



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, November 19, 2013
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, November 5, 2013.*



NEXT COMMITTEE MEETING DATE

Tuesday, December 3, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

1. **APPLICATION BY MAN-CHUI LEUNG AND NORA LEUNG FOR REZONING AT 7460 ASH STREET FROM “SINGLE DETACHED (RS1/F)” TO “SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)”**

(File Ref. No. 12-8060-20-8907, RZ 11-586861) (REDMS No. 4024242)

PLN-12

See Page **PLN-12** for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 8907, for the rezoning of 7460 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be forwarded to the December 16, 2013 Public Hearing.



2. **APPLICATION BY VANLUX DEVELOPMENT INC. FOR A ZONING TEXT AMENDMENT TO INCREASE THE OVERALL FLOOR AREA RATIO TO 0.55 FOR THE ENTIRE PROPERTY LOCATED AT 4691 FRANCIS ROAD**

(File Ref. No. 12-8060-20-9077, ZT 13-646207) (REDMS No. 4008719)

PLN-49

See Page PLN-49 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9077, for a Zoning Text Amendment to the “Single Detached (ZS21) – Lancelot Gate (Seafair)” site specific zone, to increase the overall allowable Floor Area Ratio (FAR) to a maximum of 0.55 for the entire property, be introduced and given first reading.



3. **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)**

(File Ref. No. 12-8060-20-9062/9063; RZ 13-633927) (REDMS No. 3991455)

PLN-67

See Page PLN-67 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9062, to repeal and replace the land use definition of “Maritime Mixed Use” by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*

- (2) *That Bylaw 9062, having been considered in conjunction with:*
- (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 deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to:*
- (a) *Amend “Steveston Maritime Mixed Use (ZMU12)” by widening the range of permitted commercial uses; and*
 - (b) *Amend “Steveston Maritime (ZC21)” by widening the range of permitted uses on 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street;*
- be introduced and given first reading.*



4. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, November 5, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie

Absent: Councillor Chak Au

Also Present: Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, October 22, 2013, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, November 19, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR LINDA BARNES

1. DEVELOPMENT OF A NEW LONG-TERM FEDERAL PLAN TO FIX CANADA'S HOUSING CRUNCH

(File Ref. No.)

Councillor Barnes provided background information and noted that 'Fixing Canada's Housing Crunch' is a national campaign.

Discussion ensued and it was agreed that Richmond Members of the Legislative Assembly, the Chair of the Metro Vancouver Housing Corporation Board, and the Manager of the Metro Vancouver Housing Corporation also be copied on the proposed resolution.

It was moved and seconded

WHEREAS a stable and secure housing system that creates and maintains jobs and allows for a range of living options is essential to attracting new workers, meeting the needs of young families and supporting seniors and our most vulnerable citizens; and

WHEREAS the high cost of housing is the most urgent financial issue facing Canadians with one in four people paying more than they can afford for housing, and mortgage debt held by Canadians now standing at just over \$1.1 trillion; and

WHEREAS housing costs and, as the Bank of Canada notes, household debt, are undermining Canadians' personal financial security, while putting our national economy at risk; and

WHEREAS those who cannot afford to purchase a home rely on the short supply of rental units, which is driving up rental costs and making it hard to house workers in regions experiencing strong economic activity; and

WHEREAS an inadequate supply of subsidized housing for those in need is pushing some of the most vulnerable Canadians on to the street, while \$1.7 billion annually in federal investments in social housing have begun to expire; and

WHEREAS coordinated action is required to prevent housing issues from being offloaded onto local governments and align the steps local governments have already taken with regard to federal/provincial/territorial programs and policies; and

WHEREAS, the Federation of Canadian Municipalities (FCM) has launched a housing campaign, "Fixing Canada's Housing Crunch," calling on the federal government to increase housing options for Canadians and to work with all orders of government to develop a long-term plan for Canada's housing future; and

WHEREAS FCM has asked its member municipalities to pass a council resolution supporting the campaign;

AND WHEREAS, our community has continuing housing needs to support a diverse range of residents to access affordable and appropriate housing choices, such as specialized subsidized rental with supports, affordable rental, and entry level homeownership, that can only be met through the kind of long-term planning and investment made possible by federal leadership;

THEREFORE BE IT RESOLVED that Council endorses the FCM housing campaign and urges the minister of employment and social development to develop a long-term plan for housing that puts core investments on solid ground, increases predictability, protects Canadians from the planned expiry of \$1.7 billion in social housing agreements and ensures a healthy stock of affordable rental housing for Canadians;

BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Minister noted above, to Coralee Oakes, Minister of Community, Sport, and Cultural Development, to Alice Wong, MP – Richmond, to Kerry-Lynne Findlay, MP – Delta-Richmond East, to the Federation of Canadian Municipalities, to the Lower Mainland Local Government Association, to Richmond MLAs, to Wayne Wright, Chair, Metro Vancouver Housing Corporation Board, and to Don Littleford, Manager, Metro Vancouver Housing Corporation.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPOINTMENT OF APPROVING OFFICER

(File Ref. No. 0172-02) (REDMS No. 4016488)

It was moved and seconded

- (1) *That the appointment of Brian Jackson as Approving Officer for the City, as per Item 7 of Resolution R08/15-4, adopted by Council on September 8, 2008, be rescinded; and*
- (2) *That Barry Konkin, Program Coordinator – Development, be appointed as Approving Officer in the absence of both Wayne Craig, Director of Development and Reg Adams, Approving Officer/Supervisor, Urban Development.*

CARRIED

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3. APPLICATION BY KHALID HASAN FOR REZONING AT 3800 AND 3820 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-9069; RZ 13-641189) (REDMS No. 4021832)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9069, for the rezoning of 3800 and 3820 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

4. APPLICATION BY HOTEL VERSANTE LTD. FOR REZONING AT 8451 BRIDGEPORT ROAD AND SURPLUS CITY ROAD FROM LIGHT INDUSTRIAL (IL) TO HIGH RISE OFFICE COMMERCIAL (ZC33) – (CITY CENTRE)

(File Ref. No. 12-8060-20-7032/9065/9066; RZ 12-605272) (REDMS No. 4003079 v.4)

Wayne Craig, Director, Development, provided background information and commented on the Village Centre bonus amenity contribution, noting that the developer has agreed to provide a voluntary contribution of approximately \$1.6 million to be utilized at Council's discretion for arts and culture facilities in the City Centre.

It was moved and seconded

(1) That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032, be abandoned;

(2) That Official Community Plan Bylaw 7100, Amendment Bylaw 9065 (City Centre Area Plan), to facilitate the construction of commercial uses at 8451 Bridgeport Road and City's surplus road, by:

(a) Amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to redesignate the subject site and City's surplus road to "Urban Centre T5 (45m)";

(b) Amending the configuration of minor streets adjacent to the site in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to extend River Road from West Road to Bridgeport Road and re-align West Road between River Road and Bridgeport Road;

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- (c) *Together with related minor map and text amendments in Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan);*
be introduced and given first reading;
- (3) *That Bylaw 9065, having been considered in conjunction with:*
- (a) *The City's Financial Plan and Capital Program;*
- (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
- (4) *That Bylaw 9065, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 to: create "High Rise Office Commercial (ZC33) – (City Centre)"; and to rezone 8451 Bridgeport Road and City's surplus road from "Light Industrial (IL)" to "High Rise Office Commercial (ZC33) – (City Centre)"; be introduced and given first reading.*

CARRIED

The meeting was recessed at 4:08 p.m.

The meeting reconvened at 4:59 p.m., following the Closed Planning Committee meeting with Councillors McNulty, Halsey-Brandt, Barnes, Steves, McPhail, and Mayor Brodie present.

5. MANAGING MEDICAL MARIJUANA PRODUCTION FACILITIES, AND RESEARCH AND DEVELOPMENT FACILITIES IN AGRICULTURAL AND URBAN AREAS

(File Ref. No. 12-8060-20-9070/9072) (REDMS No. 4026259)

Councillor McPhail left the meeting and did not return (5:00 p.m.)

Joe Erceg, General Manager, Planning and Development, provided background information and commented on the proposed staff recommendation to manage medical marijuana production facilities, and research and development facilities in agricultural and urban areas.

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Mr. Erceg then stated that as part of the staff report, staff also included a draft bylaw that would prohibit medical marijuana facilities in all areas of Richmond should that be a direction Council wishes to take.

