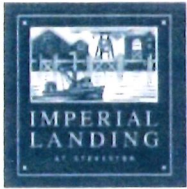
3. Are there elements of the proposed plan that you like? If so, what are they?

Hotel, health services

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Nope

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Nope

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Chubba weeson

Address:

Phone:

Email: chubba59@gmail.com

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☐ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☒ I am visiting Steveston for the day

2. What do you love most about Steveston?

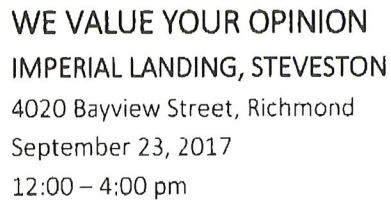
The water front

3. Are there elements of the proposed plan that you like? If so, what are they?

Yes. The Infrastructure Upgrade is valuable for us.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

[illegible]

☒ I support this project

☐ I'm still deciding/ I'm neutral

Name: Yao-ming Huang

Address: 1006-5933 Cooney Rd. Richmond

Phone: _____

Email: Yuehking@gmail.com

Yes / No (circle)

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WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

the water - harbour - tight knit community
quaintness of the village

3. Are there elements of the proposed plan that you like? If so, what are they?

- store
- restaurants
- need to get away from the ghost town feel of the walkway. Need a vibrant community established.
- like the daycare proposal as long as it includes before & after school care too

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- need more amenities for public
coffee shops, grocery - veggie stores.
Don't need more medical clinics or financial
business - have enough in this small community

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Time to act - city hall has stalled
too long. This area is an eyesore as it
now stands.

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Chala Aura

Address: 4960 Lancelot Dr. Richmond

Phone: 604-271-7094

Email: aura.chala@hotmail.com

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE proximity, the history (my father was born here in 1929) & the quaintness.

3. Are there elements of the proposed plan that you like? If so, what are they?

I especially like the idea of an additional 3 to 4 restaurants with a view of the water.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I do not live in the village - but was wondering whether an additional 3 health service facilities are required. What are the plans for the current rental units?

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: WAYNE AURA

Address: 4960 LANCELOT DR., RICHMOND, BC V7C 4S2

Phone: (604) 271-7094

Email: wkaura@hotmail.ca

Would you like to be contacted for future updates? (please leave an email)

☒ Yes/ ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

*Parks, walk ways, great restaurants
very quiet place to live*

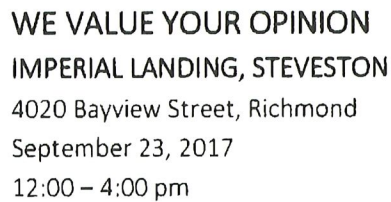
3. Are there elements of the proposed plan that you like? If so, what are they?

Hotel is a good idea

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*Omni need pub put more money on
the table!!*

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

☒ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Name:

Bul 171⁰ Lench.

Address:

11751 YOSHIDA CRT.

Phone:

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Historic sides mixed with modern.
Nice walkboard.

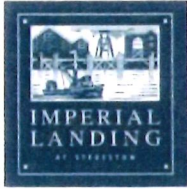
3. Are there elements of the proposed plan that you like? If so, what are they?

I like all proposed plan. Restaurants, hotel,
Retail (Grocery) ext.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

will be nice to have sport related
shops - bikes, tennis ext.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

City should restrict Biking on
Boardwalk along the RIVER !!!
Very dangerous for walkers

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: GARI Volpov.

Address: 316 - 4600 Westwater dr.

Phone: 604 724 3383

Email: zolvolgar@gmail.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

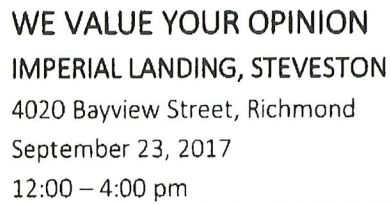
The waterfront
Park.

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Such a beautiful location
and development
Shame on city council
These units should be open for
retail, restaurants etc...
Get going. Revenue

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

WE VALUE YOUR OPINION
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12:00 – 4:00 pm

WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

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☐ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

☐ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

☐ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Page 2 of 2



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The mix of nature and the quaint shops, restaurants.

3. Are there elements of the proposed plan that you like? If so, what are they?

Having the space reserved for marine use only is ridiculous. It should be used for office space, restaurants, shops. I am also pleased that a needed daycare has space and that there are rental ~~units~~ homes.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I agree that Steveston needs a hotel and the plans for this one seem lovely. - I am however concerned about losing the rental stock in such a tight housing market. I am not opposed to the hotel just wish that it didn't cause a loss to the rental stock.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Council needs to stop playing politics and get on with this.
OWN, also has a responsibility to be a good corporate
citizen and do better than it has in other jurisdictions.
If both parties can be more collaborative and responsible
the community will benefit.

6. Please circle one (optional):



☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: JANET SINCLAIR

Address: 8828 PIGOTT RD, RICHMOND, BC V7A 2C4

Phone: 604 512 8095

Email: jysinclair5@gmail.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

— Quiet — nice People.

3. Are there elements of the proposed plan that you like? If so, what are they?

(Compromise)
get it sorted
Move ON!!!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

talking about the
Problem, OK
change is GOOD
get it sorted 4 YEARS
LATER

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

HOPE NOT ~~TALKING~~
about this next year.

6. Please circle one (optional):



I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: 1103
6233 London Road.

Phone: 604 277-5291

Email: _____

Would you like to be contacted for future updates? (please leave an email)

NO

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Its maritime history, its cute, a destination, the waterfront
lots of walking, flat for cycling its the best place in
Richmond.

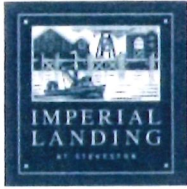
3. Are there elements of the proposed plan that you like? If so, what are they?

I like the retail, medical, office space etc.
I love the Hotel option

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

a neighbour hood pub would be nice with outside
seating - faced to the waterfront.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

- Its all good as long as underground parking is used
we do not need more cars on the street
- Its time the City allowed the new idea to
go ahead
- You will never be able to keep this area just for
maritime use — unless a large marina is built
and repair and construction space provided — which
the city did not think off when living in apartments
above the buildings were permitted — no water
access.
- We need a small organic food retail store
Encourage more use of bicycles and provide secure
bike parking.

6. Please circle one (optional):



I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Derek Williams

Address: 11777 Yoshida crt Richmond.

Phone: 604 961 4273.

Email: bopakderek@gmail.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE EVENTS THE ACTIVITY EASY TO WALK
RESTAURANTS SHOPS

3. Are there elements of the proposed plan that you like? If so, what are they?

I LIKE THE HOTEL PROPOSAL I ALSO LIKE THE TRAFFIC
MITIGATION PROPOSALS

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

LIVING ON BAYVIEW ST. (HOUSE) I AM ALWAYS
CONCERNED WITH PARKING AND TRAFFIC ESPECIALLY
TRUCKS
I'M NOT SO SURE ABOUT A GROCERY STORE

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

THIS IS PROBABLY THE BEST PROPOSAL
PUT FORTH BY CMI

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: BRUCE LAING

Address: 4335 BAYVIEW ST

Phone: 604 227-6963

Email: BALD LAING@SHAW.CA

Would you like to be contacted for future updates? (please leave an email)

Yes No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Everything! Need to see this building put to good use.

3. Are there elements of the proposed plan that you like? If so, what are they?

Finally, hopefully someone agrees the place has sat empty for too long.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Bring in a good grocery store

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Make sure loading is restricted to
daytime hours only.

6. Please circle one (optional):



I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Anne Mauriks

Address: 34-12333 English Ave

Phone: 604 2773718

Email: amauriks@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE COMMUNITY FEELING / PHYSICAL BEAUTY / HISTORY

3. Are there elements of the proposed plan that you like? If so, what are they?

THE VARIETY OF PROPOSED SERVICES.

AS A CURRENT RESIDENT I AM RELIEVED TO LEARN
THAT I WILL NOT BE REPLACED BY THE ELEGANT HOTEL PORTION.
I AM A VERY HAPPY OCCUPANT.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE COMPLETE LOWER FLOOR

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

CONTINUE TO DEVELOP + IMPLEMENT PLANS

6. Please circle one (optional):



☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: DIETER NACHTIGALL

Address: #309, 4280 BAYVIEW ST STEVESTON

Phone: 604-274 7404

Email: dandita@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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September 23, 2017
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OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

3. Are there elements of the proposed plan that you like? If so, what are they?

*NOT IN FAVOR OF A SMALL BOUTIQUE HOTEL
DOES NOT MAKE ECONOMIC SENSE?

* WOULD LOVE TO SEE A GYM (IN BLDG #2)
BELOW DAYCARE GOOD LIFE FITNESS

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: ROBERT OYE
Address: 4671 BRITANNIA DRIVE
Phone: 604.274.1757
Email: robteo@shaw.ca

Yes (No) (circle)

Page 2 of 2



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

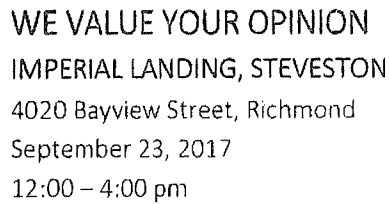
THE "VILLAGE" ATMOSPHERE AND BEING
NEAR THE WATER.
ALSO NO "BIG BOX" STORES!

3. Are there elements of the proposed plan that you like? If so, what are they?

SO FAR LOOKS VERY NICE
LOVE THE "BOULEVARD" HOTEL!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



OPEN HOUSE COMMENT SHEET

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6. Please circle one (optional):

☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: ROSA ROSENBLUTH

Address: 22 - 6600 hoods rd

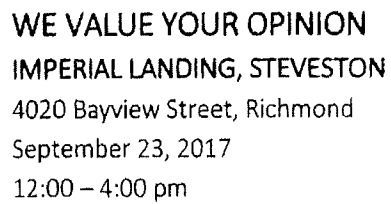
Phone: 604-276-2380

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.

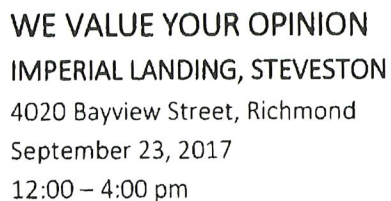


1. Tell us ~~a~~ little about yourself. Check those applicable to you:

2. What do you love most about Steveston?

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?



OPEN HOUSE COMMENT SHEET

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6. Please circle one (optional):

- ☐ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

*all atmosphere of cosiness, friendly
environment, beautiful place to spend
weekend, specially at summer, historic sites*

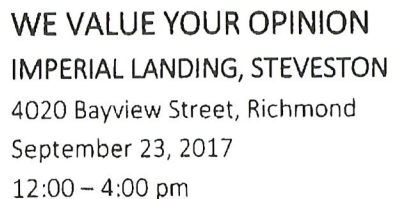
3. Are there elements of the proposed plan that you like? If so, what are they?

*Redevelopment existing space for
different commercial spaces and public spaces.*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*Using some spaces for art studios and
shops.
more spaces for cultural, public, children
uses.*

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

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I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Name: Victoria Grigorenko
Address: 8751 Citations Dr, Richmond
604 244 8199
Phone: _____
Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes ☒ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Water front

3. Are there elements of the proposed plan that you like? If so, what are they?

Yes would like to see restaurants : Veg. Markets
Local Wine etc

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

No

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

No
Just get something done

6. Please circle one (optional):

☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: P. Sanderson

Address: _____

Phone: _____

Email: patticat@telus.net

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

It's got a great sense of community and is
easily walkable. Nice variety of shops.

3. Are there elements of the proposed plan that you like? If so, what are they?

I like the whole plan - the hotel is awesome.
Nice mix of additional types of vendors.
GO FOR IT!!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

No. It's a good plan. Just DO IT.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

This is long overdue. Please proceed.
It is shameful this space has remained
vacant for so long.
IMPLEMENT THIS!!

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Dave Blais

Address: 3300 Regent St.

Phone: (604) 277 7891

Email: chuckaduggy@gmail.com

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☐ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

✓ fish wharf, beautiful, quiet.

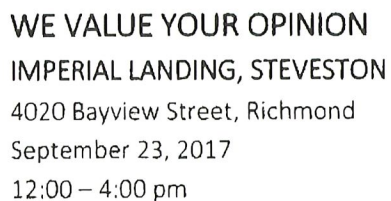
3. Are there elements of the proposed plan that you like? If so, what are they?

Hotel looks good

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Price could be accepted

PLEASE TURN OVER



OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

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6. Please circle one (optional):

☒ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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12:00 – 4:00 pm

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The Village, the scenery, the "small town" feel,
the businesses + restaurants. Being able to walk
everywhere + not have to get in the car.

3. Are there elements of the proposed plan that you like? If so, what are they?

Grocery store - another choice other than Super Grocer.

* We know that Save-On is coming in 2019 but a
Westers or Whole Foods or Thriftys would be a
great addition and offer alternatives.

Other banking institution(s).

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

A veggie market would be a great addition.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

No fast-food franchise restaurants.

6. Please circle one (optional):



I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Pete + Berna Tyler

Address:

320 - 4500 Westwater Drive VTE 6S1

Phone:

604 - 271 - 5301

Email:

bernatyler@hotmail.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes

☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

smaller community feel, walkability, reduced vehicular
traffic, Bike access, nature's proximity

3. Are there elements of the proposed plan that you like? If so, what are they?

occupation of retail space if zoned, maintained waterfront
Access

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- more seating along the waterfront

- public washroom. only other location is far side of village

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I support so long as they pay their fair share
for rezoning. I want to see occupation of further
empty spaces. But better and cheaper rates on
vacation zoning were a benefit to the developer.
Pay for rezoning and ensure a vibrant mix
of commercial tenants.

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Derek Page

Address: 11220 Seagram Cres.

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

It is a beautiful little community that cares.
The quaintness of the village
The historical aspects the coffee shops, galleries and the
beautiful surroundings.

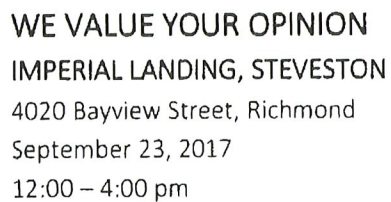
3. Are there elements of the proposed plan that you like? If so, what are they?

The hotel
The parking
The upgrades
The improvements.
I hope in the end we as Steveston residents
look upon this development with pride
& joy and it reflects your integrity as
builders & developers. It will reflect your name
for years to come.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

More Day Care.

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

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6. Please circle one (optional):

☒ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Karen Wegman

Address:

Phone:

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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1. Tell us a little about yourself. Check those applicable to you:

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2. What do you love most about Steveston?