In reply to queries from Committee, Mr. Erceg spoke of the City's recent external advice regarding issuance of a Building Permit for a licensed research and development facility, and noted that such licences are issued by the federal government for approximately twelve months. Also, he commented on several lower mainland municipalities that have prohibited or are in the process of prohibiting medical marijuana facilities within their respective boundaries.

As a result, the following motion was introduced:

It was moved and seconded

- (1) *That the City of Richmond request Health Canada to only consider issuing licences under the federal Marihuana for Medical Purposes Regulations (MMPR) in compliance with the City's Strategic Facility Management Approach contained in the staff report titled Managing Medical Marijuana Production Facilities, and Research and Development Facilities in Agricultural and Urban Areas dated October 30, 2013;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9071 (Medical Marihuana Regulation) be introduced and given first reading; and*
- (3) *That Bylaw 9071 be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing.*

The question on the motion was not called as discussion ensued and it was noted that the proposed bylaw to prohibit medical marijuana facilities in Richmond does not preclude a rezoning application for such use from coming forward for Council's consideration at a future date.

The question on the motion was then called and it was **CARRIED**.

6. MANAGER'S REPORT

Mr. Craig provided an update on (i) upcoming tree removal at the Village Green development, (ii) shared driveway access implications on the City's arterial roads strategy, and (iii) 2013 Lulu Awards.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:06 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 5, 2013.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk



City of Richmond

Report to Committee

To: Planning Committee

Date: November 5, 2013

From: Wayne Craig
Director of Development

File: RZ 11-586861

Re: Application by Man-Chui Leung and Nora Leung for Rezoning at 7460 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)"

Staff Recommendation

That Bylaw 8907, for the rezoning of 7460 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be forwarded to the December 16, 2013 Public Hearing.

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

Att.

| REPORT CONCURRENCE | | |
|--------------------|-------------------------------------|---------------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Affordable Housing | <input checked="" type="checkbox"/> | |

Staff Report

Purpose

Rezoning Bylaw 8907 for this application was heard at the May 21, 2013 Public Hearing. After receiving several written submissions and hearing concerns from a number of local residents regarding this proposal, Council adopted the following motion:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 8907 be referred to staff to provide more information regarding the following:

- 1) Species and dimensions of trees removed and of proposed replacement trees;*
- 2) Reduction in lots/density and the impact on the number of trees to be retained;*
- 3) Wildlife protection;*
- 4) Sidewalk extension to 7500 Ash Street and the City's plan for sidewalk improvements to Blundell Road; and*
- 5) Traffic calming measures.*

The purpose of this report is to provide Council with additional information related to these topics, and to recommend that Zoning Amendment Bylaw 8097 be forwarded to the December 16, 2013 Public Hearing.

Origin

Man-Chui Leung and Nora Leung have applied to rezone 7460 Ash Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit a six (6) lot single-family subdivision fronting onto Ash Street, General Currie Road and Armstrong Street (**Attachment 2**). The original rezoning report for this application was considered at the April 16, 2013 Planning Committee meeting, and forwarded to the April 22, 2013 City Council meeting where it received first reading.

The creation of the proposed lots within this subdivision plan will require the construction of an undeveloped section of General Currie Road. The application also requires the dedication of lands for the introduction of Armstrong Street at the eastern edge of the subject site to connect to this new section of General Currie Road. The development of these roads is in accordance with the South McLennan Sub-Area Plan, and will provide vehicular and pedestrian access to the proposed new lots.

Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

To the North: Across the General Currie Road, a Single Detached lot zoned "Single Detached (RS1/F)".

To the East: Single Detached lots zoned "Single Detached (RS1/F)".

To the South: Single Detached lots zoned "Single Detached (RS1/F)".

To the West: Across Ash Street, Single Detached lots zoned "Single Detached (RS1/F)".

Related Policies & Studies

Official Community Plan

Official Community Plan (OCP) designation: Neighbourhood Residential: McLennan South Sub-Area Plan, Schedule 2.10D.

McLennan South Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 4**): Residential, "Historic Single-Family", two and one-half storeys maximum, maximum density 0.55 F.A.R.

Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption of rezoning.

Public Input

At the May 21, 2013 Public Hearing meeting, this item received four (4) written submissions and four (4) people spoke at the meeting. The minutes of the meeting as well as the written submissions are in **Attachment 5** of this report. Two pieces of additional correspondence were received after the Public Hearing and are provided in **Attachment 6**.

Staff Comments

In response to Council's referral, staff provides the following information to each of the five referral items.

Referral Item 1:

"Species and dimensions of trees removed and of proposed replacement trees"

With the submission of this rezoning application, the applicant submitted an Arborist Report to identify the location and condition of the existing on-site trees. The report also assessed the existing condition of these trees and recommended what trees would be suitable to retain with the proposed subdivision plan.

The Arborist report was reviewed by City staff and a site visit was conducted to confirm the possible condition of the existing trees that could be retained. The findings from the initial staff report are summarised in the following table.

Tree Summary Table

| Item | Number of Trees | Tree Compensation Rate | Tree Compensation Required | Comments |
|--|-----------------|------------------------|-------------------------------------|--|
| Total On Site Trees | 56 | - | - | - |
| Within Right of Ways for Armstrong Street | 11 | N/A | None, as Road Required by Area Plan | Located within excavation and construction zones for roadworks. |
| Within Single-Family Building Envelope and/or grade elevation change | 36 | 2:1 | 72 | To be removed, due to conflicts with proposed building locations, driveways, or poor health or structure of the trees. |
| Trees To be Retained | 9 | - | - | To be protected during construction. |

Of the 36 trees that were recommended for removal, 29 trees (approximately 80% of the total) are Birch trees, with the remainder consisting of a mixture of Western Red Cedar (2 trees), Norway Spruce (1 tree), Western Hemlock (1 tree), Japanese Flowering Cherry (1 tree), Lodgepole Pine (1 tree) and Cherry (1 tree). The size of the trees to be removed range from 17 cm to 45 cm DBH (diameter breast height) with a crown radius ranging from 1.5 metres to 6.0 metres. All the trees that are recommended for removal have been determined to be in either poor condition or located within the proposed building footprint.

The applicant has agreed to provide a portion of the required number of replacement trees in accordance with the City's 2:1 replacement policy, however given the number of required replacements (72), the likelihood of all the replacement trees on the proposed lots would be difficult given the allowable building area of the proposed zone. The initial staff report provided a table outlining the proposed tree planting.

Number of Trees to be Planted per Lot

| Proposed Lot Numbers | Proposed Lot Size | Number of trees | | | |
|----------------------|---|-----------------|------------------|---------------|-------------------------------------|
| | | Trees per Lot | Already Retained | To be Planted | Total Number of Trees to be planted |
| 1 | 773.3m ² | 6 | 5 | 1 | 14 |
| 2 | 469.3m ² | 4 | 1 | 3 | |
| 3 | 469.9m ² | 4 | 1 | 3 | |
| 4 | 324.7m ² | 3 | 1 | 2 | |
| 5 | 342.3m ² | 3 | 1 | 2 | |
| 6 | 325.2m ² | 3 | 0 | 3 | |
| Summary | 72 trees required (minus) 2 street trees to be planted for the frontage of 7480 Ash Street. 14 new trees to be planted on the proposed lots = 56 tree shortfall (to be paid cash-in-lieu) | | | | |

In response to the Council referral, staff have worked with the applicant to increase the quantity of tree planting as to identify the quantity of additional tree planting as seen in the following table.

Number of Trees to be Planted per Lot

| Proposed Lot Numbers | Proposed Lot Size | Number of trees | | | |
|----------------------|---|-----------------|------------------|---------------|-------------------------------------|
| | | Trees per Lot | Already Retained | To be Planted | Total Number of Trees to be planted |
| 1 | 773.3m² | 7 | 5 | 2 | 18 |
| 2 | 469.3m² | 4 | 1 | 3 | |
| 3 | 469.9m² | 4 | 1 | 3 | |
| 4 | 324.7m² | 4 | 1 | 3 | |
| 5 | 342.3m² | 4 | 1 | 3 | |
| 6 | 325.2m² | 4 | 0 | 4 | |
| Summary | 72 trees required (minus) 2 street trees to be planted for the frontage of 7480 Ash Street. 18 new trees to be planted on the proposed lots = 52 tree shortfall (\$26,000.00 to be paid cash-in-lieu) | | | | |

Of the 18 new trees to be planted, the City's arborist recommends to increase the ratio of non-birch trees to mitigate the infestation of bronze birch borer a common cause for the removal of existing birch trees in the area. Bronze birch borer is an insect infestation and the common cause for the decline in health and the inevitable removal of existing birch trees.

The City's Arborist has provided a list of suitable trees for this proposal. It provides a good balance between conifers and deciduous trees. The table below outlines the number, type and size of trees to be planted, and the drawing in **Attachment 9** suggests appropriate locations. Staff have reviewed this with the applicant and they have agreed with this proposal.

| Type | Number | Size |
|---------------------------|--------|----------------|
| Japanese Flowering Cherry | 3 | 6 cm caliper |
| Paper Birch | 5 | 6 cm caliper |
| Western White Pine | 3 | 3 metre height |
| Serbian Spruce | 5 | 3 metre height |
| Western Red Cedar | 2 | 3 metre height |

Referral Item 2:

"Reduction in lots/density and the impact on the number of trees to be retained"

Staff and the applicant reviewed the idea of reducing the number of lots in the subdivision for the purpose of retaining more trees and has concluded that reducing the number of lots in the proposal would generally result in larger lots with larger houses, with no guarantee that any more mature trees would be saved due to the increased building footprint and need to increase the site grade due to flood construction level requirements. The current proposal with smaller lots allows for smaller houses that are more affordable than larger houses on larger lots. The rezoning proposed would

allow for the habitable space in the new homes on proposed lots 2-6 to be approximately 1,925 ft² to 2,750 ft² in size.

According to the submitted Arborist report, of the 36 trees listed for removal, only three (3) were listed in good condition. Their recommendation for removal stems from their location either within the allowable building footprint or would be further impacted by grade changes needed to comply with the flood protection bylaw. This situation would not change should there be a reduction of proposed lots as the buildable area within each lot would still require their removal.

The applicant has also noted that this development is required to provide considerable off-site road improvements which may not be economically feasible with a reduced lot yield.

Referral Item 3:

“Wildlife protection”

At the May 21, 2013 Public Hearing meeting, speakers advised Council that an active bird's nest was located on the subject property. As this was new information, staff recommended to the applicant that they hire an environmental consultant to determine if there was an active bird's nest(s) on the property. The applicant hired the consulting firm of Pottinger Gaherty who submitted a report (**Attachment 7**) stating that one inactive bird's nest was found on the subject property, located within the rear yard area of the proposed Lot 5 (**Attachment 2**).

The size and location of the nest on a birch tree led to conclude the nest was formerly occupied by a small to medium sized raptor such as a Cooper's or Sharp-Shinned Hawk. Bird whitewash (bird droppings) were found at the base of the tree which led the consultant to suggest the nest was active as recently as this past spring or summer. The submitted arborist report identified this tree as birch, and the arborist report recommended its removal due to the poor condition of the tree.

Regulations for bird nest protection fall under both Federal and Provincial regulations. The *BC Wildlife Act* prohibits the destruction of occupied bird nests, as well as unoccupied eagle and heron nests. Pottinger Gaherty's report recommends a “least-risk window” of October 1 to February 28 for the removal of the tree to mitigate harm to raptors and other bird species. Otherwise, should the tree be removed outside of the window, the owner will need to undertake a nest survey by a qualified environmental professional (QEP) to ensure the nest is not active. If the nest is active at that time, the QEP is to recommend mitigative action immediately prior to the tree removal.

Referral Item 4:

“Sidewalk extension to 7500 Ash Street and the City's plan for sidewalk improvements to Blundell Road”

This item was raised from letter submissions and at the Public Hearing to help aid the elderly occupant of 7500 Ash Street to better enable her to walk along Ash Street.

The applicant has agreed to install an asphalt sidewalk along the front of 7500 Ash Street and link it with the Ash Street frontage improvements they are undertaking for the subject property and 7480 Ash Street. Staff feel this is a considerable gesture and financial contribution on the part of the applicant as 7500 Ash Street has future redevelopment potential in accordance with the McLennan South Sub-Area Plan. The asphalt sidewalk will provide a safe pedestrian route until the ultimate frontage improvements are provided with the redevelopment of 7500 Ash Street.

Street front improvements are to be undertaken by the developer as part of their redevelopment, and are secured through rezoning or subdivision conditions. After the developer has completed the works and has passed the maintenance period, the City takes over the future maintenance.

Frontage improvements along the east side of Ash Street from General Currie Road to Blundell Road have already begun with the townhouse development at the corner of Ash Street and Blundell Road (7820 Ash Street) and the new single-family subdivision on the north and south side of Keefer Avenue with the installation of a 1.75 metre wide concrete sidewalk starting at the west property line, a 3.1 metre wide treed and grassed boulevard, curb and gutter and road widening to connect with the existing pavement. The subject development will continue this specification as part of their street improvements.

The frontage improvements for the remainder of the block are envisioned to occur in conjunction with redevelopment. There are eight (8) existing properties on the east side of Ash Street without frontage improvements. Two of these properties are subject to current redevelopment applications.

Referral Item 5:

"Traffic calming measures"

One of the issues at the Public Hearing was traffic calming along Ash Street, as residents raised concerns that the speed of vehicles was too high, and there should be means (such as speed bumps) to slow down traffic in the area.

The City's Transportation Department undertook a week long speed survey on Ash Street near the location of the subject property in May 2013. The data was collected using an electronic traffic detector, located in each lane at the midblock point between General Currie Road and Blundell Road. The detectors logged data for a 24 hour period for each of the seven (7) days, recording traffic speed, direction and the time of day vehicles passed over the detectors. The result of the seven (7) day study was an average vehicle speed of 44 Km/h, lower than the posted speed limit of 50 Km/h.

The current condition of Ash Street in the area of the subject property is a paved road that is approximately 7.3 metres wide that provides full two-way traffic flow, but with no curb and gutter, boulevard or sidewalk. Street parking has been allowed along an unpaved shoulder along the side of the street.

As development along Ash Street proceeds, street frontage improvements will be installed to allow two-way traffic and provide street parking on both sides of the street. These improvements will replace the area where vehicles currently park with the frontage improvements while maintaining an appropriate paved road width to support two-way vehicle movement and street parking. Future intersections will feature curb extensions to remove space for street parking while maintaining lane width.

Analysis

No other aspects of the proposal have been changed since the Public Hearing. The following is provided for information.

Proposed Zoning to Single Detached (ZS14) – South McLennan (City Centre)

The proposal to rezone the subject site to create smaller single detached lots is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes for Single Family use

(Attachment 4). The policy permits lot widths fronting Ash Street to be at least 18.0 meters wide, with the remaining lots fronting General Currie Road and Armstrong Street at 11.3 meters wide, with corner lots being a minimum width of 13.0 meters. The "Single Detached (ZS14) – South McLennan (City Centre)" zone was chosen as it has been used on other Single Detached lots in the area. The proposed lot dimensions meet the minimum lot size requirements set out in the McLennan South Sub-Area Plan and the "Single Detached (ZS14) – South McLennan (City Centre)" zone.

Affordable Housing

In accordance with the Affordable Housing Strategy, the applicant previously agreed to provide a voluntary contribution of \$1 per buildable square foot of density for all new lots in relation to the proposed zone instead of providing secondary suites to at least 50% of new homes in this subdivision. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$11,412.65 and is payable prior to the adoption of rezoning Bylaw 8907.

Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that upgrades to existing sanitary services will be needed. Water provisions will be determined at the Building Permit stage to ensure adequate flow. A voluntary contribution towards the committed upgrades for the South McLennan drainage area is in the amount of \$36,510.61 is required prior to the adoption of rezoning Bylaw 8907.

Servicing Agreement and Subdivision

The applicant is required to enter into a separate application for a Servicing Agreement for the purpose of designing for road construction, frontage improvements for sections of Ash Street, General Currie Road and Armstrong Street that front the subject property. Some of the improvements include but are not limited to:

Ash Street (from the north property line of the subject site and to the south property line of 7480 Ash Street)

- 1.75 meter wide concrete side walk;
- 3.10 meter wide grass and treed boulevard;
- curb and gutter; and
- road widening to existing pavement.
- A 1.5 metre wide asphalt sidewalk along the frontage of 7500 Ash Street to connect to the sidewalk above (voluntary work by the developer).