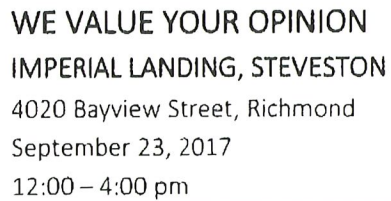
WALKING ALONG THE DYKES RESTAURANTS
MEETING PEOPLE

3. Are there elements of the proposed plan that you like? If so, what are they?

BRINGING NEW & EXCITING DEVELOPMENT
LONG OVERDUE

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

[illegible]

☒ I support this project

☐ I'm still deciding/ I'm neutral

Name: BEV GREEN

Address: 9791 BATES RD

Phone: 604 274-3474

Email: _____

Yes / No (circle)

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WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

A GREAT WALKING COMMUNITY

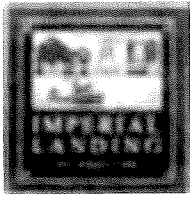
3. Are there elements of the proposed plan that you like? If so, what are they?

I like the Hotel Concept. Makes Sense

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

MORE GREEN SPACE ALONG THE WATERFRONT
Appears too Concrete

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Let's Get on with it.

Don't want another Summer
hooking like a Ghost Town along
The waterfront.

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Michael Casey

Address:

4477 GERRARD PLACE

Phone:

604. 275-0143

Email:

MIKE CASEY @ TELUS.NET

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The history, the community (people), the charm,
the handy local shops and services

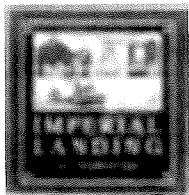
3. Are there elements of the proposed plan that you like? If so, what are they?

The way the buildings were built — the layouts
of ground floor spaces, the potential shops
and services and possibilities.
I'm glad tall towers were not built in favour
of the current plan.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I am hesitant about the hotel idea, and
to have so many more people coming and
going... but it's an interesting further
idea to the development.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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5. Do you have any other comments on the proposed plan?

I sympathize with those traditional and established Village residents who resist or are fearful of change and development and what that means. However, change and (some not too much) development is inevitable and good.

I have lived in Steveston for 13 years and bought an Ocean townhouse new (then). What about our needs and expectations? We have a (short) history here and saw all of this development coming. Were others completely blind?

Some (this) development will only add to the neighbourhood & community.

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Matthew Vaughan

Address: 4- 12333 English Ave.

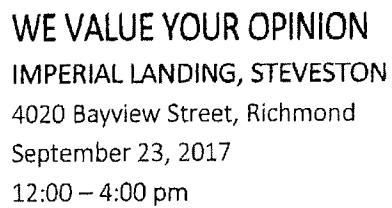
Phone: 604-275-4668

Email: imnottheman; used to be @ gmail.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



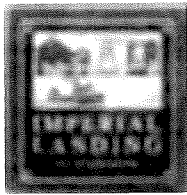
1. Tell us a little about yourself. Check those applicable to you:

2. What do you love most about Steveston?

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

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WE VALUE YOUR OPINION
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I support your project very much and
wish you good luck with our Mayor and
Council on Oct. 16, 2017. Shame on them
to hold that project for so many years.
I and my family all visitors from around the WORLD
enjoy the walk very much.
I hope that the Hotel will go ahead and I can
book it for some of my visitors to enjoy the peaceful
WATERFRONT
Would not trust the City Hall with \$2.375

6. Please circle one (optional):

- ☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: TRUXT BENDA

Address: H 21-6600 WCHS ROAD

Phone: 604-277-9610

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Location a home & quiet & respect for others
Walking - Community! Smallness.

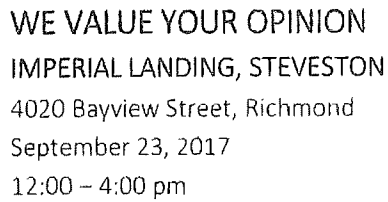
3. Are there elements of the proposed plan that you like? If so, what are they?

Everything. Get the buildings utilized
like all plans.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

No. 1

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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 12:00 – 4:00 pm

1

☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: Jane Pratt.

Address: Andrews Rd.

Phone: _____

Email: ja.pratt@gmail.com.

Yes/ No (circle)

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WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

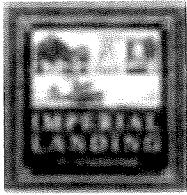
☐ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

ANYTHING WILL BE BETTER
THAN WHAT IT IS AT PRESENT.

6. Please circle one (optional):



☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

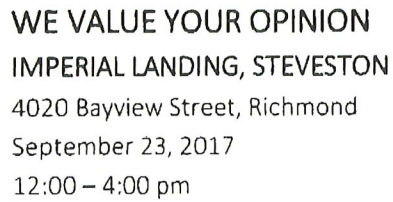
The peacefulness!

3. Are there elements of the proposed plan that you like? If so, what are they?

I like everything in the proposed plan, particularly the indoor recreation. The Steveston Community Centre is lacking in recreational areas. It would be good to have a 'farmers' type market you'round some type of art gallery/ artist studios. The hotel sounds great if kept at a boutique size and style!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: S. Mottus

Address: _____

Phone: _____

Email: smottus@shaw.ca

Yes/ No (circle)

Page 2 of 2



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

3. Are there elements of the proposed plan that you like? If so, what are they?

Daycare

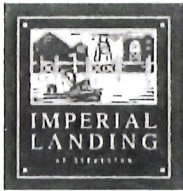
Shops

Restaurants.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Not thrilled with the hotel
concept. Would prefer more
shops, restaurants and other
businesses that will provide
services for the local community.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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5. Do you have any other comments on the proposed plan?

I have lived in Steveston for 13 years, purchased at Imperial Landing when it was built.

The current empty lots and boarded up windows are a blight on the community. The city needs to back down and let DNNI develop the site into something helpful for the community. The local residents

who live near this development are tired of looking at boarded up, empty buildings. We do not want fishing outlets. There is no market for that given the current local (not way off in Steveston but local) community.

City of Richmond - Let DNNI develop the site into something useful and give us back our beautiful waterfront again

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Aviva Vaughan

Address: 4-12333 English Ave. Richmond Bc

Phone: 604 275 4668

Email: amsvaughan@gmail.com

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

That I can walk everywhere and have choices
of restaurants etc.

3. Are there elements of the proposed plan that you like? If so, what are they?

Yes. restaurants

Not banks / daycare / droffice - "NOT"

Something everyone can enjoy

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Let this building filled this is ridiculous lack
of taxes coming in!

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Restaurants and store fronts that are
appealing boutique hotel possibly

6. Please circle one (optional):



☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

H. Caulfield

Address:

29-9880 PARSONS RD

Phone:

RICHMOND

Email:

hcaulfield@telus.net

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

A village atmosphere, easy to walk to

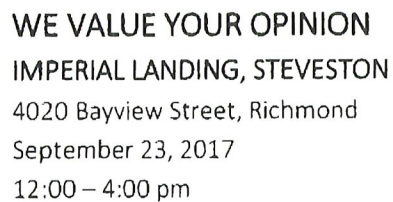
3. Are there elements of the proposed plan that you like? If so, what are they?

- LIKE THE HOTELS FITTED IN THE GROUND FLOOR
- UNOBTRUSIVE

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

It would be good to have a fish and fruit market as well as cafés and restaurants.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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☒ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: J & B HIRAYAMA

Address: 411 - 4500 WESTWATER DR.

Phone: 604 - 241 - 2630

Email: james.hirayama@gmail.com

(Yes) / No (circle)

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WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

i am a Steveston Resident since 1972
it is time to finish your project

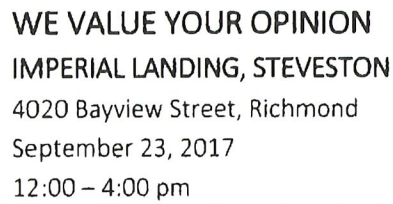
3. Are there elements of the proposed plan that you like? If so, what are they?

I like the proposed Plan
Paul Meyer
P.M. Maurice Diesel Ltd
12211-15th Ave Steveston

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

it looks O.K.

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

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☐ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

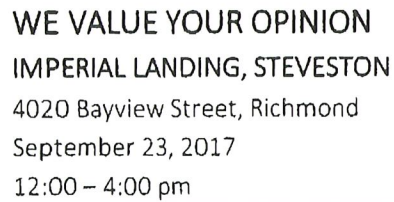
2. What do you love most about Steveston?

3. Are there elements of the proposed plan that you like? If so, what are they?

*I like this proposal re office, restaurant,
retail, health service, financial services
grocery retail? undecided on types of hotel. it
it is similar to the top level condos idea*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

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☐ I support this project

☐ I'm still deciding/ I'm neutral

Name: _____

Address: _____

Phone: _____

Email: _____

Yes / No (circle)

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WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

- ☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

CHARMING VILLAGE

3. Are there elements of the proposed plan that you like? If so, what are they?

I LIKE THE IDEA OF HAVING A HOTEL
AND ALL THE OTHER AMENITIES PROPOSED.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

START AND COMPLETE
PROTECT
A.S.A.P. c

6. Please circle one (optional):

VW

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: EDITHA WHIPPLE

Address: # 406 4233 BAYVIEW ST. RICHMOND B.C. V7E 6G7

Phone: 604 270 -3421

Email: EDITHA.WHIPPLE@6MAIL.CA

Would you like to be contacted for future updates? (please leave an email)

☒ Yes / ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The heritage appeal & the boardwalk

3. Are there elements of the proposed plan that you like? If so, what are they?

*Restricting delivery trucks
Day care
Hotel*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Too little too late.
No parking
Traffic too restricted with so many visitors

Enlarge the library
Enlarge the community center

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: MERLE LINDE

Address: 3580 BROADWAY ST

Phone: 604-448-0136

Email: —

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Its historic look, strict ruling on only 3 story
high & individual shops - no major chains.
I don't like save-on-foods coming in.

3. Are there elements of the proposed plan that you like? If so, what are they?

yes, not just for marina, cuz we are wasting space

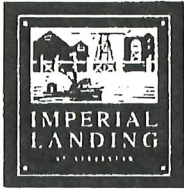
Retail & fitness allowed to come

New hotel coming as long as it remains the look
of historic Steveston

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- Don't think restaurant should be allowed, we
have enough & don't want to take business
away from now existing restaurants

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Think only a breakfast cafe should be allowed
in Hotel not restaurant

Keep small so not too busy to take away
peace of the boardwalk

6. Please circle one (optional):

☒ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Marijke Hulyk

Address: 3771 Broadway st

Phone: 604 788-2465

Email: marijke2h@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

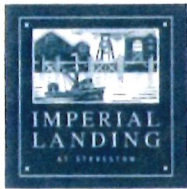
I HAVE LIVED HERE FOR 24 YEARS. IT'S MY FAMILY HOME.

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

NO HOTELS. / PUT EITHER THE COMMUNITY CENTRE OR THE LIBRARY. HERE WE DON'T NEED ANYMORE COFFEE SHOPS/ NAIL BARS ETC ETC.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

YES. JUST GET THIS FINISHED & STOP ARGUING
WITH CITY COUNCIL.

LISTEN TO THE RESIDENTS OF THIS BEAUTIFUL
"VILLAGE"

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

IF YOU FINISH IT!

Contact Information Please Print:

Name: CHRIS GARNER.

Address: 4320 STEVESTON HWY.

Phone: 241 3948.

Email: chrisgarner43@yahoo.ca.

Would you like to be contacted for future updates? (please leave an email)

Yes ☒ (No circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

the village atmosphere

3. Are there elements of the proposed plan that you like? If so, what are they?

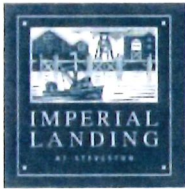
DAYCARE

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*Increase the amount of the Steveston Amenities Donation.
Possibly including below market rent for community library
for 40 years*

*ONN; fails to acknowledge that original approval was
for a certain type of development, that was not too commercially
lucrative. The amendment makes the project much
more lucrative. The majority of the uplift is going to
ONN, rather than to City. This needs to be
changed*

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Any rezoning approval must include an condition
that should the existing rental units are removed &
replaced by a higher height (i.e 2-4 stories), at
that point the City would receive 50% of any
increase in value

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Ken MIYAZAKI

Address: 51 5999 ANDREWS

Phone: 604 4471200

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes ☒ No ☐ (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The Old Steveston
Heritage.

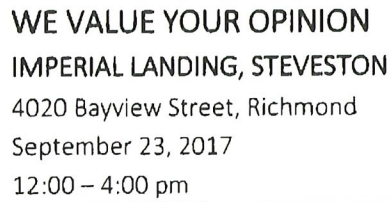
3. Are there elements of the proposed plan that you like? If so, what are they?

No

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

YES
Build a New Community
Centre !!

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

~~THE~~ NATURE, PLANT & HOOPS

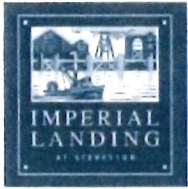
3. Are there elements of the proposed plan that you like? If so, what are they?

DO SOMETHING WITH THE SITE. BUT PAY YOUR
FAIR CAC.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

OVERALL OK. BUT YOU WILL MAKE MONEY SO
CONTRIBUTE CAC ACCORDINGLY.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

OWN. KNEW WHAT THEY BOUGHT WHEN
THEY PURCHASED THE SITE, AND PAID
ACCORDINGLY. THEY ARE PLANNING "CHICKEN"
WITH THE CITY, AND CAN'T BE REWARDED
FOR IT.

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes ☒ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Its rustic + local community feel.

3. Are there elements of the proposed plan that you like? If so, what are they?

I think it is important to not leave this location unused

The Daycare use is good.

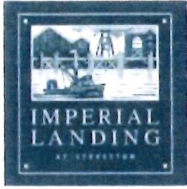
We don't need another restaurant in Steveston!
No to Grocery Store!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I am opposed to a hotel. As is, there isn't enough parking in Steveston. This plan makes parking even worse.

No Financial Services here.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

why not use the space for community use
like library, community center, health clinic

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: VINOLT ANFARO

Address: 11171 CUTTER PL RICHMOND BC

Phone: 604 220 3860

Email: vinnea@telus.net

Would you like to be contacted for future updates? (please leave an email)

☒ Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

CHARACTER + WALKABILITY

3. Are there elements of the proposed plan that you like? If so, what are they?

STREET ENHANCEMENTS

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Don't think a hotel is appropriate.

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: *Gordon Bird*

Address: *11091 Swallow Dr.*

Phone: *604 277-6727*

Email: *GordonBird@Swallow.ca*

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/Richmond ☐ I work in Steveston/Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE PEACE & QUIET.

3. Are there elements of the proposed plan that you like? If so, what are they?

NONE - ESPECIALLY THE HOTEL - WE ALREADY HAVE ONE AND
CERTAINLY DON'T NEED MORE PEOPLE IN THE AREA.
THERE IS NO DECENT PUBLIC TRANSPORTATION - UNLESS THEY
"UN-MONTBALL" THE TRAM AND PUT IT TO WORK AGAIN FROM
STEVESTON TO VANCOUVER - WE DESPERATELY NEED MUCH
BETTER PUBLIC TRANSPORT.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

WOULD LIKE TO SEE THE STEVESTON SEAFOOD HOUSE MOVE TO THIS PROJECT.

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: JENYNE BUZAR

Address: 12294 IMPERIAL DRIVE.

Phone: 604-271-7217

Email:

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

MARITIME + FISHING AMBIANCE

3. Are there elements of the proposed plan that you like? If so, what are they?

HOTEL, BUT NOT 90 DAY STAY - SHOULD BE 14

HOTEL DEVELOPMENT SHOULD DEPEND ON DRAIN PROVIDING
A MARINA ENLARGEMENT.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

NO GROCERY STORE

OR ANY BUSINESS REQUIRING MAJOR DELIVERIES

MUST HAVE ENHANCED MARINA, KEEP BOAT BUILDING AS IS

OR PROVIDE LOWER FLOOR OF LARGEST BUILDING FOR
LIBRARY AT REDUCED RENTAL

CROSSWALKS DO NOT NEED IMPROVEMENT

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

OWN IS ONE OF THE MOST UNTRUSTWORTHY
COMPANIES SO FAR.
TIME TO PROVE OTHERWISE

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Small fishing village, quaint, simple, super friendly
active, community spirit,

3. Are there elements of the proposed plan that you like? If so, what are they?

- like to see the bldgs used - what about ~~library~~
from Community Ctr.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

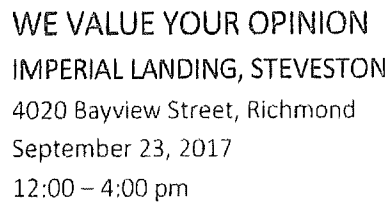
- you will displace residents - where will they go in
this market ?? - terrible -
- more traffic - that's poor, it is tough today to find
parking.
- what about sticking to the original zoning you agreed to,
- always pushing for changes - Omni cannot be trusted ..

PLEASE TURN OVER

- add competition to established local businesses -
it will make Oct - May almost
impossible to survive.

Page 1 of 2

Any more leaky garages?



5. Do you have any other comments on the proposed plan?

[illegible]

☐ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Harbour, boats, fish/seafood, laid back l.p. style

3. Are there elements of the proposed plan that you like? If so, what are they?

~~None~~
Dugout area but yet to see staff teachers/kids this month...

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

checked off underground parking lot during last open house.
y/bi and see no storage space for potential tenants whatsoever.

Maybe use one building as storage facility for public use
(ie. lockers)?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

- Still want new expanded library, more in
- encourage more boat launch stations / boat storage space
- have marine tour more in ???

? Encourage more marine usage !!!

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Lucy Ushijima

Address: Richmond BC

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE TRANQUIL PLACE OF IT.

3. Are there elements of the proposed plan that you like? If so, what are they?

HOTEL - OK.

(RESTAURANTS) - WHAT GUARANTEE WE
WONT HAVE A MCDONALDS.

NOISE RESTRICTIONS -

WHAT

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

AREAS THAT THE COMMUNITY DOES NOT
WANT FAST FOOD RESTAURANTS -

STEVESTON WATERFRONT SHOULD STAY INDEPENDENT.

SMALL CLASSY ESTABLISHMENTS

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

ONM/ NEW WHAT THEY WERE DOING
WITH THE GULLY ZONE.
NOW IS THE TIME FOR THEM TO BE HONEST.
AND MAKE UP FOR THEIR NEGLIGENCE.

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: L. CYP.

Address: 4500 WESTVIEW DR.

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes/ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Steveston the way it is now

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral**Contact Information Please Print:**

Name: Antonio Anta Colacchi

Address: 303- 4233 Bayview st

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

- ☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

SMALL COMMUNITY
FRIENDLY PEOPLE

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

MORE GREEN SPACE, TOO MUCH CONCRETE

VERY STERILE LOOKING,

NO HOTEL,

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

- ① ONNI HAS BEEN A "POOR"
COMMUNITY NEIGHBOUR.
- ② THE CURRENT STATE OF THE RENTAL
STORAGE ROOMS IS A DISGRACE
- ③ THE 2.3 M FOR THE STEVESTON
COMMUNITY FUND IS VERY INADEQUATE
ONNI HAS AT LEAST TRIPLED
IT'S INVESTMENT
- ④ AS AN OWNER OF AN ONNI BUILT UNIT
I'M "VERY" DISTRUSTING OF ONNI'S INTENTIONS.

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: SHIRLEY GELDART & BRIAN THOMSEIT

Address: 39-12333 ENGLISH AVE

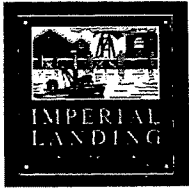
Phone: 604-271-8344

Email: geldart1@gmail.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

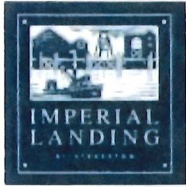
The Heritage Value

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Access to parking for hotel guests would probably be a problem for residents living along the narrow residential streets

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Why not donate space for the Steveston Library.
This would free up space in the Steveston Rec Centre
for additional athletic equipment & reduce the need
for you to try & find a paying customer to provide
a facility in your complex.
Don't be so greedy, Omni!

Restaurants - a decent one - OK
Fast Food ~~any~~ Type - NO

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE RIVER & THE VILLAGE!

3. Are there elements of the proposed plan that you like? If so, what are they?

NESTER'S
T.D. BANK

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

OUR STORAGE SPACE I-C - NOWADAY WE
LOSE IT?

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

BARBARA BOYD

Address:

1203 4020 BAYVIEW ST. RICHMOND B.C.

Phone:

604-275-0990

Email:

barboyd@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

☒ Yes/ ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The community feel and location near the water.

3. Are there elements of the proposed plan that you like? If so, what are they?

Planning for health services, restaurants & recreation.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

** DO NOT APPROVE OF HOTEL PLANS. **

Inappropriate area for hotel.

Space should be dedicated to community use - senior centre, library, gym etc - given to the city for the rezoning!

PLEASE TURN OVER



12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

Page 2 of 2



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

LIVING NEAR THE SURROUNDING WATER AND SUPPORTING
LOCAL SMALL BUSINESS.

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

BEING THAT I LIVE IN THIS COMPLEX, WITH THE
STORAGE WE HAVE IN THIS BOTTOM FLOOR #1C
WE WOULD HAVE TO MOVE, BEING THAT WE JUST MOVED
HERE 3 MONTHS AGO AND HAVE TOO ~~MUCH~~ MANY ITEMS
THAT MEAN A LOT TO US.

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: ROBERT JOHN BOYD

Address: #203 - 4020 BAYVIEW ST.

Phone: 604-275-0990

Email: BARBOYD@SHAW.CA

Would you like to be contacted for future updates? (please leave an email)

☒ Yes / ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The history of the village
The casual, friendly atmosphere
The family connections - My Irish family with 7 children arrived
in Steveston in 1914. My Dad's family were very active in community.

3. Are there elements of the proposed plan that you like? If so, what are they?

The improvement of crosswalks and parking

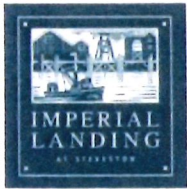
4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Where is the support of marine activities?
This was an original focus.

The community centre & library should
be given some space as they need to expand.

Support for an interurban tram line

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I do not support a hotel !!

Instead there should be a marina in the plan
with the support of necessary buildings for boat owners.

A donation of \$2,375 million - is this a way of
buying support of councilors?

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Pat Montgomery

Address:

Richmond

Phone:

Email:

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

Heritage Building & its history

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Drop the idea of another Grocery Store!

No Hotel!! Absolutely ridiculous idea

Library! Or Art Space would be nice

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

No Hotel. Onni already ran illegal hotel/s in Vancouver houses until caught. Why allow them another shot at it? Doesn't fit with the culture. Neither does a 3rd Grocery Store.

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Ram Schell

Address: East Richmond (Live) / Work in Steveston

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Village atmosphere - stores so handy for walking, Dr & Banks close

3. Are there elements of the proposed plan that you like? If so, what are they?

Nothing

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*PA Parking not feasible
Crowded as is.*

PLEASE TURN OVER

WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
 4020 Bayview Street, Richmond
 September 23, 2017
 12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

1. The first step in the process of creating a new product is to identify a market need. This involves conducting market research to understand the target audience and their requirements. Once a need is identified, the next step is to develop a concept that addresses the need. This concept should be innovative and differentiated from existing products in the market.

2. The second step is to create a business plan. This plan should outline the company's mission, vision, and financial goals. It should also include a detailed description of the product, the target market, and the marketing strategy. The business plan is a critical document that guides the company's operations and helps to secure funding from investors.

3. The third step is to develop a prototype. This involves creating a physical model of the product that can be used to test the concept and gather feedback from potential customers. The prototype should be functional and representative of the final product. It is important to iterate on the design based on the feedback received to ensure that the product meets the market need.

4. The fourth step is to conduct a pilot test. This involves producing a small batch of the product and selling it to a select group of customers. The purpose of the pilot test is to evaluate the product's performance in the market and to identify any issues that need to be addressed. The feedback from the pilot test is used to refine the product and the marketing strategy.

5. The final step is to launch the product. This involves producing a larger batch of the product and selling it to the target market. The company should implement a marketing campaign to promote the product and attract customers. It is important to monitor the product's performance in the market and to be prepared to make adjustments as needed.

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: MARGE DOROZIO

Address: 9471 DIAMOND Rd RMD BC

Phone: 604 2770293

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE VILLAGE ATMOSPHERE !!!

3. Are there elements of the proposed plan that you like? If so, what are they?

NONE !!!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

WHAT CONNOR HAS DONE - WHEREVER

THEY BUILD - THERE ARE MAJOR PROBLEMS

P.S. IMPERIAL LANDING \$10 MILLION REPAIR ... !!!
(\$10,000,000)

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

(/)
DON'T TRUST ENVI

6. Please circle one (optional):

☐ I support this project

☒ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: ELEANOR HAMILTON

Address: #105 - 4233 BAYVIEW ST.

Phone: 604-277-3774

Email:

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

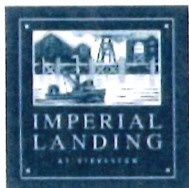
Walk - shopping, village feel/vibe.

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Hotel + conference centre for one of
the retail bldgs ~~on~~ on this site.
Accommodate community + business
Affordable!!

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

concerned about ^① traffic of
delivery trucks based on the # of
retail/hotel in aggregate -
② employees for transit, parking in addition
to guests.
* hotel seems luxury & unaffordable
for "families" to experience &
enjoy our lovely village

* I'd like to see a Recreational Fitness Centre
on site

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Mary Ross

Address: 12633 NO 2 Rd #305

Phone: 604 273 1404

Email: marge.ross@yahoo.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Its quaintness & village feel.

3. Are there elements of the proposed plan that you like? If so, what are they?

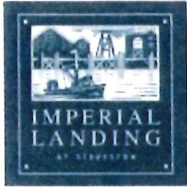
*Please no big box stores
no grocery no Drug Stores*

*Love the Hotel & day care Bank
& professional offices*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*Traffic commercial garbage collection
motor bike noise*

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

PLEASE RESPECT ORIGINAL OWNERS OF
APTS OPPOSITE THEY HAVE BEEN VERY
PATIENT DURING ALL PROPOSED PLANS.
I WOULD APPRECIATE SEEING A
SETTLED COMMUNITY WITH BUSINESSES
THAT ARE NEEDED.
THE IDEA OF A BOUTIQUE HOTEL IS
EXCELLENT AS THIS IS SOMETHING THE
COMMUNITY NEEDS.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: G M HARROP

Address: #101 - 4111 BAYVIEW ST. RICHMOND

Phone: 604-271-5148

Email:

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE ONLY AREA IN RICHMONDIA WE WOULD CONSIDER
LIVING IN.

3. Are there elements of the proposed plan that you like? If so, what are they?

HOTEL - GREAT IDEA.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

* CASH PART OF THE PROPOSAL - SIGNIFICANTLY
TOO LOW.

* DEVELOP THE WATERFRONT - PLEASURE CRAFT
MARINAS.

PLEASE TURN OVER

WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
 4020 Bayview Street, Richmond
 September 23, 2017
 12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

That it still has a bit of "village" charm about it

3. Are there elements of the proposed plan that you like? If so, what are they?

When the preschool was granted license to operate in the building they immediately put plywood over 1/2 of the windows and drapes, cutting off my view of the water completely. NOT NICE!!!
However, a hotel in the area would be a plus for Steveston, but no big time grocery chain, etc.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Love the idea of 30 km/h speed extension

PLEASE TURN OVER



OPEN HOUSE COMMENT SHEET

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

☐ I support this project ☐ I do not support this project ☒ I'm still deciding/ I'm neutral

Name: Helen Lindsay
Address: 301 - 4233 Bayview
Phone: 604 - 277 - 3951
Email: HELENLINDSAY54@gmail.com

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Fresh air, walkability, marine and fishing businesses, vibrancy.

3. Are there elements of the proposed plan that you like? If so, what are they?

I welcome any opportunity for local employment.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I am concerned about heavy goods traffic that will be moving along Bayview Street, the noise, the pollution, the safety issues.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I would really like to see a Marina with permanent dock space available to lease on an annual basis as part of the new plan.

I would like to see community uses explored:

Library, Art College space, Indoor Market Stalls (ex: Covent Gardens, London UK), Indoor Night Market, Food Trucks or Dining Hall & small business opportunities.

Tennis Club, Martial arts studio, Start-up office hub,

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: *Laura Heblarf*

Address: *4371 Bayview St.*

Phone: *604-274-8065*

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

waterfront, small town feel, local shops

3. Are there elements of the proposed plan that you like? If so, what are they?

Think the hotel is OK with appropriate self contained parking
I would like to see development of the "ghost" shops but can not get my head around the parking

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

More parking - despite your excess stall #'s I'm down here 2-4 times a week and parking is always bad. I walk in!
All sorts of new restaurants shopping sounds good but it will be crazy.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

PAY THE GOING RATE
#B

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: BARBARA BARNETT

Address: 11551 KINGFISHER DR

Phone: 604-275-7138

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes ☒ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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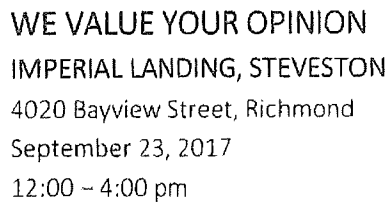
IT'S LIKABILITY & QUAININESS

3. Are there elements of the proposed plan that you like? If so, what are they?

*EXTENDING THE SPEED LIMIT OF 30 km's / hour TO
BAYVIEW → NO. 1 & EASTHOPE / ENGLISH AVE.*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

[illegible]

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: DAV PK

Address: STEVINGTON VILLAGE

Phone: _____

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes ☒ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
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12:00 – 4:00 pm

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2. What do you love most about Steveston?