General Currie Road (from the north property line of the subject site)

- 1.75 meter wide concrete sidewalk;
- 4.10 meter wide grass and treed boulevard;
- curb and gutter; and
- road pavement covering half the width of the road right-of-way.

Armstrong Street (from the eastern edge of the property – after the 9.0 meter land dedication)

- 1.50 meter wide concrete sidewalk;
- 1.50 meter wide grass and treed boulevard;
- curb and gutter; and
- road pavement to the extent of the land dedication.

Other items such as sanitary upgrades, are also to be included as well as extending existing service lines to service the individual lots.

Financial Impact

None.

Conclusion

The proposed rezoning for the six (6) lot subdivision meets the requirements of the OCP (McLennan South Neighbourhood Plan) as well as the zoning requirements set out in the "Single Detached (ZS14) – South McLennan (City Centre)" zone. The proposed road configuration is consistent with the neighbourhood plan and Staff is confident the outstanding conditions will be met prior to final adoption. Staff support this rezoning application and recommend that Bylaw amendment No. 8907 be forwarded to the December 16, 2013 Public Hearing.



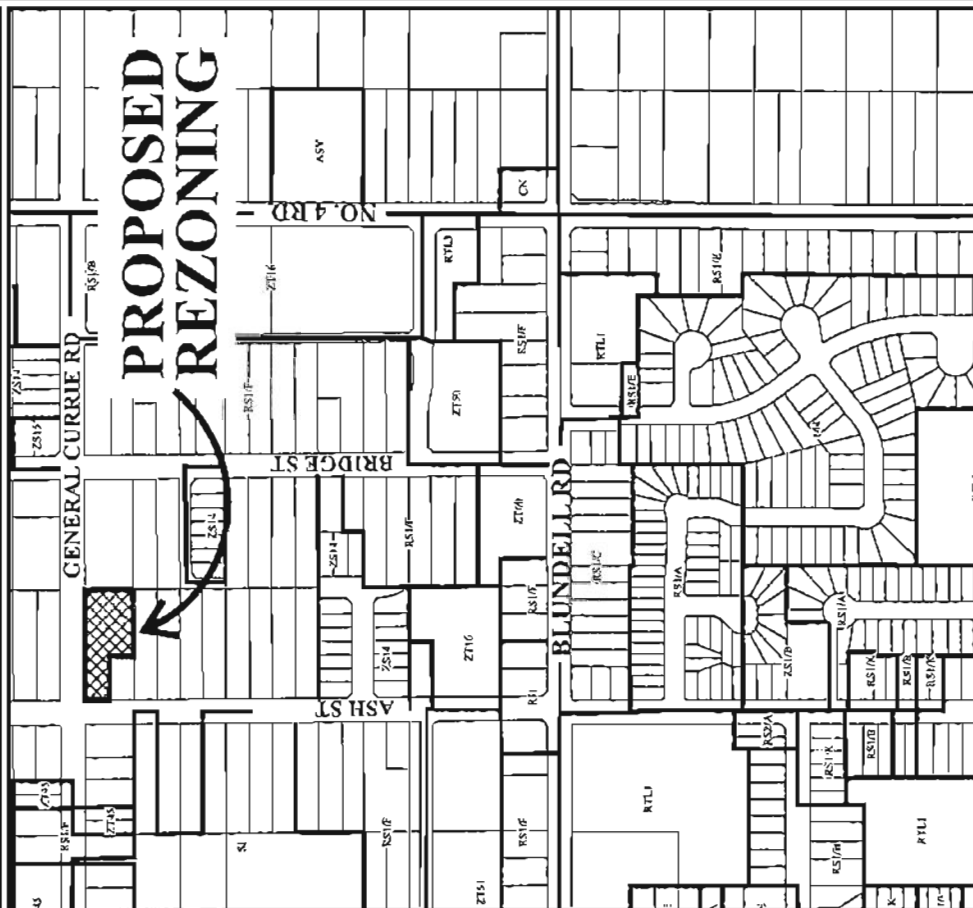
David Johnson
Planner 2
(604-276-4193)

DJ:cas

- Attachment 1: Location Map
- Attachment 2: Proposed subdivision layout
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Minutes of the May 21, 2013 Public Hearing minutes and written submissions
- Attachment 6: Additional correspondence after Public Hearing
- Attachment 7: Pottinger Gaherty report
- Attachment 8: Tree Survey Map showing tree retention and removal of existing trees.
- Attachment 9: Tree Survey Map showing tree retention and new plantings.
- Attachment 10: Conditional Rezoning Requirements