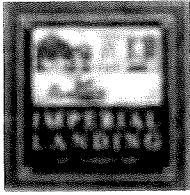
Great walking areas/drails Good Shopping
Sense of community Japanese heritage
Beautiful views Fishing ✓

3. Are there elements of the proposed plan that you like? If so, what are they?

Hotel proposal is interesting!
Restaurant a good idea.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I hope DNVI and City Council can come
to some compromise - soon!

The property is looking very run down.

Any services that promote community
would be preferable.

Calad a Day care was accommodated.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Brenda Reynolds

Address: # 322 - 12931 Railway Ave.

Phone: 604 275-0505

Email: brendareynolds@shaw.ca

Would you like to be contacted for future updates? (please leave an email)

Yes ☒ No ☐ (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

the connectedness : walkability of the community

3. Are there elements of the proposed plan that you like? If so, what are they?

*the hotel! great idea @ long as is affordable !!!
for family travel - Forget luxury suites !!!*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*I would like to see a performing art / restaurant
center (reference → Brockendale) with art
gallery component.*

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Could we have the Japanese heritage be
reminiscent of the development or hotel or
with a Japanese name.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Linda Ross

Address:

#201 - 4600 Westwater Dr

Phone:

(604) 275-4806

Email:

linda.ross@gmail.com

Would you like to be contacted for future updates? (please leave an email)

(Yes) / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☒ I am visiting Steveston for the day

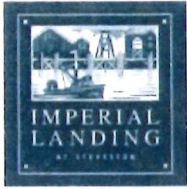
2. What do you love most about Steveston?

RYKES, OPEN AREAS THAT
YOU CAN WALK RESTURANTS & BARS

3. Are there elements of the proposed plan that you like? If so, what are they?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I HAVE WATCHED THIS PLACE
SITTING EMPTY FOR 15 YEARS SOMEONE
WEATHER CITY OF RICHMOND OR CNMT
NEEDS TO GIVE THEIR HEADS
A SHAKE AND GET ON WITH GETTING
THIS LEASED, HOTELS BARS NEW
RESTURANTS WOULD BE A IMPROVEMENT
CONSIDERING WHAT I LOOKS LIKE
AT PRESENT A NEW MARINA IN
FRONT OF BUILDING WOULD HELP
WITH EXTRA FUNDING

6. Please circle one (optional):

☐ I support this project ☐ I do not support this project ☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: JOHN M. WALLACE

Address: 9991 SW ANSEA DRIVE

Phone: 604-241-8426

Email: big JOHN WALLACE @ HOT MAIL . COM

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

*The village & heritage
atmosphere & neat shops.*

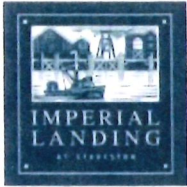
3. Are there elements of the proposed plan that you like? If so, what are they?

only the hotel

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

N/A

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Coffee shop
Restaurant

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

Elvira Johnson

Address:

#43-12880 Railway Ave

Phone:

604-275-3577

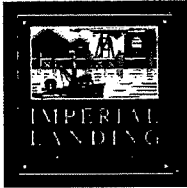
Email:

N/A

Would you like to be contacted for future updates? (please leave an email)

Yes/ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The waterfront, fishing boats, village feel - streetscapes

3. Are there elements of the proposed plan that you like? If so, what are they?

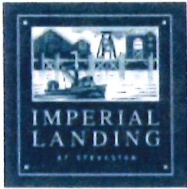
Hotel is a good amenity - if it includes cafe, etc, open to the public

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Instead of Onni providing funds for ~~the~~ street improvements, Onni should provide a ~~gen~~ generous allowance to the City of Richmond, such as free use or lease of a building space ~~to~~ sufficient for a new Steveston library branch (of free use for 25 years, etc).

Onni is sitting on a valuable piece of waterfront - they owe the City + people of Richmond something meaningful in return - not ~~take~~ take-scapes. The city of Richmond must remain firm in its negotiations with Onni.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Provide ~~extra~~ amenities for cyclists.
Provide more garbage receptacles
Provide funding for more landscaping in the
now barren concrete spaces ~~area~~ around
buildings
Need more greenery throughout Omni property.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: MARSHALL LETCHER

Address: 1203 - 4900 FRANCIS ST

Phone: 604 274 0313

Email: h1stlone@gmail.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

- ☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Family safe community alongside the river, with
a vibrant group of businesses.

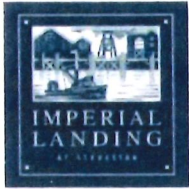
3. Are there elements of the proposed plan that you like? If so, what are they?

The retail services that will increase the vibrancy
of the waterfront. The key factor will be
sustainability & allowance for change over time.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Love the boutique hotel but not sure if there
is a target market that can sustain it as a business
in this locale.

PLEASE TURN OVER



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12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Continue to engage with both the city (council & committees)
as well as the local community (residents & businesses)
in order to move forward a supported plan that
is sustainable.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Mike Lee

Address: 13 12880 Railway Ave, Richmond, BC V7E 6G2

Phone: 604 214 3630

Email: mike@Solution4u.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes/ ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

Everything - nature - library - park - lovely walks

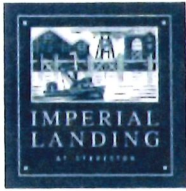
3. Are there elements of the proposed plan that you like? If so, what are they?

hotel looks like a good idea

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Much more money on the
table to upgrade Community
Centre, library, & park.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Not nearly enough money being
offered yet. This will very much
improve Onni's bottom line, &
needs to reimburse Richmond
in order to get my approval.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Ann McCormick

Address: 11757 Yoshida Court

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

Tranquility !! Don't turn this into a chaotic village with crazy traffic and parking problems.

3. Are there elements of the proposed plan that you like? If so, what are they?

none
you are catering to the wealthy with your hotel plan - luxury - what about the average family that would like to stay in Steveston at a hotel - will not be able to afford to stay here.

You are catering once again to the very wealthy
not happy about that!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER

5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



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IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

Ambience, waterfront, The "Village" with
the old buildings, etc

3. Are there elements of the proposed plan that you like? If so, what are they?

It should be OK as long as care is
taken to ensure there is not too much
of any one thing - e.g. ~~stores~~ restaurants
but in general I think it is OK

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

1. I am concerned about the parking
available - probably won't be adequate
2. I think care should be taken to
see that this does not turn
into an "Entertainment District" only

PLEASE TURN OVER



12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

☒ I'm still deciding/ I'm neutral

Email: harveyking1935@gmail.com

Yes / No (circle)

Page 2 of 2



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☐ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☒ I am visiting Steveston for the day

2. What do you love most about Steveston?

waterfront, cleanliness, tastefully planned.

3. Are there elements of the proposed plan that you like? If so, what are they?

underground parking.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

If you bring in large grocery store (there is already one in the neighbourhood) would not like to see competing businesses brought in. Bring in diverse businesses. If you are bringing in more utilitarian type commerce consider putting them underground. Having something like a large grocery store would definitely spoil the area's atmosphere.

Consider a branch of the public library. \$

PLEASE TURN OVER

5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Carol Hama Chang

Address: #30, 7170 Antrim Ave^o BBy

Phone: 604-420-1678

Email: Carolhamachang@gmail.com Pls do not share, send or give n email - info @

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

The feeling of Steveston. (small town feeling)
Nothing like it in Richmond, We are a small Yaletown)

3. Are there elements of the proposed plan that you like? If so, what are they?

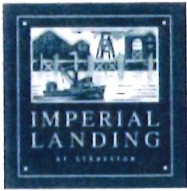
If OK

Overall the proposal seems okay
I like the idea of the boutique
resort/short term rental etc.
It seems as if the proposal would
encourage more people to come to Steveston
so that's good for retailers/merchants

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I think the city should be encouraged to
expand the Marina so that Steveston could become
a stop for smaller cruise ships like the
Natural Geographic. Perhaps Steveston could be
a base for such a plan/terminal facility.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

As I say I support the project
in general but there should be more
energy put into the marina expansion.
If Steveston is to become more attractive
to the tourist then this would be one
way to attract them. But I also
understand the city has to move forward.
with one and get the best for Richmond
Gordon Huckle

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

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2. What do you love most about Steveston?

community ~~at~~ culture

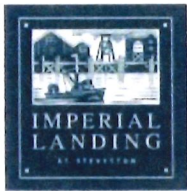
3. Are there elements of the proposed plan that you like? If so, what are they?

very nice proposal

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

include community space in building(s) for public
use (ie. public events)

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

Onni needs to provide fair market value to
City for this change of use. Would be good
for Onni to re-build their negative reputation
in Richmond.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

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OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

the river view & walk, stores in Steveston; small village feel; within walking distance of home

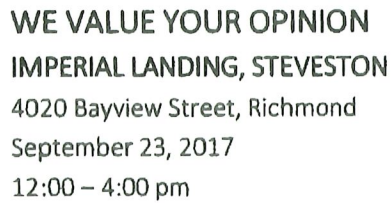
3. Are there elements of the proposed plan that you like? If so, what are they?

*- like hotel idea
- restaurant on the water
- eg. Mlentones*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*- making sure there is adequate parking for people who live here & their visitors.
- space for people in building to moor ^{their} boats*

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project☒ I'm still deciding/ I'm neutral**Contact Information Please Print:**

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



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OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

historic Village on the Fraser River

3. Are there elements of the proposed plan that you like? If so, what are they?

Hotel, with a breakfast room/cafe

+ patio areas with flowering shrubs

offices + daycare + indoor gym

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*I don't think we need another grocery store
and full service restaurant or more retail*

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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OPEN HOUSE COMMENT SHEET

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

When it's quiet. River front. Fishing village
Britannia Shipyard - Historical parking preserved
What I like least are long drawn out processes such as
this one where building developers change their plans in

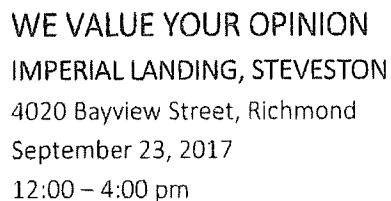
3. Are there elements of the proposed plan that you like? If so, what are they?

such a way as to not reflect
the best parts of Steveston.
Mixed Maritime, Health Services, Childcare are fine.
Instead of a hotel have you thought about
providing some affordable housing. Everything
in this proposal is geared toward people with
plenty of money?

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Make a decision ! ! !

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

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☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The village setting; the walkability of the neighbourhood; everything I need is within walking distances. The variety of restaurants and shops.

3. Are there elements of the proposed plan that you like? If so, what are they?

I like the idea of bringing in more restaurants. It is good to have more choices. Something different like a ramen place would be nice.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I don't think we need another grocer in the Village. There already is one and another one is coming shortly at 3rd Ave & Mountain. I would like to see the space allocated for the grocer to be used as a Granville Island style of ~~market~~ market.

I have no interest in general services ~~offered~~ such as health services, financial services etc. These are exclusion services. No doctor offices / No gym / No daycare / No hotel / No banks. Bring in services that everyone can use.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

work with the city to bring in the library and an
expansion for the ~~same~~ community centre

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Peter Ho

Address: 3111 Broadway St Richmond

Phone: _____

Email: ~~peter~~ peter.hotelus.net

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

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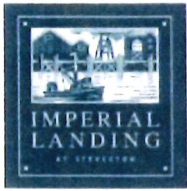
The small town feel
the relaxed atmosphere

3. Are there elements of the proposed plan that you like? If so, what are they?

the time Messpace was used
the home + day care

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
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September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

we need to make sure this development
fits in with the feel of the community
and also wait until after the \$\$\$
money
that also is thinking about Steveston
and not just themselves

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

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2. What do you love most about Steveston?

The historical nature of the community, the river location, the fishing theme, the quaint shops (i.e. no chain stores). Love the small town feel

3. Are there elements of the proposed plan that you like? If so, what are they?

I like the hotel idea... in fact I think it should encompass more of the envelope.

I like the idea of supporting the local merchants in the Steveston Village by
** & farmers, etc.*

using these in the running of the hotel & its services.

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- More hotel units

- A marina

The cash contribution of ^{\$}2.375 million is too small in today's market.

** More money please for the amenity account.*

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I do not support the idea of
a grocery store here as there is already
a (save-on) + super Grocer.
coming

would like to see a "Granville Island
Market" idea.

Not in favour of a bank along the
water front, or office type use, or
health service

Should be more of a resort feel.

* No chain type retail ... enough in
the centre of Richmond.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

would like to remain

Name: anonymous, but I do live

Address: in the area & support the Steveston

Phone: Area & village.

Email: It is a unique, quiet place.

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

WALKABLE RESTAURANTS RIVER VIEWS
MULTICULTURAL

3. Are there elements of the proposed plan that you like? If so, what are they?

HOTEL FOR OUT OF TOWN GUESTS
AS THERE IS NO TRANSPORTATION TO
BRIDGEHOUSE
RESTAURANTS YES!

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

NO BANKS OR FINANCIAL INSTITUTIONS
THEY DO NOT NEED TO BE ON THE WATER
NO DOCTOR OFFICES
HOW ABOUT DOCKS AND MORE RIVER
CRUISES

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

DO NOT LET IT BECOME
ALL CHINESE KEEP A BALANCE
OF MULTI CULTURAL RESTAURANTS
AND SHOPS!

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name:

C. McBurne

Address:

10457 CANSO CRE. RD

Phone:

Email:

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

- sidewalk cafe's
- walks throughout
- art & things

3. Are there elements of the proposed plan that you like? If so, what are they?

like the hotel - as brings ppl to support existing retailers
like the hotel + keep Steveston vibrant

- like hotel NOT having restaurants +
partnering w/ existing restaurants/coffee shops
bakeries

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I don't like that you built the project
by the idea of trying to change
the zoning.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: Loeen

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

Everything!

3. Are there elements of the proposed plan that you like? If so, what are they?

*Would love to see this area been
used for restaurant use, flower shop
etc*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*Do not approve of Hotel use for buildings
5 and 6. Would like to see approval
for library - offer 20 year reduced
rental like Ironwood did*

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

More money should be offered to City!

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

the village feel + heritage atmosphere

3. Are there elements of the proposed plan that you like? If so, what are they?

hotel

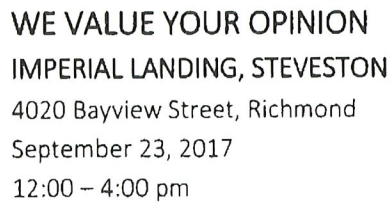
restaurant

NOT GROCERY STORE

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

NO GROCERY STORE

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☒ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

- AMBIENCE
- NEAR WATER

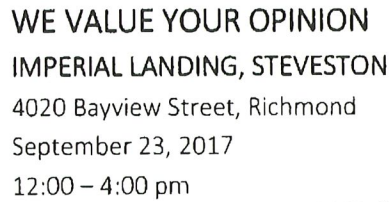
3. Are there elements of the proposed plan that you like? If so, what are they?

HOTEL SUITES ADJACENT TO THE WATER

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

THERE SHOULD BE A PLACE TO MEET / DANCE / LIVE MUSIC
WATERSIDE THEATRE. PERFORMING ARTS

PLEASE TURN OVER



5. Do you have any other comments on the proposed plan?

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

☐ I support this project

☒ I'm still deciding/ I'm neutral

Name: LISA YOUNG

Address: 5500 ANDREWS RD SUITE 312

Phone: 604 422 940 8577

Email: ADNERCHICK@GMAIL.COM

Yes / No (circle)

Page 2 of 2



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

The river, the small-town feel of this community where there seems to be a sense of caring for each other.

3. Are there elements of the proposed plan that you like? If so, what are they?

Finally, there will be life along this blighted stretch of boardwalk
Onni, prior to the unconscionable delay + litigious way of acting in this negotiation, your name was pretty neutral, perhaps a little positive in my thoughts. Having experienced your way of dealing in such a hard-nosed, litigious way, both in negotiations with the city, as

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

well as your harsh litigious dealings with residents across Bayview at 'The Village', & have totally lost confidence in your humanity + integrity. You have allowed your name + reputation to be blighted/destroyed in this community by only seeming to care about money + winning at all costs. Shame on you.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 - 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I want both Envi + City council to find away of coming to a fair settlement. Envi, you need to be offering fair + just community contribution + support + financial compensation. City of Richmond, negotiators please deal fairly, without thought of personal gain for the residents of Richmond-Steveston

If you haven't reached a fair settlement in one month's time, I would strongly suggest hiring Vince Reddy to force you into timely negotiation of settlement.

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☐ I'm still deciding/ I'm neutral

Just finish it in a fair + timely manner

Contact Information Please Print:

Name: Joyce Braun

Address: 5500 Andrews Rd

Phone: 604-241-3993

Email: joysee49@gmail.com

Would you like to be contacted for future updates? (please leave an email)

☒ Yes ☐ No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

IT IS CHARACTER & AMBIANCE

3. Are there elements of the proposed plan that you like? If so, what are they?

*I HAVE NEVER LIKED THIS DEVELOPMENT.
THE BUILDINGS ARE JUST A BUNCH OF CONCRETE
BUNKERS LOCATED ON SOME PRIME REAL ESTATE.
NO THOUGHT WAS GIVEN TO ESTABLISHING A CONNECTION
TO THE CHARACTER OF THIS VILLAGE.
POOR PLANNING - NO SENSE OF COMMUNITY VALUES.*

4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I HAVE NO CONFERENCE IN ONE.

PLEASE TURN OVER



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

5. Do you have any other comments on the proposed plan?

I do not intend to

6. Please circle one (optional):

☐ I support this project

☐ I do not support this project

☒ I'm still deciding/ I'm neutral

Contact Information Please Print:

Name: *Jim Hulstain*

Address: *Mountain ST*

Phone: _____

Email: *Hulstar@shaw.ca*

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please return your comment sheet to the Open House registration table. Thank You.



WE VALUE YOUR OPINION
IMPERIAL LANDING, STEVESTON
4020 Bayview Street, Richmond
September 23, 2017
12:00 – 4:00 pm

OPEN HOUSE COMMENT SHEET

1. Tell us a little about yourself. Check those applicable to you:

☒ I live in Steveston/ Richmond ☐ I work in Steveston/ Richmond ☐ I am visiting Steveston for the day

2. What do you love most about Steveston?

THE RIVER - THE SMALL TOWN - EVERYTHING I
NEED IS HERE.

3. Are there elements of the proposed plan that you like? If so, what are they?

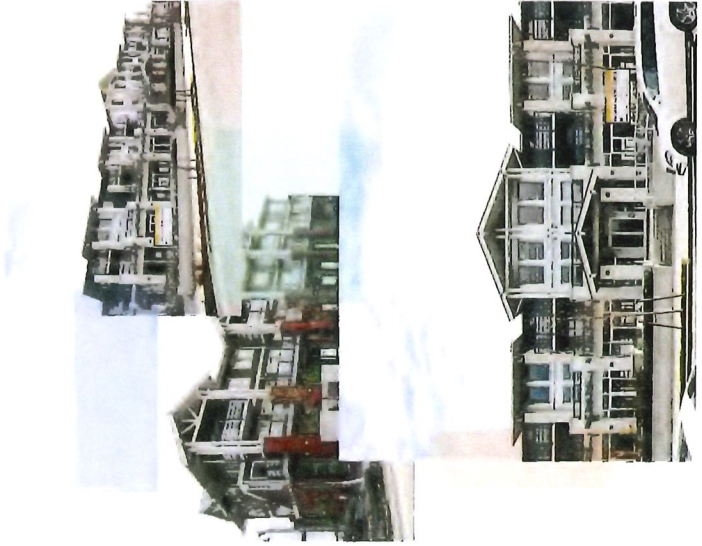
4. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Parking security needs major improvements.
A lot at the village & the parking stalls
are owned by Amni. Already we have been
broken into several times. Many more, more
residents will have jobs. This is our home.
Commercial parking "persons" will not have
the same concerns.

PLEASE TURN OVER

Imperial Landing

Situated immediately adjacent to Steveston Village, or the historic BC Packers site, is Imperial Landing. Imperial Landing is a mixed use, master-planned community developed by the Onni Group. Onni began development of this site in 2001 with the first phase comprised of single-family homes. Over the course of this development, Onni has made consistent contributions back to the community that include: the revitalization of Phoenix Pond including the pedestrian connection bridge, construction of the entire boardwalk from No. 1 Road to Railway Ave. including the parking lot at Britannia Heritage Shipyard Park, public art throughout our sites including the round-a-bout at Easthope Ave., as well as historic plaques identifying particular maritime features of the community.



Get Involved

Listed below are opportunities for you to learn more about the exciting future of Imperial Landing and to let your voice be heard.

Public Consultation

WHEN

Sept 23, 2017

Sat, 12pm - 4pm

WHERE

4020 Bayview Street

Richmond

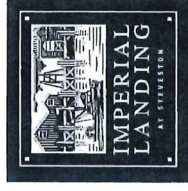
Visit Our Website

Please visit our website at waterfrontre zoning.com which contains all the details of our current application. At the bottom of the page you will see two links where you can directly provide feedback to the City of Richmond.

Public Hearing

On October 16th, a formal Public Hearing will be held by Mayor and Council to make a decision on whether the application will be approved. All members of the community are invited to attend and participate

onni
group



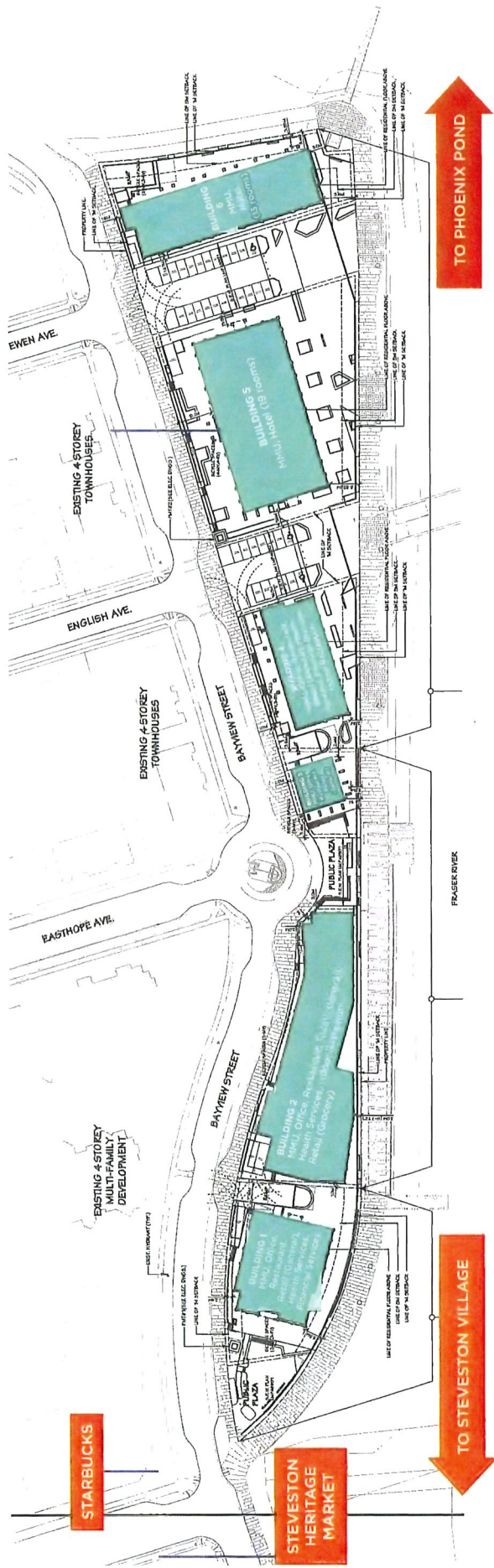
Imagine more...
AT IMPERIAL LANDING



Imperial Landing

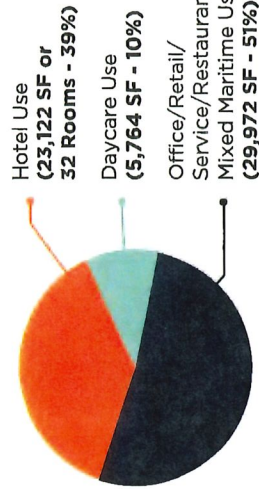
Information on the current development proposal for Steveston Waterfront.

waterfrontre zoning.com



Onni Proposal Facts:

Onni has significantly reduced the amount of commercial space to address concerns from residents and merchants alike by introducing a boutique hotel that is comprised of 32 hotel units in 23,122 SF. With Generation's Daycare currently occupying 5,764 SF in Building 2, this would leave 29,972 SF to be used as Mixed Maritime Use, General Commercial, Financial Services, Health Service, office and restaurant. The proposed breakdown of site area is below:



Steveston Amenity Donation:

A cash contribution of \$2.375 million to the Steveston Amenity Account. This money will be earmarked for use in Steveston at council's discretion.

Infrastructure Upgrades:

Crosswalk at Easthope Ave. & No. 1 Rd. and the east end of Bayview St. will be replaced with raised crosswalks. English Ave and Ewen Ave will be replaced with decorative crosswalk surfaces.

Intersection will be raised at No. 1 Rd. & Bayview Street, Bollards will be added to No. 1 Rd. & Moncton Intersection.

Traffic Mitigation Measures:

The 30 km/hr speed limit will be extended on Bayview St. to No 1 Rd. as well as the internal streets in English Ave., Easthope Ave., and Ewen Ave.

Loading and Parking Covenants:

A covenant will be registered on title to restrict hours of loading vehicles within the noise bylaw.

The size of delivery trucks will be restricted. All trucks will be required to turn off refrigeration units and engines to reduce noise while they are loading.

All residential visitor parking stalls will be shared with the commercial space.

Proposed Hotel:



Introducing LEVEL's Imperial Landing Hotel. Comprised of 32 hotel units, Imperial Landing Hotel will offer luxurious modern suites with historic character and charm.



Appendix F – Copy of Website Emails

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

[REDACTED]

[REDACTED]

From: Shelley Makaoff [mailto:Shelleymak@shaw.ca]
Sent: Tuesday, September 12, 2017 3:18 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Shelley Makaoff
Street Name: Richmond Street
Postal Code: V7E 2V6
E-mail: shelleymak@shaw.ca

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

From: Scott Mcquistin [mailto:scottmcquistin@gmail.com]
Sent: Wednesday, September 13, 2017 11:56 AM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Scott Mcquistin
Street Name: 4020 bayview
Postal Code: v7e0b3
E-mail: scottmcquistin@gmail.com
Phone Number: 6045615929

Dear Mayor and Council

I have only lived here on Bayview for 4 months but have lived in Richmond all my life. Having these buildings empty is an eye sore and a black eye for the city and our many guests that visit this area. The steveston area can handle more commercial stores and restaurants but I must admit they have to be the right type of stores.

Sincerely Scott Mcquistin

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

From: Mkatz Seymour [mailto:mkatzseymour@gmail.com]
Sent: Friday, September 15, 2017 5:44 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Kathy Seymour
Street Name: Andrews Rd
Postal Code: V7E6N1
E-mail: mkatzl@shaw.ca
Phone Number: 6045555555

Dear Mayor and Council
Stick to your guns and don't let Omni get out of what they agreed to, we need to show we won't be bullied

[REDACTED]

From: [REDACTED]
it: [REDACTED]
To: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

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

From: Michael Carey [mailto:cafrat69@yahoo.ca]
Sent: Friday, September 15, 2017 11:15 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Michael Carey
Street Name: Gerrard Place
Postal Code: v7e6s6
E-mail: cafrat69@yahoo.ca
Phone Number: 6042750143

Dear Mayor and Council

We have been residents a block away from the waterfront for the past 15 years . Please approve so we can enjoy the
new amenities .
Thank you

Sent from my iPad

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

From: Dulcie Mercado [mailto:dulcie.mercado@gmail.com]
Sent: Saturday, September 16, 2017 5:11 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Dulcie Mercado
Street Name: Westwater Dr.
Postal Code: V7E 6S2
E-mail: dulcie.mercado@gmail.com
Phone Number: 6046445344

Dear Mayor and Council

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

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

From: Lisa Nunn [mailto:lisa_n@shaw.ca]
Sent: Saturday, September 16, 2017 5:42 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Lisa Nunn
Street Name: Railway Avenue
Postal Code: V7E 6J8
E-mail: lisa_n@shaw.ca
Phone Number: 604-447-1299

Dear Mayor and Council

I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!
Having those buildings empty due to your current strict zoning is such a waste of beautiful land that all should enjoy.

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

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

From: Shelley Gray [mailto:shelley.gray@me.com]
Sent: Saturday, September 16, 2017 6:24 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:
Street Name:
Postal Code:
E-mail:
Phone Number:

Dear Mayor and Council

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

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

From: Lisa Colby [mailto:ljcolby@icloud.com]
Sent: Monday, September 18, 2017 10:06 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Lisa Colby
Street Name: 4628 Dunccliffe Road
Postal Code: V7E 3N1
E-mail:
Phone Number:

Dear Mayor and Council

I think it's time to put life into those empty ground level store fronts along the waterfront before vandalism becomes a problem. The original idea of permitting only marine related commercial on the ground floor was worth a shot but, unfortunately, does not seem to have been enough to be viable. Broadening the range of commercial uses permitted in those storefronts, as proposed, appears to be a reasonable compromise.