City of Richmond



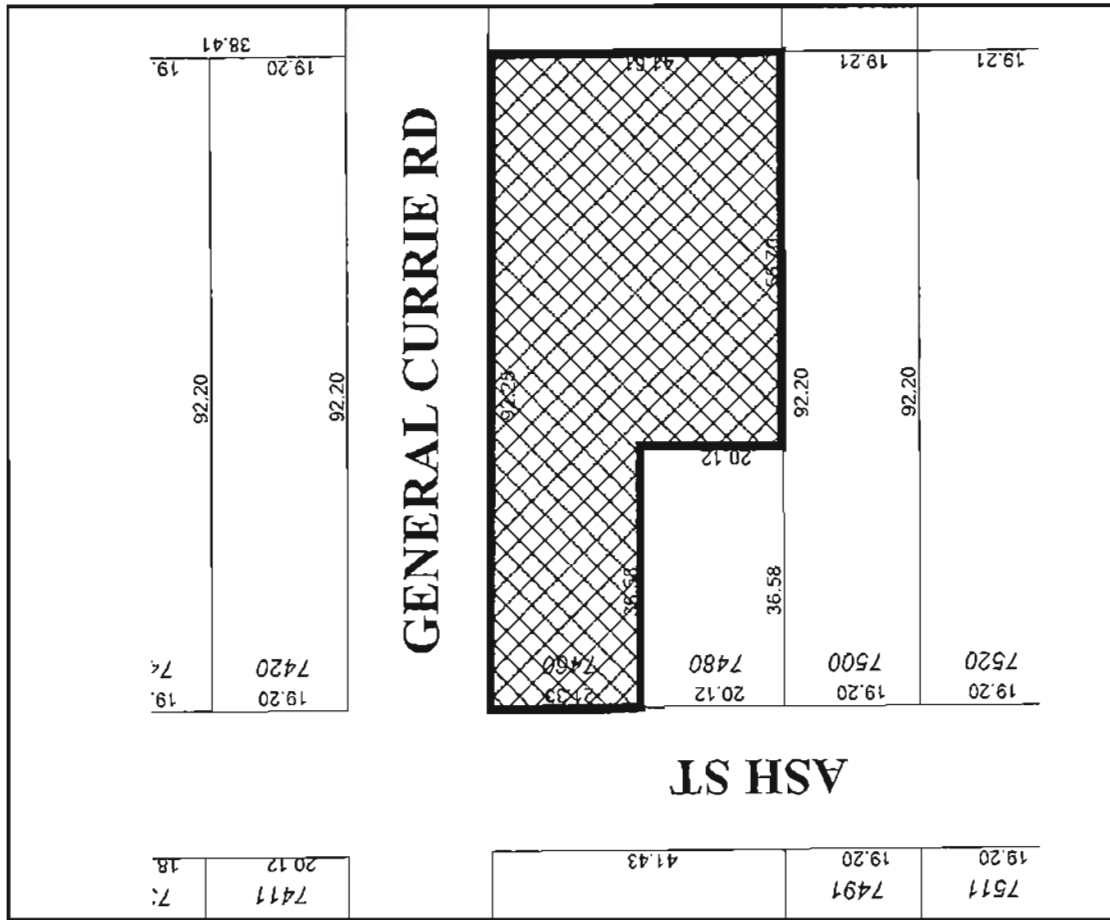
PLN - 21

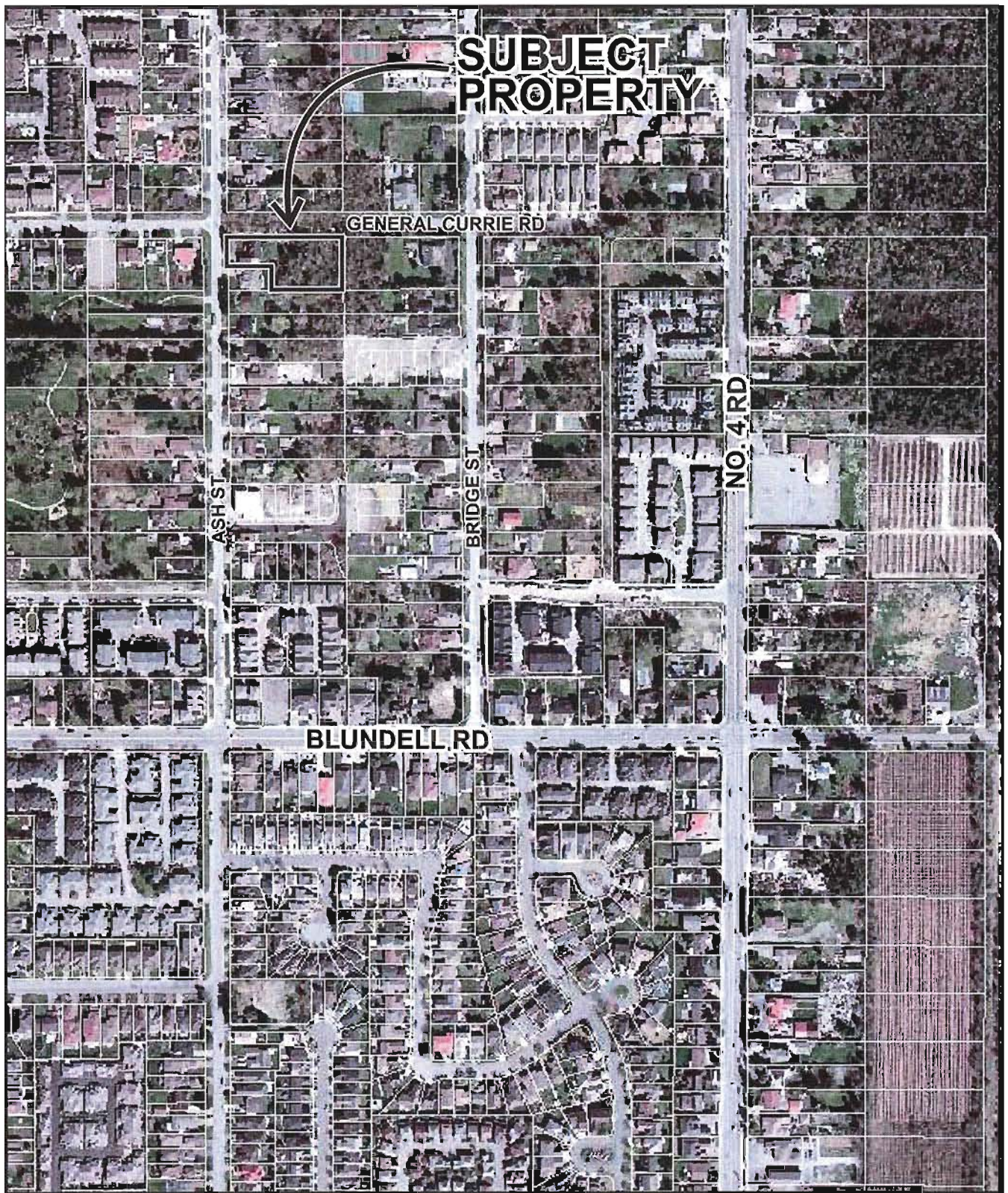
RZ 11-586861

Original Date: 08/17/11

Revision Date:

Note: Dimensions are in METRES





RZ 11-586861

Original Date: 08/18/11

Amended Date:

Note: Dimensions are in METRES

GENERAL CURRIE ROAD
(UNCONSTRUCTED ROAD)