I support the rezoning.

Lisa Colby

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

From: Jefflynn [mailto:jefflynn@shaw.ca]
Sent: Wednesday, September 20, 2017 5:01 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name:
Street Name: Jeff Jones
Postal Code: V7E 6T2
E-mail: jefflynn@shaw.ca
Phone Number: 604-241-4153

Dear Mayor and Council please approve ONNI'S rezoning application.
We the immediate residents and indeed the whole area have waited long enough for this wonderful development to be
pulated. My wife and I when we moved here in 2004
ully expected for this area to be developed to its full potential. That means a new library a new community centre and
the village it self to be a model village. None of these things has happened. Why? vested interests elsewhere.
It's not lost on me and a lot of people that there's no problem aproving London Landing development or the
development with a grocery store opposite the Buccaneer Pub on Moncton. We thought by moving to the village we
wouldn't have to drive anywhere for most things that's not the case now. If council has a problem with ONNI
get over it for sake of the residents. To my wife and I council not approving this new proposals will be the last straw-and
we will sell up and move
Out. The development left empty all these years is a disgrace, an embarrassment, no one especially visitors to the area
can't understand it.
Do the right thing for the people for once and not for vested interests. I'm not holding my breath for a reply from any of
you. I've never had one yet for any letter I've wrote to council!
Regards Jeff Jones

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: Fwd: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston....

Brendan Yee
byee@onni.com

Begin forwarded message:

From: Jay Morrison <jayimorrison@gmail.com>
Date: September 20, 2017 at 8:26:38 PM PDT
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com, sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston....

Name: Jay Morrison
Street Name: 3100 Steveston Hwy
Postal Code: V7e2j3 2j3
E-mail: jayimorrison@gmail.com
Phone Number: 604-818-1448

Dear Mayor and Council

It's time (way overdue) to move forward with this.... The City continues to lose out on (serious) tax revenue, the local residents are tired of walking by empty buildings which could (and should) be adding to the local fabric of the area. Let's go folks!!

Jay Morrison

[REDACTED]

From: [REDACTED]
Sent: [REDACTED]
To: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

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

From: Jeanette Krehel [mailto:jkdesignshop@icloud.com]
Sent: Thursday, September 21, 2017 4:13 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Jeanette KrehelName:
Street Name: 4500 Westwater Drive
Postal Code: v7E6S1
E-mail: jpkrehel@shaw.ca
Phone Number: 604-277-4930

Dear Mayor and Council

Sent from my iPhone

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

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

From: Brian Burke [mailto:brianburke3636@yahoo.ca]
Sent: Saturday, September 23, 2017 5:50 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Name: Brian Burke
Street Name: Andrews Road
Postal Code: V7e6m9
E-mail: Brianburke3636@yahoo.ca
Phone Number: 604-710-9335

Dear Mayor and Council
I support Rezoning of Imperial landing.

Brian Burke

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

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

From: Anne Devent [mailto:adevent@telus.net]
Sent: Sunday, September 24, 2017 7:25 AM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston!

Anne DeVent
#33 12880 Railway Ave.
V7E6G4
adevent@telus.net
604-274-3833

Dear Mayor and Council

I recently attended the Open house at Imperial Landing in Steveston. I live in Steveston and would like to add that I support this project as presented. Something must be allowed to go ahead. Enough is enough.

Anne DeVent

[REDACTED]

From: [REDACTED]
At: [REDACTED]
To: [REDACTED]
Subject: FW: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

From: Kelly Illerbrun [mailto:Killerbrun@pcl.com]
Sent: Monday, September 25, 2017 3:23 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Kelly Illerbrun
Street Name: Bayview Street
Postal Code: V7E 6T5
E-mail: killerbrun@shaw.ca
Phone Number: 604-764-8223

Dear Mayor and Council,

The plan as presented is a better use of the land – empty buildings are not a favourable use. However, ONNI has proven to be a poor neighbor and should not be trusted to meet any commitments they make unless in writing and covered with sufficient security.

The valuation of uplift resulting from the rezoning is not sufficient based on square foot metrics and ONNI is taking advantage of the City of Richmond. Unless ONNI pays their fair share they should not have their zoning approved. It does not appear that ONNI have any interest in the MMU use as currently zoned and have not proposed anything that helps the viability of that use, even in the new development plans.

ONNI makes commitments about restricting trucking and noise in the open house presentation and yet are currently in violation of the Noise Bylaw with the existing commercial development at 4111 Bayview, and they seem unwilling to meet the requirements of the bylaw. The City of Richmond has been involved in trying to get ONNI to comply yet they continue to tow garbage bins around prior to 7 am making an unacceptable level of noise in the neighborhood. Should the rezoning go ahead I fear that there will be worse infractions perpetrated. I have started tracking the times that I have been woken up by the inconsiderate violation of the noise bylaw as follows:

Garbage Bins
Aug 14 5:52
Aug 17 6:40
Aug 21 6:14
Aug 24 6:40
Aug 28 5:50

Sep 1 6:45
Sep 4 6:55

Sep 7 after 7am - OK

Sept 8 6:45

Sept 11 6:23

Sept 15 6:45

pt 18 6:10

pt 22 6:40 haul grey carts in by hand. Metal bins up.

Sept 25 6:16

They have included the use of parking in a neighboring development – 4111 Bayview, in addressing the parking for the proposed rezoning. They have to account for the current commercial uses for that parking and the current street parking.

The existing buildings that ONNI is trying to have rezoned do not have any bird deterrent on them and have had nesting seagulls and this past summer. The 4020 Bayview building used for the open house also appears to have a dead seagull on the roof. Not the type of neighbor that should be given concessions to further degrade the lifestyle of Steveston.

In summary ONNI needs to prove that they can be a respectful neighbor, will comply with the law and give the City of Richmond a fair deal on the development.

Thanks,

Kelly Illerbrun

[REDACTED]

From: [REDACTED]
nt: [REDACTED]
To: [REDACTED]
Subject: FW: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

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

From: Kevin Loong [mailto:loonger@hotmail.com]
Sent: Tuesday, September 26, 2017 8:14 PM
To: mayorandcouncillors@richmond.ca
Cc: info@waterfrontrezoning.com; sbadyal@richmond.ca
Subject: I do not support the rezoning of 4020 Bayview Street - Imperial Landing in Steveston

Name: Kevin Loong
Street Name: 4388 Bayview Street
Postal Code: V7E6S9
E-mail: Kev.loong@gmail.com
Phone Number: 604-626-1145

Dear Mayor and Council
' do not support the rezoning all because of the proposed hotel.

Sent from my iPhone



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors

Date: November 14, 2017

From: Wayne Craig
Director, Development

File: RZ 13-633927

File: 128060-20-009063

Re: Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone

The purpose of this memo is to provide clarification and new information to Public Hearing regarding the above rezoning application which was considered at the July 17, 2017 General Purposes, July 24, 2017 Council and October 16, 2017 Public Hearing meetings. At the October 6, 2017 Public Hearing meeting, Council decided:

"That Council consideration of Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be deferred to the November 20, 2017 Public Hearing scheduled for 7:00 p.m. in the Council Chambers at Richmond City Hall for further discussion, analysis and information regarding the amenity contribution component."

In response to this direction from Council, staff reviewed the community amenity contribution with the applicant, and the applicant provided an increased community amenity contribution offer.

To allow this new information to be provided to Council and the public for consideration, Public Hearing notification was published in the *Richmond News* local newspaper.

Steveston Hardware

In response to discussion at Public Hearing, the attached letter (Attachment 1) signed by Chris Evans, of Onni and Iqbal Ladha, of Steveston Hardware provides an update to Council regarding ongoing lease negotiations between the two parties. The letter advises that both parties are committed to relocating Steveston Hardware onto the site, they are continuing to work through store requirements and space options, and their intent is to finalize the process after a decision on the current rezoning application has been made.

Community Amenity Valuation Process

The following clarification information is provided to summarize the key aspects of the valuation process as described in the rezoning referral Staff Report dated July 5, 2017.

In an effort to determine an appropriate community amenity contribution amount, two independent consultants were engaged to determine the anticipated increase in value that would result from the rezoning proposal to allow a wider range of commercial uses in the ground floor areas (53,724 ft²)

of the six existing buildings on the subject site. The valuation is limited to the ground floor areas only as the rezoning application does not propose additional land uses for any other areas on the site. The City engaged Site Economics Ltd. and the applicant engaged Coriolis Consulting Corp.

The existing development includes six smaller non-residential air space parcels; each of which may be owned and/or sold independently of the others. As independent air space parcels, the value is higher and more attractive to investors. Smaller independent spaces and individual buildings typically have a higher price value per square foot than larger more expensive complexes and there is greater market demand. In other words, there is a larger number of potential purchasers for smaller properties. Smaller spaces and buildings are more affordable to purchase than larger spaces particularly for the end user market (businesses buying and then occupying their own space).

The City's consultant determined the value increase for the independent air space parcels at approximately \$9,000,000, while the applicant's consultant determined the value increase at approximately \$5,100,000. Little work was done to reconcile the significant difference between these values because Onni advised that it is not their business model or intention to sell any of the six non-residential air space parcels and they were not prepared to proceed with valuation based on smaller independent spaces. Instead Onni agreed to enter into a legal agreement to tie the non-residential area together as a single real estate holding. As a result, the two consultants focussed on the value increase that would result from the rezoning on the basis of a single real estate holding.

Both consultants used a common valuation methodology and both consultants agreed that the proposed hotel use (23,122 ft²) would not increase the value of the development due to the high tenant improvement costs. Therefore the analyses focused on the proposed general retail commercial areas (30,602 ft²). The consultants did not reach a consensus on a valuation. The City's consultant determined the value increase at approximately \$5,500,000, while the applicant's consultant determined the value increase at approximately \$4,100,000. The consultants did not agree on key aspects of commercial rental rate assumptions, cap rate assumptions, and how developer profit is factored in.

Lease rates – The City's consultant anticipated lease rates that were \$1 to \$2 per square foot higher than the applicant's consultant. The following table provides information regarding the identified lease rates. The higher lease rates contribute the largest impact on the overall valuation difference.

Anticipated lease rate	Site Economics	Coriolis	Difference
Building 1	\$33	\$32	\$1 or 3%
Building 2	\$24	\$22	\$2 or 9%
Building 3	\$33	\$32	\$1 or 3%
Building 4	\$30	\$28	\$2 or 7%

Cap rates – capitalization rates are the expected rate of return on an investment. If an investment has a higher level of financial risk, an investor will be looking for a higher cap rate to achieve a higher potential profit. Generally speaking, smaller units have more possible buyers/tenants, so have a lower level of financial risk, lower cap rate and lower potential profit. City's consultant identified cap rates that were 0.25% higher than the applicant's consultant for single ownership. The cap rates identified by both consultants were similar and did not contribute a significant impact on the overall valuation difference.

Developer profit – both consultants included developer profit in their analyses, however, the approach of each consultant was different. The City's consultant calculated 13% profit against costs

that would be needed as a result of the rezoning proposal only. The applicant's consultant calculated 13% profit against the anticipated value increase resulting from the rezoning proposal.

Community Amenity Contribution Amount

At the time the rezoning referral Staff Report was written on July 5, 2017, Onni offered to provide a voluntary community amenity contribution in the amount of \$2,375,000; representing 50% of a mid-point of values arrived at by the two independent economists.

At the Public Hearing meeting on October 16, 2017, as part of their delegation to Council, Onni increased their community amenity contribution offer amount to \$3,375,000.

Subsequent to the October 16, 2017 Public Hearing meeting, Onni reviewed the voluntary contribution range provided in other jurisdictions as identified by their consultant. To match the upper end of this range, Onni increased their community amenity contribution offer amount by \$187,500 to a total of \$3,562,500 (75% of a mid-point value).


The table below provides a comparison of Onni's offer to the anticipated increase in value that would result from the rezoning proposal as determined by the two independent economists:

	Value Increase	\$3,562,500 offer as percentage of value increase
Site Economics Ltd. (City consultant)	\$5,500,000	64.8%
Coriolis Consulting Corp. (Onni consultant)	\$4,100,000	86.9%
Mid-point	\$4,750,000	75%

Conclusion

This memo provides update information regarding Steveston Hardware, clarification information regarding the community amenity valuation process, and new information regarding the contribution amount. The increased community amenity contribution offer and Council direction to dedicate the funds to the eventual improvement of the Steveston Community Centre, have been included in revised rezoning considerations (Attachment 2).

If Council is satisfied with the proposal, it would be appropriate for Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to be given second and third readings. Prior to final adoption of the bylaws, the developer would be required to fulfill all the revised rezoning considerations (Attachment 2).


Wayne Craig
Director, Development
(604-247-4625)
SB:blg

Attachment 1: Letter from Onni and Steveston Hardware (dated November 3, 2017)

Attachment 2: Revised Rezoning Considerations

pc: Senior Management Team (SMT)

Attachment 1

November 3rd, 2017

to memo dated November 14, 2017

Dear Mayor and Council

Re: Steveston Hardware's relocation to Imperial Landing

The Onni Group and Steveston Hardware together believe a relocation of Steveston Hardware to Imperial Landing Waterfront would be a huge positive for Onni, Steveston Hardware and the Community. The discussions between us have been on ongoing for the past number of years as the current application has developed to what is before Council today.

Chris Evans and Brendan Yee met with Iqbal Ladha of Steveston Hardware on Thursday November 2nd and continue to work through the store requirements and the options available to him within Imperial Landing. Both groups are committed to finding a new home for Steveston Hardware within Imperial Landing and hope to finalize things once a decision has been made by Council on the 20th of November. *BASED ON THE ZONING OF THE DIFFERENT BUILDINGS.*

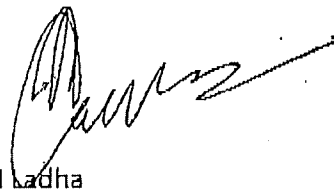
We expect that this correspondence will provide Council the update that Staff has requested.

This correspondence is being sent jointly by both Onni and Steveston Hardware as evidenced by signatures below.

Regards,



Chris Evans
Onni Group



Iqbal Ladha
Steveston Hardware



City of Richmond

Attachment 2
to memo dated November 14, 2017

Rezoning Considerations

Development Applications Department
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. Single site, no subdivision and no stratification requirements – Registration of legal agreement(s) on Title ensuring that:
 - a) The six non-residential air space parcels (Air Space Parcels 1 through 6 of plan EPP26790) are all owned by the same legal entity (both beneficial and legal interest in the six parcels) and prohibiting transfer of less than all six parcels.
 - b) No subdivision of any one or more of the six parcels (including no subdivision by way of strata plan) (consolidation of the six parcels is acceptable).
3. Truck activity – Registration of a legal agreement on Title to: prohibit large delivery trucks of size WB-17 or larger from accessing or entering the site at any given time; and to restrict truck delivery hours of operation for non-residential uses by trucks of maximum SU-9 in size to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday. Remedies will include, but without limitation, performance wording to establish a fine amount of \$200 adjusted by CPI annually from the year of rezoning approval per of the restrictions in the agreement payable by the owner.
4. Commercial parking – Registration of a legal agreement on Title including:
 - a) The following covenants:
 - i. Parking garage entry gates are to remain open during business hours of any commercial use on the lands other than hotel. Hotel guests are to be provided with a means to open a closed parking garage entry gate and access commercial parking outside of regular business hours.
 - ii. A maximum of 16 of the total 189 commercial spaces may be assigned to specific businesses. Further the assignment can be on weekdays only, between the hours of 8:30 am and 6:00 pm. The balance of the parking spaces must be unassigned and available by the use of any commercial client or visitor to a residential unit on the site.
 - iii. Free parking for the first two hours of a vehicle parked on site must be provided, which may be provided through a merchant validation for the businesses operating on the site.
 - iv. Pay parking rates are not to exceed the market rate for pay parking in Steveston Village. The pay parking rate may be reviewed and adjusted on an annual basis by the City taking into consideration similar pay parking rates in Steveston Village.
 - b) A statutory right-of-way from the curb on Bayview Street, extending into the parking structure, over an area coincident with the full extent of the underground parking area. The statutory right-of-way will permit the City, City officials and contractors to be on and have access to and egress from the parkade for the purposes of assuring/monitoring compliance with the parking covenant described in 3(a) above. Further, the statutory right-of-way will permit the City the right to remove or disable any gate that does not comply with the terms of the parking covenant described in 3(a) above.
5. Install an additional eight Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
6. City acceptance of the developer's offer to voluntarily contribute \$3,562,500 towards the Steveston Community Amenity provision account, with funds dedicated to the eventual improvement of the Steveston Community Centre, at the discretion of Council.

November 14, 2017

7. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects.
8. City acceptance of the developer's offer to voluntarily contribute \$605 to go towards development of Storm Drainage DCC projects.
9. City acceptance of a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The Letter of Credit will be held by the City for a period of 18 months after the commercial area is occupied.
10. Enter into a Servicing Agreement* for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:
 - a) Upgrade the No. 1 Road and Bayview Street intersection by raising this intersection and adding bollards similar to No. 1 Road and Moncton Street. As well, install decorative crosswalk surface treatment on all three legs of the intersection, using Duratherm material or equivalent.
 - b) Upgrade crosswalks along Bayview Street:
 - i. At the two midblock crosswalks between No. 1 Road and Moncton Street, provide raised crosswalks.
 - ii. At the three crosswalks at the Easthope Avenue traffic circle, remove a 1.5 m section of the cobble pavers from each end of the crosswalk (near curbs) and replace with an extension of the existing square concrete panels. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists. Add a narrow band of the same decorative pavement surface treatment as a border along both sides of each crosswalk to provide consistency between the crossings on Bayview Street.
 - iii. At the six crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
 - c) Fabricate and install 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue, and Ewen Avenue.
 - d) Add pavement marking "sharrows", and signage for bikes on Bayview Street from No. 1 Road to Moncton Street in both directions.
 - e) Fabricate and install public parking signage on Bayview Street in both directions at the two public parking facilities.

Note:

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

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

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

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



City of Richmond

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

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: November 20, 2017
File: RZ 13-633927
File: 12-8060-20-009063
Re: Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone

The purpose of this memo is to provide new information to Public Hearing regarding the above application. The applicant has provided an increased community amenity contribution offer.

Subsequent to the October 16, 2017 Public Hearing meeting, Onni increased their community amenity contribution offer amount by \$187,500 to a total of \$3,562,500 (75% of a mid-point value). This information was included in a memo dated November 14, 2017.

Subsequent to writing the November 14, 2017 memo, Onni further revised their proposal to instead increase their community amenity contribution offer amount by \$1,375,000 to a total of \$4,750,000 (100% of a mid-point value).

The table below provides a comparison of Onni's offer to the anticipated increase in value that would result from the rezoning proposal as determined by the two independent economists:

	Value Increase	\$4,750,000 offer as percentage of value increase
Site Economics Ltd. (City consultant)	\$5,500,000	86.4%
Coriolis Consulting Corp. (Onni consultant)	\$4,100,000	115.9%
Mid-point	\$4,750,000	100%

Conclusion

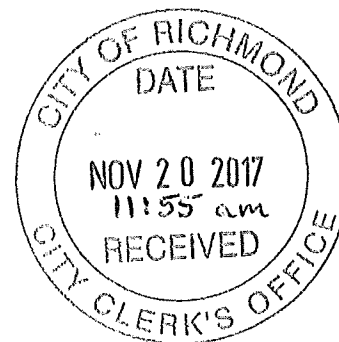
This memo provides new information regarding the contribution amount. The increased community amenity contribution offer and Council direction to dedicate the funds to the eventual improvement of the Steveston Community Centre, have been included in revised rezoning considerations (Attachment 1).

PHOTOCOPIED


MM

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& DISTRIBUTED



If Council is satisfied with the proposal, it would be appropriate for Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to be given second and third readings. Prior to final adoption of the bylaws, the developer would be required to fulfill all the revised rezoning considerations (Attachment 1).



Wayne Craig
Director, Development
(604-247-4625)

SB:blg

Attachment 1: Revised Rezoning Considerations

pc: Senior Management Team (SMT)



City of Richmond

Attachment 1
to memo dated November 20, 2017

Rezoning Considerations

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

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

File No.: RZ 13-633927

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 - iii. Free parking for the first two hours of a vehicle parked on site must be provided, which may be provided through a merchant validation for the businesses operating on the site.
 - iv. Pay parking rates are not to exceed the market rate for pay parking in Steveston Village. The pay parking rate may be reviewed and adjusted on an annual basis by the City taking into consideration similar pay parking rates in Steveston Village.
 - b) A statutory right-of-way from the curb on Bayview Street, extending into the parking structure, over an area coincident with the full extent of the underground parking area. The statutory right-of-way will permit the City, City officials and contractors to be on and have access to and egress from the parkade for the purposes of assuring/monitoring compliance with the parking covenant described in 3(a) above. Further, the statutory right-of-way will permit the City the right to remove or disable any gate that does not comply with the terms of the parking covenant described in 3(a) above.
5. Install an additional eight Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
6. City acceptance of the developer's offer to voluntarily contribute \$4,750,000 towards the Steveston Community Amenity provision account; with funds dedicated to the eventual improvement of the Steveston Community Centre, at the discretion of Council.

November 20, 2017

7. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects.
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 - iii. At the six crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
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* 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.

November 20, 2017

- 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.



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors

Date: December 13, 2017

From: Wayne Craig
Director, Development

File: RZ 13-633927

File: 12-8060-20-009062/9063

Re: Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone

The purpose of this memo is to respond to Council's information request regarding the above rezoning application which was considered at the July 17, 2017 General Purposes; July 24, 2017 Council; October 16, 2017 Public Hearing; and November 20, 2017 Public Hearing meetings. At the November 20, 2017 Public Hearing meeting, Council decided:

"That Council consideration of Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be deferred to the December 18, 2017 Public Hearing scheduled for 7:00 p.m. in the Council Chambers at Richmond City Hall for further consideration regarding the amenity contribution component."

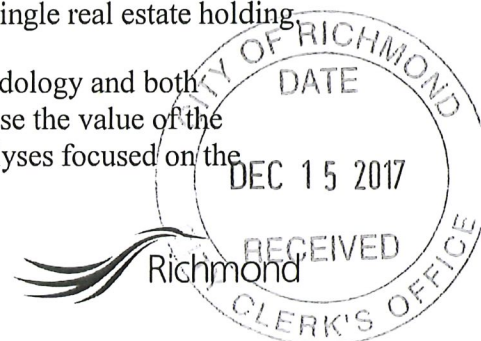
In response to this direction from Council, staff reviewed the community amenity contribution with the applicant and the City's consultant, Site Economics Ltd.

Community Amenity Valuation Process

In response to direction from Council, we reviewed the information received through the Public Hearing meetings with the City's consultant, Site Economics Ltd., and provide the following information.

As described in the rezoning referral Staff Report dated July 5, 2017 and summarized in the memo dated November 14, 2017, the City's consultant determined the value increase for the independent air space parcels at approximately \$9,000,000, while the applicant's consultant determined the value increase at approximately \$5,100,000. Little work was done to reconcile the significant difference between these values because Onni advised that it is not their business model or intention to sell any of the six non-residential air space parcels and they were not prepared to proceed with valuation based on smaller independent spaces. Instead, Onni agreed to enter into a legal agreement to tie the non-residential area together as a single real estate holding. As a result, the two consultants focused on the value increase that would result from the rezoning on the basis of a single real estate holding.

It was also described that both consultants used a common valuation methodology and both consultants agreed that the proposed hotel use (23,122 ft²) would not increase the value of the development due to the high tenant improvement costs. Therefore, the analyses focused on the



proposed general retail commercial areas (30,602 ft²). The consultants did not reach a consensus on a valuation. The City's consultant determined the value increase at approximately \$5,500,000, while the applicant's consultant determined the value increase at approximately \$4,100,000. The consultants did not agree on key aspects of commercial rental rate assumptions, cap rate assumptions, and how developer profit is factored in.

The City's consultant reviewed the correspondence and minutes from the Public Hearing meetings held on October 16, 2017 and November 20, 2017, and advises that no information was received that would warrant revising the valuation report (Attachment 1).

The City's consultant advises that BC Assessment Authority valuations are low and not used for estimating sales values. BC Assessment Authority staff confirmed that they conduct independent valuations of property parcels and that there was an appeal on their valuation of the non-residential air space parcels. BC Assessment Authority staff also advised that the Maritime Mixed Use zoning for the site was unique and their valuation of the non-residential air space parcels may change when businesses are located in the spaces and lease information is available. The City does not have input into BC Assessment Authority valuations of property parcels.

Community Amenity Contribution Amount

The applicant has advised that they continue to offer a community amenity contribution amount of \$4,750,000; representing 100% of a mid-point of values arrived at by the two independent economists.

This is the same offer amount considered at the November 20, 2017 Public Hearing meeting. As directed by Council at their meeting of July 24, 2017, the community amenity contribution would be dedicated to the eventual improvement of the Steveston Community Centre as identified in the attached rezoning considerations (Attachment 2).

The table below provides a comparison of Onni's offer to the anticipated increase in value that would result from the rezoning proposal as determined by the two independent economists:

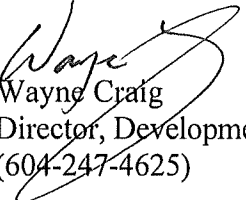
	Value Increase	\$4,750,000 offer as percentage of value increase
Site Economics Ltd. (City consultant)	\$5,500,000	86.4%
Coriolis Consulting Corp. (Onni consultant)	\$4,100,000	115.9%
Mid-point	\$4,750,000	100%

Hotel Use

The applicant is not proposing to restrict the use of the Building 5 and 6 ground floors to only Hotel use or register a legal agreement requiring the construction of the hotel rooms. The requested rezoning proposal would allow hotel use or the existing Maritime Mixed Uses.

Conclusion

If Council is satisfied with the proposal, it would be appropriate for Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to be given second and third readings. Prior to final adoption of the bylaws, the developer would be required to fulfill all the rezoning considerations (Attachment 2).


Wayne Craig
Director, Development
(604-247-4625)

SB:blg

Attachment 1: Letter from Site Economics Ltd. (dated December 12, 2017)

Attachment 2: Rezoning Considerations

pc: Senior Management Team (SMT)

to memo dated December 12, 2017

SITE ECONOMICS LTD.

701 West Georgia Street - Suite 1500
P.O. BOX 1012, Vancouver, BC V7Y 1C6
604-250-2992

December 15, 2017

Development Applications Department
City of Richmond, 604-276-4282

Attn: Sarah Badyal, M. Arch, RPP, Planner 2

Re: Bayview Industrial to Commercial Rezoning Valuation – Revisions not needed

Site Economics Ltd has conducted a limited financial analysis of the ground floor of the 4 western buildings which comprise the proposed retail rezoning and helped commission CBRE the hotel sub consultants with a separate study of a proposed hotel land use for the ground floor of buildings 5 and 6. I have received and reviewed public hearing correspondence and meeting minutes which are at the following links:

- Oct 16, 2017 public hearing -
https://www.richmond.ca/cityhall/council/agendas/hearings/2017/101617_minutes.htm
- Nov 20, 2017 public hearing -
https://www.richmond.ca/cityhall/council/agendas/hearings/2017/112017_minutes.htm

The real estate reports do not require updating in any way as no new salient or sufficiently reliable new material has been presented. The value increase numbers for both independent air parcels remains \$9.0 million and \$5.5 million as a single real estate entity. The difference is the Cap rate and cap rates for full shopping centres remain much higher than for single premises or buildings. The keys topics considered in this update are:

1. Net Commercial and MMU Rents in my report are reasonable and at the maximum possible. They are realistic and achievable and not excessively conservative or aggressive. They are logical market rents and they should not be changed. My estimated rents were based upon Onni's retail rent role when they had a supermarket tenant and several retail tenants signed including a financial institution. It is also based on a survey of the few comparable vacant premises for rent in downtown Steveston.

There is no reason, in this type of valuation, to reduce the estimated MMU rents regardless of BC Assessment or the landlords possible actions to not rent to any MMU tenant (with the potential expectation of commercial rezoning). The estimated MMU rents used here are reasonable and achievable and based on small industrial premise rents in other comparable areas of Richmond.

The rents arrived at in my report are logical comments about comparables and the achievable rents the landlord confirmed several years ago in their own publicly available pro forma which quotes their own signed contract rents. The rents quoted by me are reasonable and based on the building leasing history, current market trends and my professional experience.

It should be noted that the BC Assessment valuations are always several years old. Since they are historic they are systematically incorrect and under value all properties in a market with rising values. The BC Assessment data does not and should not have any effect on this type of valuation or analysis. BC Assessment data has never and will never be relied upon by anyone including any level of government, for estimating actual sales values as it is and always will be regarded as incorrect by all parties and stakeholders.

2. The Cap rates used in my report are correct for a full scale shopping centre, which is owned and operated as a single multi-tenant and multi building property. Selling small strata premises and buildings would have lower cap rates but this is a shopping mall and the cap rate quoted is accurate for a mall. The individual premise and building valuation option has been eliminated and thus the low single premise or single building cap rates do not apply.