PROPOSED
ROAD
DEDICATION

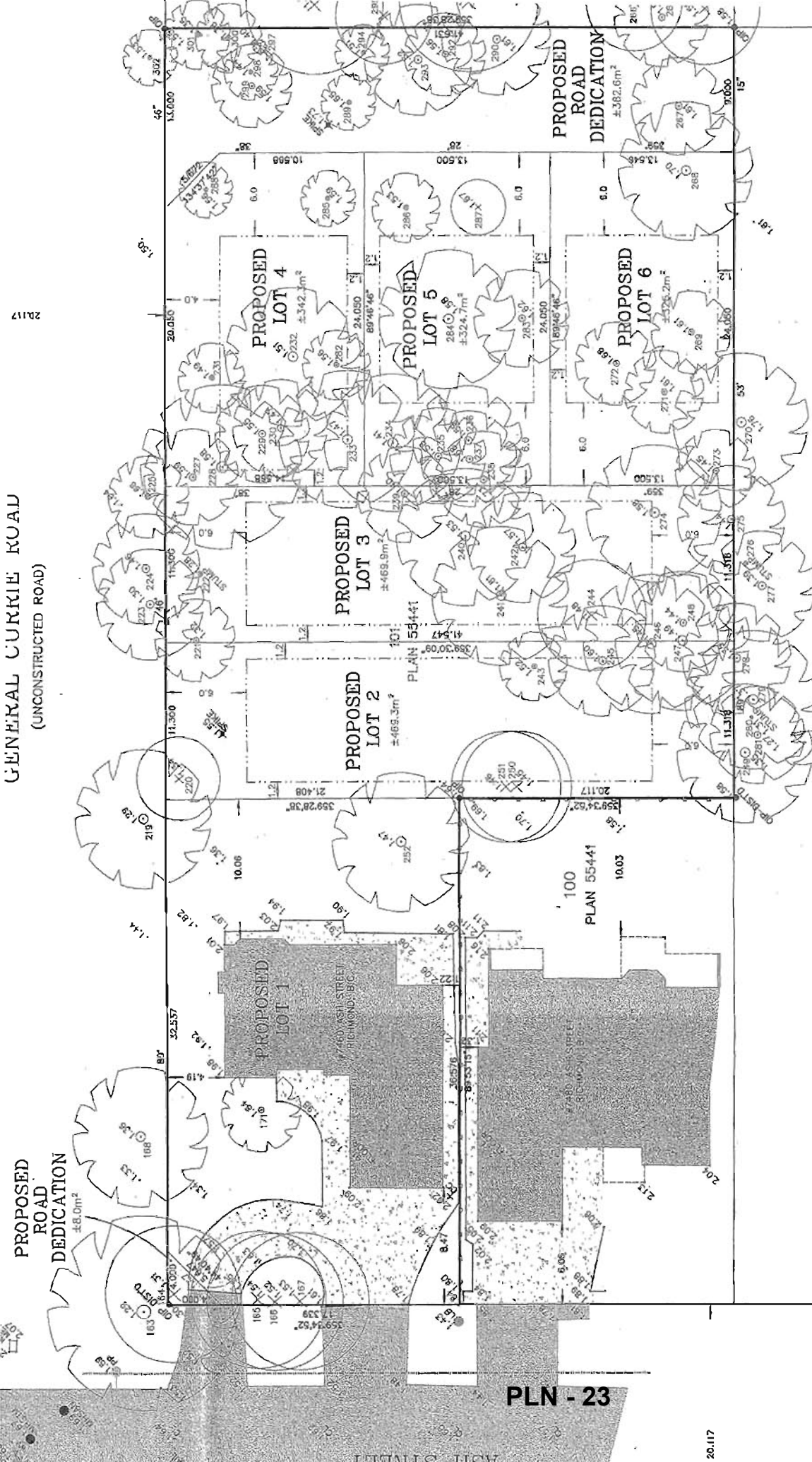
ATTACHMENT 2

N 1/2 2
PLAN 1207

PROPOSED
ROAD
DEDICATION

PLN - 23

20.117





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 11-586861

Address: 7460 Ash Street

Applicant: Man-Chiu Leung and Nora Leung

Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

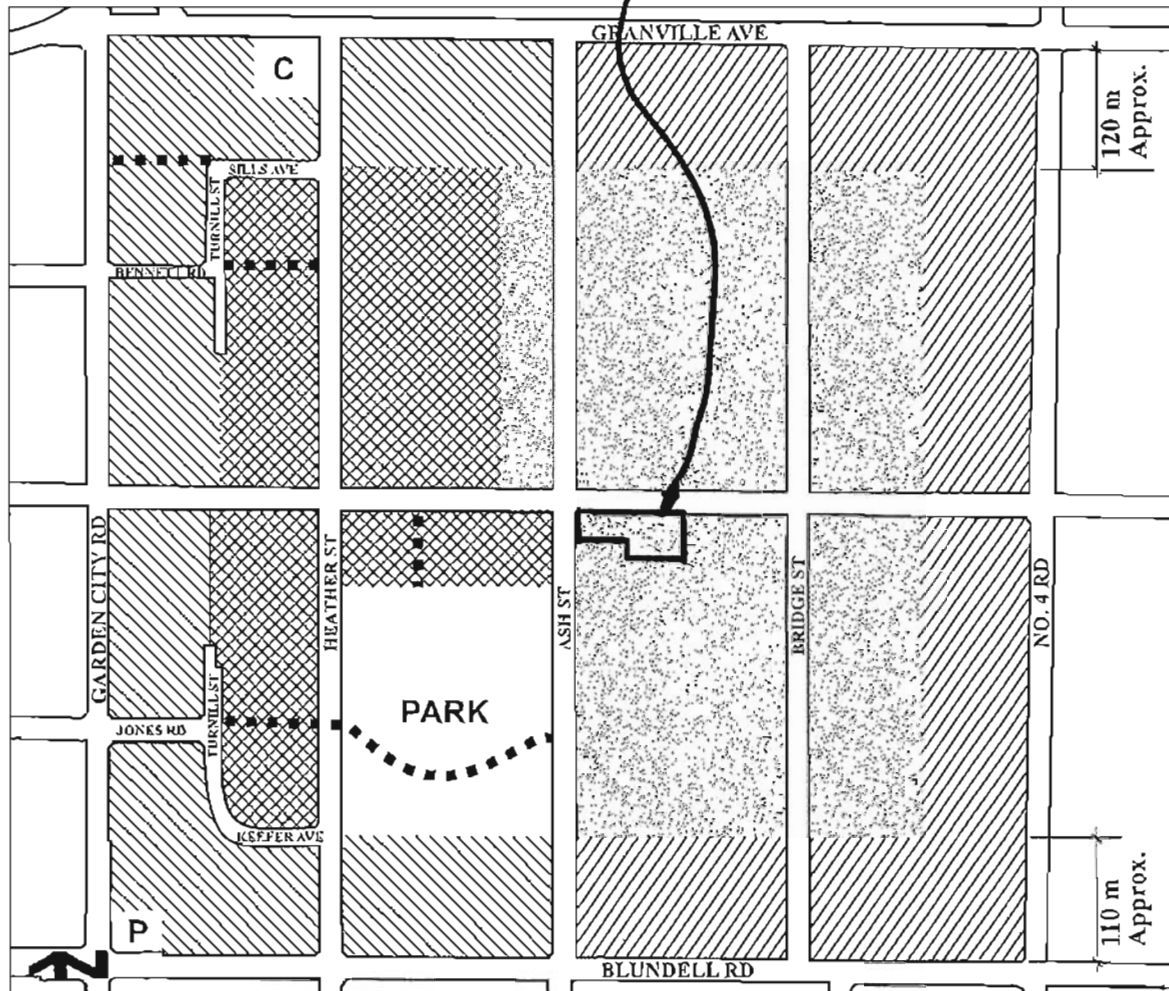
| | Existing | Proposed |
|--|---|---|
| Owner: | Man-Chiu Leung and Nora Leung | No change |
| Site Size (m ²): (by applicant) | 3,079.0 m ² | 2,704.1 m ² The gross site area is reduced by: <ul style="list-style-type: none"> 9.0 m wide dedicated right-of-way (Armstrong Street) along the site's eastern edge for road, complete with 4m x 4m corner cut at General Currie Road; and A 4 m x 4 m corner cut at Ash Street and General Currie Road. |
| Land Uses: | Single-family residential | No change |
| OCP Designation: | Neighbourhood Residential | No change |
| Area Plan Designation: | Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR) | No change |
| Zoning: | Single-Family Housing District, Subdivision Area F (RS1/F) | Single Detached (ZS14) – South McLennan (City Centre) |
| Number of Units: | 1 single-family dwelling | 6 single-family dwellings |


| On Future Subdivided Lots | Bylaw Requirement (ZS14) | Proposed | Variance |
|-------------------------------------|--|---|----------------|
| Floor Area Ratio: | Max. 0.55 FAR for first 464.5m ² of lot area then 0.3 FAR for the remainder, plus additional areas for covered areas, off-street parking, and floor area above garage | 0.55 FAR for first 464.5m ² of lot area then 0.3 FAR for the remainder, plus additional areas for covered areas, off-street parking, and floor area above garage | none permitted |
| Ash Street Lot area Lot width | Min. 550.0 m ² (area) Min. 18.0 m (width) | Lot 1 – 773.3 m ² (area) 21.3 m (width) | none |


| On Future Subdivided Lots | Bylaw Requirement (ZS14) | Proposed | Variance |
|---|--|--|----------|
| Minimum Lot Area General Currie Rd. / Armstrong Street | Min. 320.0 m ² | Lot 2 – 469.3 m ² Lot 3 – 469.9 m ² Lot 4 – 342.3 m ² Lot 5 – 324.7 m ² Lot 6 – 325.2 m ² | none |
| Min. Lot Dimensions | 11.3 m (width) 13.0 m (width) (Lot 4) 24.0 m (depth) | Lot 2 – 11.30 m (width) 41.50 m (depth) Lot 3 – 11.30 m (width) 41.50 m (depth) Lot 4 – 14.57 m (width) 24.05 m (depth) Lot 5 – 13.50 m (width) 24.05 m (depth) Lot 6 – 13.55 m (width) 24.05 m (depth) | none |


City of Richmond


Land Use Map

Bylaw 7892
2005/04/18**SUBJECT
PROPERTY
R2 11-586861**

 Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

 Residential, 2 ½ storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

 Residential, 2 ½ storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

 Residential, Historic Single-Family, 2 ½ storeys maximum 0.55 base F.A.R., Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■ ■ ■ ■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".



City of
Richmond

Minutes

Regular Council Meeting for Public Hearings Tuesday, May 21, 2013

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **ZONING AMENDMENT BYLAW 8907 (RZ 11-586861)**
(Location: 7460 Ash Street; Applicant: Man-Chui Leung and Nora Leung)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

- (a) Sharon MacGougan on behalf of Joyce MacGougan, 7500 Ash Street (Schedule 1)
- (b) Sharon MacGougan, 7411 Ash Street (Schedule 2)
- (c) Douglas Nazareth, 7480 Ash Street (Schedule 3)
- (d) Annie and Wolfgang Schroeder, 9360 and 9380 General Currie Road (Schedule 4)



Regular Council Meeting for Public Hearings
Tuesday, May 21, 2013

Submissions from the floor:

Mr. James Wright, 8300 Osgoode Drive, spoke on behalf of the Garden City Conservations Society and was concerned with the trend to disregard the conservation of mature trees. The Society would like to see a change in the trend and suggested that the application under consideration is a good place to take action for nature and human liveability.

Sharon MacGougan, 7411 Ash Street, spoke on behalf of herself and her mother, Joyce MacGougan at 7500 Ash Street, expressed concern with regard to the following: i) pedestrian safety due to the fragmentation of sidewalks in the area; ii) traffic issues related to speed and access to and from the site; iii) failure of the City to provide promised street upgrades; and iv) loss of mature trees and the associated undergrowth and wildlife.

In response to queries, Wayne Craig, Director of Development provided additional information on requirements for offsite improvements (curb, sidewalk, etc.) for this site and the adjacent site to the south (which does not have redevelopment potential). Mr. Craig confirmed the tree removal and replacement recommendations from the Arborist's report as well as the cash-in-lieu contribution for replacement tree planting.

Mr. Michael Wolfe, 9731 Odlin Road, expressed concern for the loss of a natural area and the need to protect species at risk. He suggested that the extension of General Currie Road was not necessary and the lands would be better served as park space.

Mr. Douglas Nazareth, 7480 Ash Street, suggested that the development be reduced to permit 4 residential units in order to preserve many of the trees and requesting the sidewalk be extended to 7500 Ash Street.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. Speakers then addressed Council for the second time with new information.

Discussion ensued with respect to tree preservation and lot density, the species and size of trees removed and replaced, sidewalk extension to 7500 Ash Street and offsite improvements on Ash Street to Blundell Road, traffic calming measures including conducting a traffic study, and the preservation of a raptors nest in accordance with the Wildlife Act.