All market evidence points to cap rates over 5% for a full shopping centre, and perhaps 5.25% in this instance with logical adjustments. CBRE the world's largest real estate brokerage confirmed this in their rent investment review included at the end of this letter report. The rates quoted and the property values in Canada currently are amongst the highest in history and they have been rising every quarter. Cap rates and values are expected to decline when interest rates eventually rise. This information is for Metro areas only, thus Metro Vancouver would apply to the City of Richmond. The subject mall is not urban or high street but rather it is in the category of a neighbourhood shopping centre assuming there are adjustments which reduce the value (increase the cap rate) because it a) does not have the critically important large scale traditional large format very substantial high sales volume generating supermarket anchor which ensures rental stability for the anchor premise and the small tenants, Like a Safeway or Save on Foods, or City Market b) does not have large associated surplus land areas and parking lots which can be speculated on as possible future multi family residential development sites, and c) has new market rents so there will be no sudden, unexpected, increases in revenue in the future and rents will rise likely in concert with inflation. This property is unique and not typical and does not fit into the usual categories such as a neighbourhood shopping centre.

3. CBRE the country's largest hotel consulting firm, conducted an authoritative full scale hotel study of the ground levels of buildings 5 and 6. They definitively concluded that there was no reasonable way that a hotel use, with all it's associated capital costs would ever add net value over the existing buildings as MMU. The theoretical market rent for the "hotel" premise on the ground floor of buildings 5 and 6 cannot reach or exceed the \$15 per sq.ft. net MMU rent, according to the detailed CBRE hotel feasibility analysis. The costs are simply far too high and the revenues far too low from this very small "hotel" to allow this business to function as anything other than a marginal land use with minimal revenue. As the hotel does not add value it cannot logically be subject to a voluntary amenity contribution.

4. I have worked in large scale commercial real estate for 32 years and know more or at least as much, about valuation, as anyone in western Canada. A simple rezoning and tenanting of existing buildings is much lower risk than new construction and thus the estimated requirement for a developers profit should be much lower. The way to ensure that it is done correctly is to make it a ratio of the specific project costs. The developers profit in this instance should not including the large potential increase in total asset value and profit which was never at risk. That is why for this low risk rezoning and tenanting of the existing buildings, profit is included in the report at 13% calculated against the specific project leasing costs (e.g., leasing and demising costs) and not the value of the entire project.

There is no need to update any inputs in my analysis. Any improvements or new data which has been suggested, since its completion, does not have a major impact on the estimated value.

Sincerely,



Richard Wozny, MA, MSc. Principal,
Site Economics Ltd.

CBRE RETAIL CAP RATE REVIEW NOVEMBER 2017

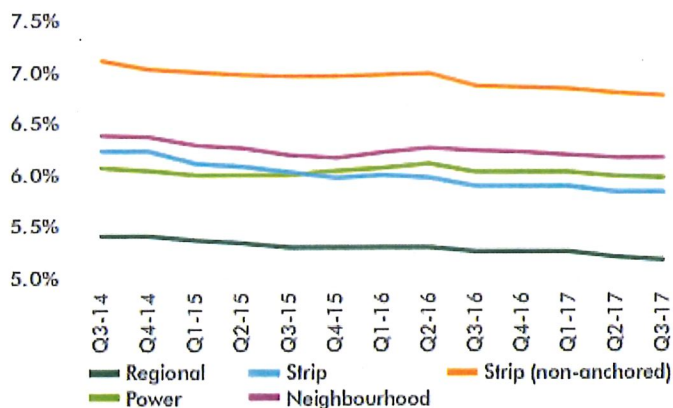
Clearly cap rates are over 5% for retail malls. Only urban street front cap rates are lower and that is because they are small properties with high density residential redevelopment potential which the Bayview sites and most mall sites, do not have.

Despite the transformation currently taking place within the industry at large, yields for retail properties continued to fall in Q3 2017. The national average cap rate for regional malls, power centers, non-anchored strip malls, and urban streetfront properties all fell over the quarter, by 3, 2, 3, and 2 basis points (bps), respectively.

Markets which saw cap rate compression included Kitchener-Waterloo, Montreal, and Toronto. While lowering of yields was moderate across the board, no markets reported any rises in rates signaling that, overall, the retail market appears to still be fairly stable.

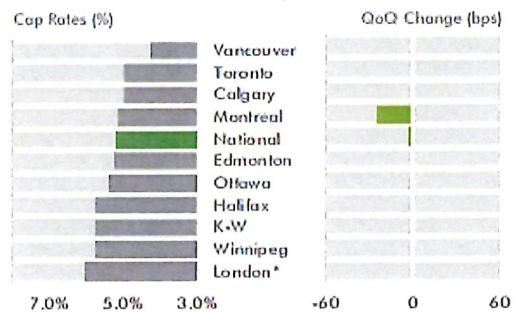
Urban properties continue to be in high demand especially in larger markets such as Toronto and Vancouver where opportunities for redevelopment are driving investor interest. Cap rates for urban streetfront properties in Toronto fell by 13 bps to end Q3 2017 at an average of 4.13% while cap rates for these properties in Vancouver remained the lowest in the country at 4.0%.

HISTORICAL RETAIL CAP RATES

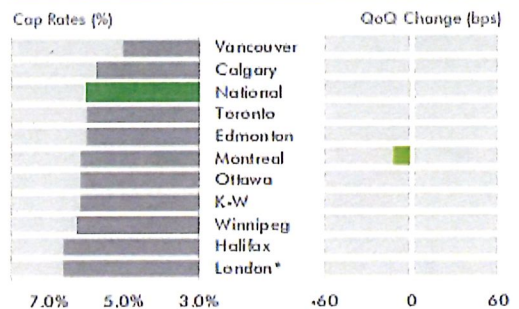


VIEW ALL CANADIAN CAP RATES
ON PAGE 18

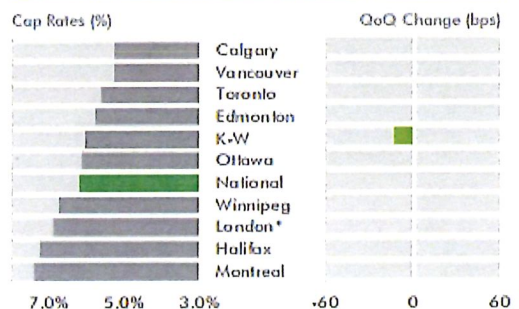
REGIONAL



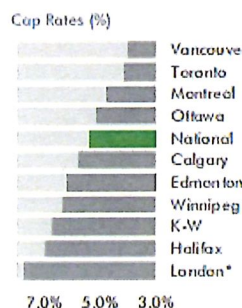
POWER



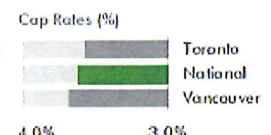
NEIGHBOURHOOD



URBAN STREETFRONT



HIGH STREET





City of Richmond

Rezoning Considerations

Development Applications Department
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. Single site, no subdivision and no stratification requirements – Registration of legal agreement(s) on Title ensuring that:
 - a) The six non-residential air space parcels (Air Space Parcels 1 through 6 of plan EPP26790) are all owned by the same legal entity (both beneficial and legal interest in the six parcels) and prohibiting transfer of less than all six parcels.
 - b) No subdivision of any one or more of the six parcels (including no subdivision by way of strata plan) (consolidation of the six parcels is acceptable).
3. Truck activity – Registration of a legal agreement on Title to: prohibit large delivery trucks of size WB-17 or larger from accessing or entering the site at any given time; and to restrict truck delivery hours of operation for non-residential uses by trucks of maximum SU-9 in size to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday, and 9:00 am to noon on Sunday. Remedies will include, but without limitation, performance wording to establish a fine amount of \$200 adjusted by CPI annually from the year of rezoning approval per of the restrictions in the agreement payable by the owner.
4. Commercial parking – Registration of a legal agreement on Title including:
 - a) The following covenants:
 - i. Parking garage entry gates are to remain open during business hours of any commercial use on the lands other than hotel. Hotel guests are to be provided with a means to open a closed parking garage entry gate and access commercial parking outside of regular business hours.
 - ii. A maximum of 16 of the total 189 commercial spaces may be assigned to specific businesses. Further the assignment can be on weekdays only, between the hours of 8:30 am and 6:00 pm. The balance of the parking spaces must be unassigned and available by the use of any commercial client or visitor to a residential unit on the site.
 - iii. Free parking for the first two hours of a vehicle parked on site must be provided, which may be provided through a merchant validation for the businesses operating on the site.
 - iv. Pay parking rates are not to exceed the market rate for pay parking in Steveston Village. The pay parking rate may be reviewed and adjusted on an annual basis by the City taking into consideration similar pay parking rates in Steveston Village.
 - b) A statutory right-of-way from the curb on Bayview Street, extending into the parking structure, over an area coincident with the full extent of the underground parking area. The statutory right-of-way will permit the City, City officials and contractors to be on and have access to and egress from the parkade for the purposes of assuring/monitoring compliance with the parking covenant described in 3(a) above. Further, the statutory right-of-way will permit the City the right to remove or disable any gate that does not comply with the terms of the parking covenant described in 3(a) above.
5. Install an additional eight Class 2 bike storage spaces (e.g. exterior bike racks) on-site to meet the Zoning bylaw requirements for the additional commercial uses.
6. City acceptance of the developer's offer to voluntarily contribute \$4,750,000 towards the Steveston Community Amenity provision account, with funds dedicated to the eventual improvement of the Steveston Community Centre, at the discretion of Council.

7. City acceptance of the developer's offer to voluntarily contribute \$136,206 to go towards development of Road Works DCC projects.
8. City acceptance of the developer's offer to voluntarily contribute \$605 to go towards development of Storm Drainage DCC projects.
9. City acceptance of a Letter of Credit security in the amount of \$15,000 to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied. The Letter of Credit will be held by the City for a period of 18 months after the commercial area is occupied.
10. Enter into a Servicing Agreement* for the design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:
 - a) Upgrade the No. 1 Road and Bayview Street intersection by raising this intersection and adding bollards similar to No. 1 Road and Moncton Street. As well, install decorative crosswalk surface treatment on all three legs of the intersection, using Duratherm material or equivalent.
 - b) Upgrade crosswalks along Bayview Street:
 - i. At the two midblock crosswalks between No. 1 Road and Moncton Street, provide raised crosswalks.
 - ii. At the three crosswalks at the Easthope Avenue traffic circle, remove a 1.5 m section of the cobble pavers from each end of the crosswalk (near curbs) and replace with an extension of the existing square concrete panels. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists. Add a narrow band of the same decorative pavement surface treatment as a border along both sides of each crosswalk to provide consistency between the crossings on Bayview Street.
 - iii. At the six crosswalks at English Avenue and Ewen Avenue, remove all of the raised granite pavers and replace with decorative crosswalk pavement surface treatment, such as Duratherm material, or equivalent.
 - c) Fabricate and install 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue, and Ewen Avenue.
 - d) Add pavement marking "sharrows", and signage for bikes on Bayview Street from No. 1 Road to Moncton Street in both directions.
 - e) Fabricate and install public parking signage on Bayview Street in both directions at the two public parking facilities.

Note:

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

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

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

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

Schedule 14 to the Minutes of the Public Hearing meeting of the Richmond City Council held on Monday, December 18, 2017.

ON TABLE ITEM

Date: Dec 18, 2017
Meeting: Public Hearing
Item: 5-Onni

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



City of
Richmond

Memorandum
Planning and Development Division
Development Applications

To: Mayor and Councillors

Date: December 18, 2017

From: Wayne Craig
Director, Development

File: RZ 13-633927

Re: **Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to Amend the "Steveston Maritime Mixed Use (ZMU12)" Zone and the "Steveston Maritime (ZC21)" Zone**

The purpose of this memo is to provide new information to Public Hearing regarding the above application. The applicant has provided an offer to make charitable donations to two Richmond non-profit organizations (Attachment 1).

Subsequent to the November 20, 2017 Public Hearing meeting, Onni advised that they continue to offer a community amenity contribution amount of \$4,750,000 (100% of a mid-point of value). This information was included in a memo dated December 13, 2017.

Subsequent to writing the December 13, 2017 memo, Onni further revised their proposal; offering to make two charitable donations in the following amounts to the following Richmond non-profit organizations:

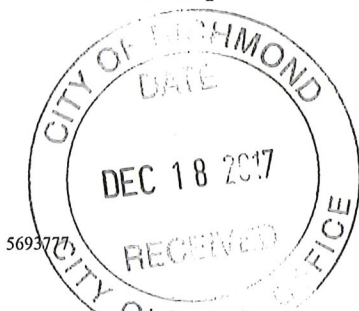
- a) \$250,000 to the Richmond Hospital Foundation; and
- b) \$250,000 to the Steveston Historical Society.

Conclusion

If Council is satisfied with the proposal, the following should be added to the rezoning considerations:

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

- Provide staff with written confirmation from the Steveston Historical Society of their receipt of the developer's voluntary contribution in the amount of \$250,000.00.
- Provide staff with written confirmation from the Richmond Hospital Foundation of their receipt of the developer's voluntary contribution in the amount of \$250,000.00."



If Council is satisfied with the proposal, it would be appropriate for Official Community Plan Bylaw 7100, Amendment Bylaw 9062 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to be given second and third readings subject to the revision noted above. Prior to final adoption of the bylaws, the developer would be required to fulfill all the revised rezoning considerations, as presented at the November 20, 2017 Public Hearing meeting and as amended by Council, as noted above.



Wayne Craig
Director, Development
(604-247-4625)

SB:blg

Attachment 1: Letter from Onni Group (dated December 18, 2017)

pc: Senior Management Team (SMT)

to memo dated December 18, 2017



December 18th, 2017

Dear Mayor and Council,

Re: Imperial Landing – Rezoning Application

The rezoning application before Council has been amended and improved throughout the Public Hearing process which began on October 18th. At the initial Public Hearing the vast majority of the speakers spoke in favour of the application and clearly demonstrated the support for the uses being proposed in the application.

At both the first and second Public Hearings there were motions from Council to review the amenity contribution with Staff and in addition to our discussion with Staff, the City's consultant has had the opportunity to consider the variables and comparables that were used and questioned to calculate the increase in value as a result of the rezoning. No recommended changes were suggested or warranted and thus the increase in value agreed upon previously remains unchanged.

With the proposed amenity contribution of \$4.75 million representing 100% of the agreed increase in value, we struggle to rationalize a further increase over and above the 100%. But as a way to further contribute to the community we will commit to two one-time donations of \$250,000. One donation will be to the Steveston Historical Society and one will be to the Richmond Hospital Foundation.

We have always valued and appreciated the entire Steveston community, its businesses and its residents, the Imperial Landing project is one that we are extremely proud of and we look forward to being a continued part of such a strong and unique community.

This is the sole and final amendment we are prepared to make to our application, we are not willing to consider any further changes. We appreciate all of the time and effort from the City on this application and look forward to learning of Council's decision.

Sincerely,

A handwritten signature in black ink, appearing to be "PP" followed by a stylized "S" or "R" shape.

Rossano De Cotiis