Regular Council Meeting for Public Hearings
Tuesday, May 21, 2013

In response to queries from Council, Mr. Craig explained how tree removal and replacement is determined, cash-in-lieu contributions are calculated and how the City's Flood Protection Bylaw impacts possible tree removal. Mr. Craig advised that staff is unaware of the raptors nest and will require the applicant to retain a qualified environmental professional to assess the situation. Mr. Craig further advised that a traffic calming study can take months and also requires public input to determine acceptable traffic calming measures for the neighbourhood.

PH13/5-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 8907 be referred to staff to provide more information regarding the following:

- (1) species and dimensions of trees removed and of proposed replacement trees;*
- (2) reduction in lots/density and the impact on the number of trees to be retained;*
- (3) wildlife protection;*
- (4) sidewalk extension to 7500 Ash Street and the City's plan for sidewalk improvements to Blundell Road; and*
- (5) traffic calming measures.*

CARRIED

2. **ZONING AMENDMENT BYLAW 9008 (RZ 13-627573)**
(Location: 5131 Williams Road; Applicant: Balandra Development Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

Jansson, Michelle

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Friday, 17 May 2013 3:20 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #734)
Categories: 12-8060-20-8907

| |
|--------------------|
| To Public Hearing |
| Date: May 21, 2013 |
| Item # 1 |
| Re: 7460 Ash St. |
| Zoning Amendment |
| Bylaw 8907 |

Send a Submission Online (response #734)

Survey Information

| | |
|-----------------------|---|
| Site: | City Website |
| Page Title: | Send a Submission Online |
| URL: | http://cms.richmond.ca/Page1793.aspx |
| Submission Time/Date: | 5/17/2013 3:28:30 PM |

Survey Response

| | |
|--|---|
| Your Name | Sharon MacGougan on behalf of Joyce MacGougan |
| Your Address | 7500 Ash Street |
| Subject Property Address OR Bylaw Number | Bylaw 8907 |
| Comments | <p>Re: File Reference No. 12-8060-20-8907 My name is Sharon MacGougan and I am submitting comments on the proposed rezoning on behalf of my 89 year-old mother, Joyce. She lives at 7500 Ash Street and she has lived there since 1948. Her property borders the property in question. These are her comments: there is already too much development in this area. There is too much traffic. She does not feel safe on Ash Street. She describes having to keep as far as possible from the road when travelling on Ash in her scooter or with her walker. She doesn't feel safe because, as she says, "I'm too slow". I also asked her about the trees. She is very upset that virtually all of them will be cut. She is worried for the birds. She also states that the neighborhood will look worse without the trees. Submitted on behalf of Joyce MacGougan by her daughter, Sharon MacGougan (7411 Ash</p> |

Street) 604.278-8108

| |
|-----------------------------|
| To Public Hearing |
| Date: <u>May 21, 2013</u> |
| Item # <u>1</u> |
| Re: <u>Zoning Amendment</u> |
| <u>Bylaw 8907</u> |
| <u>7460 Ash St.</u> |

Schedule 2 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

May 17, 2013

Attention: Director, City Clerk's Office

Re: Zoning Amendment Bylaw 8907 (RZ 11-586861)

My name is Sharon MacGougan. I live at 7411 Ash Street. I have a few comments about this proposed development.

Extension of Ash Street sidewalk

I request that the proposed new sidewalk/street improvements on Ash Street be extended to include my mother's house at 7500 Ash Street.

I believe my mother to be the last remaining "homesteader" still living on Ash Street (between Blundell and Granville). My father built their house in 1948. In 1949 - the year of the Great Flood - my father was one of the men who voluntarily sandbagged Richmond's dikes (after working a full day). My parents paid taxes in Richmond for 65 years. I think it would be a nice gesture and a real commitment to sense of community to provide my mother with a safe place to walk.

Traffic calming

Traffic calming and a full street upgrade were promised to Ash Street as part of the redevelopment process. According to the city's plan for South McLennan the money was to come from development cost charges. New homes have been built on our street. Now 6 more are planned. Do I understand correctly that development cost charges from these (built and to be built) homes will now go towards traffic calming and a street upgrade, as was promised?

Loss of Mature Trees

Our area has lots of mature trees. I am disappointed that plans for new housing developments in our area have seemingly not considered this unique aspect of our neighbourhood. We lost 24 trees on the Keefer extension (southeast of Ash). Barely any trees were replanted and none on the boulevard (something about pipes or wires). With this proposed new development 56 trees will be lost. And "Because of site constraints for new planting, no tree of significant size was recommended", pg.3.

What this really means is there is no room for trees. How is this possible? If the lots were a larger size there would be space for trees, bird habitat could be restored and the area would continue to reflect a respect for the natural world. Instead what we will get is lots of concrete and a few decorative trees that no bird will ever build a nest in. What a loss.

Supplementary comment: I have alerted city staff that there is an active hawk nest in the area slated to be clearcut. According to provincial regulations and common decency, the tree with the hawk nest and the immediate area surrounding it should not be cut while the nest is active.

Little Things Matter

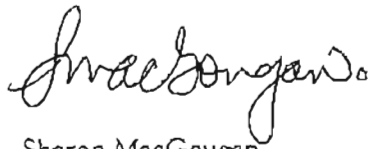
Safety is important. Good neighbourhoods are places where people can safely walk. And that should mean everyone, not just the sure-footed.

Overall planning would be nice when redevelopments of neighbourhoods are taking place. We have multiple sections of sidewalks that abruptly end. How about figuring out some way of connecting these walkways to nowhere?

Encouraging people to get out and walk (high density, park and shopping centre close by) is good but not in combination with speeding cars. Real traffic calming (not just cars parked at the side of roads) would deter some cars from rat running our street but it could also preserve lives.

Thank you for your consideration of these matters.

Yours truly,

A handwritten signature in black ink, appearing to read 'Sharon MacGougan', with a stylized flourish at the end.

Sharon MacGougan

7411 Ash Street

Richmond, B.C. V6Y 2R9

604.278-8108

Schedule 3 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

May 17, 2013

| |
|-----------------------------|
| To Public Hearing |
| Date: <u>May 21, 2013</u> |
| Item # <u>1</u> |
| Re: <u>Zoning Amendment</u> |
| <u>Bylaw 8907</u> |
| <u>7460 Ash St.</u> |

CITY OF RICHMOND
INFO CENTRE
MAY 17 2013

CITY OF RICHMOND
INFO CENTRE
MAY 15 2013

Attention: Director, City Clerk's Office

Re: Written Submission Re: Zoning Amendment Bylaw 8907 [RZ 11-586861]

From: Douglas Nazareth - Owner of 7480 Ash Street, Richmond

I am the immediate neighbor on the south and west of this proposed rezoning. While I understand that the applicant is within his rights to increase the density of the said lot to ZS14 and I wish him well, I wish to place on record the following points and request Council to please act upon them.

1) Trees and Wildlife: From the report you will see that of the 56 mature trees on the land, 45 will be cut down. While I understand that the developer will financially compensate the city to plant saplings elsewhere, this is in direct contradiction to the OCP for South MacLellan where you said that the mature trees in this neighbourhood give it its distinct character and will be protected. I would like to suggest that the number of lots on this property be reduced from 6 to 4. This will allow for many more of the 45 mature and magnificent tree's to be retained. We will also be able to say that we did not have to create a concrete jungle for future generations to come and have stood behind our commitment to the environment that we in Richmond are so proud of. We are spending millions on conservation efforts and going green, yet we will take down such mature trees for two extra lots? There is also a plethora of wildlife in this area such as hawk's nests, coyotes, raccoons and squirrels. Please give this your serious consideration. My request here is to also include a condition that the tree's will only be removed once a building permit is issued for the individual lot. This will ensure that all the trees are not simply razed upon rezoning and an eyesore created for an undetermined period of time.

2) Boulevard: While I understand that the zoning conditions require that the front of my property be developed, my request to Council is that they find the marginal additional funds to extend this boulevard to my neighbour at 7500 Ash Street, immediately to the south. This is because she is a very old, original inhabitant [since 1948] of Ash street and is not very mobile. The sidewalk would be a great help for her to maneuver her motorized scooter to get to her daughters house across this busy street. Please consider using your considerable authority to extend one of our original Richmond residents this convenience.

3) Traffic Calming: Since the mid nineties when the overall plan for South McLellenan was drafted, we have been promised traffic calming along Ash Street and unfortunately after many complaints and traffic studies by the city, we still have vehicles going through at breakneck speeds. Please consider using speed humps along Ash to avoid making our neighbourhood a death trap.

4] Street Lighting: I see that one of the conditions of the rezoning is lighting along Ash street. There is only one light in the front of 7460 Ash and I would like to request that these be changed to two lamp posts, the second one being in front of my property as it is very dark and even pedestrians coming out of Paulik Park or my property run the risk of being hit by traffic due to the poor lighting conditions.

Thank you for your attention to this.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Nazareth', with a stylized, cursive script.

Douglas Nazareth
Owner, 7480 Ash St., Richmond, BC V6Y 2S1
Tel: 604 279 5491
Cell: 604 728 6283

Schedule 4 to the Minutes of the
Council Meeting for Public
Hearings held on Monday, May
21, 2013.

| |
|-----------------------------|
| To Public Hearing |
| Date: <u>May 21, 2013</u> |
| Item # <u>1</u> |
| Re: <u>Zoning Amendment</u> |
| <u>Bylaw 8907</u> |
| <u>7460 Ash St.</u> |

May 17, 2013

Attention: Director, City Clerk's Office

Re: Written Submission Re: Zoning Amendment Bylaw 8907 {RZ 11-586861}

From: Annie and Wolfgang Schroeder
Owners of 9360 and 9380 General Currie Road, Richmond

Dear Council,

As long term residents of Richmond, we are very upset that you are planning on cutting down 45 mature trees in our neighbourhood just to allow for 5 houses to be built! Please do not be so heartless. I would like to suggest that you only allow for 3 houses in the backlands so that much of those magnificent trees are allowed to remain standing. Have we not cut down enough number of trees already in this once so environmentally friendly and beautiful neighbourhood?


Please rezone this centre of South MacLellan for a total of 4 houses only, so there will only be 3 that can be developed in the back plus one that faces Ash Street [already standing]. You have considerably increased the density in South MacLellan over the last 10 years so please do not ruin our neighbourhood further just for a couple of houses.

Thank you,



Annie and Wolfgang Schroeder

Owners of 9360 and 9380 General Currie Road,
Richmond



CITY OF RICHMOND
INFO CENTRE
MAY 17 2013

CITY OF RICHMOND
INFO CENTRE
MAY 17 2013

From: MayorandCouncillors
Sent: Thursday, 23 May 2013 16:14
To: Johnson, David (Planning); Craig, Wayne
Subject: FW: Ash Street, Bylaw 8907 at public hearing

Sent to Staff Only.

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

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

From: Sharon MacGougan [<mailto:sharonmacg@telus.net>]
Sent: Wednesday, 22 May 2013 3:42 PM
To: MayorandCouncillors
Subject: re: Ash Street, Bylaw 8907 at public hearing

Dear Mayor and Councillors,

Thank you for your kind concern regarding the extension of the sidewalk to include 7500 Ash Street. My mother cried when I told her. She doesn't express emotion easily, so I know that she was really moved. Thank you for making her feel valued.

Sincerely
Sharon MacGougan

From: Mayor and Councillors
Sent: Thursday, 23 May 2013 16:07
To: Johnson, David (Planning); Craig, Wayne
Subject: FW: Ash Street matter, Bylaw 8907 at public hearing

For your appropriate action.
Not provided to Council because of Public Hearing.

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Jim Wright [<mailto:jamesw8300@shaw.ca>]
Sent: Tuesday, 21 May 2013 9:54 PM
To: Mayor and Councillors
Subject: Ash Street matter, Bylaw 8907 at public hearing

Mayor Brodie and Councillors, re Bylaw 8907:

Great job with the Ash Street matter!

It seems that the problematic gap in the continuity of the sidewalk is only the width of one lot and that council is looking to address it, and it was thoughtful of council members to be so concerned about that.

There was also progress toward retaining enough of the trees and the areas around them to perhaps retain the ecological character of the area.

With regard to not being able to keep much more treed area if there are four new lots instead of six, I suggest that the treed areas should be the priority, with the houses fitting in. Surely the adapting should be in the FAR.

The answer to Coun. Bill McNulty's question about the equivalent of 325 square metres is about 3,500 square feet. With four houses, the four houses would add up to about 14,000 square feet where there was just one house.

Although the elevation of the new houses will be above the current lot elevation, surely the land around the houses can be sloped up to them, leaving plenty of area where the fill would not affect the existing trees and the vegetation below them.

With the higher priority given to retaining the nature of the land, the homes can easily be more appealing, increasing their value, to the developer's benefit.

— Jim Wright, 778-320-1936 or 604-272-1936



Pottinger Gaherty
 Environmental Consultants Ltd.
 1200 - 1185 West Georgia Street
 T 604.682.3707
 F 604.682.3497
 Vancouver, BC Canada V6E 4E6
 www.pggroup.com

September 20, 2013
 PGL File: 4330.01.01

Via E-mail: JOHNLE3383@shaw.ca

John Man-Chiu Leung
 7460 Ash Street
 Richmond, BC
 V6Y 2S1

Attention: John Man-Chiu Leung

RE: BIRD NEST SURVEY FOR 7460 ASH STREET, RICHMOND, BC

INTRODUCTION

A wildlife biologist from Pottinger Gaherty Environmental Consultants Ltd. (PGL) completed a bird nest survey at 7460 Ash Street in Richmond, BC. An application has been made to subdivide the 7460 Ash Street property and the process of subdivision will involve removing trees, most of which lie within a 120' x 140' area at the back of the property. To supplement the application, the City of Richmond has requested that a nest survey be completed for the property.

OBSERVATIONS

The nest survey was completed on the morning of September 18, 2013. The objective of the survey was to identify, active or inactive bird nests on the property. No active bird nests were found during the survey. One inactive, medium-sized stick nest was observed in the upper third of a birch tree on the property (Photographs 1-3). Based on the size of the nest and its location in the tree (i.e., top third, in a crotch) it was likely constructed by a small to medium sized raptor such as a Cooper's or Sharp-Shinned Hawk (*Accipiter cooperii* or *Accipiter striatus*). Bird whitewash (i.e., bird droppings) on shrub vegetation at the base of the tree suggest that the nest was likely used in the spring or summer of 2013.

The tree containing the nest is located in the center of the property as indicated on the attached Tree Location and Retention Plan (possibly tree identification number 236 or 237).

REGULATORY CONTEXT

The 1994 federal *Migratory Birds Convention Act* and attendant Migratory Birds Regulation protects migratory birds, their eggs and nests. Also, section 34 of BC's *Wildlife Act* prohibits the destruction of occupied bird nests, as well as unoccupied eagle, and heron nests.

Clearing activities within the bird nesting season can potentially harm nesting birds. In BC, the least-risk window identified for raptors, other than eagles and osprey, is October 1 to February 28 (Ministry of Environment's Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2012). To mitigate harm to raptors and other bird species, tree clearing should occur within this least-risk window.

RECOMMENDATIONS

We recommend that tree removal at 7460 Ash Street occur within the October 1 to February 28 least-risk window. If tree removal must occur outside of this window a nest survey should be completed by a qualified environmental professional immediately prior to tree removal (i.e., within 24 hours) to identify active nests on the property, if present. If active nests are identified, a qualified environmental professional would recommend mitigative action.

STANDARD LIMITATIONS

PGL prepared this letter for our client and its agents exclusively. PGL accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

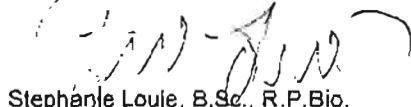
The findings and conclusions are Site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use now. The report should not be used after that without PGL review/approval.

The project has been conducted according to our instructions and work program. Additional conditions, and limitations on our liability are set forth in our work program/contract. No warranty, expressed or implied, is made.

We trust that this meets your needs. If you have any questions or require clarification, please contact Stephanie Louie at 604-895-7637.

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:



Stephanie Louie, B.Sc., R.P.Bio.
Environmental Scientist



Susan P. Wilkins, M.Sc., P.Geo., LEED AP
Vice President, Operations

SFL/SPW/slr
P:\4300-4399\4330\01-01\4330-01 01-Sep13.doc

Attachments: Photographs
Tree Location and Retention Plan

Photographs



Photograph 1: Medium-sized stick nest located at 7460 Ash Street.



Photograph 2: Tree containing nest located at 7460 Ash Street.



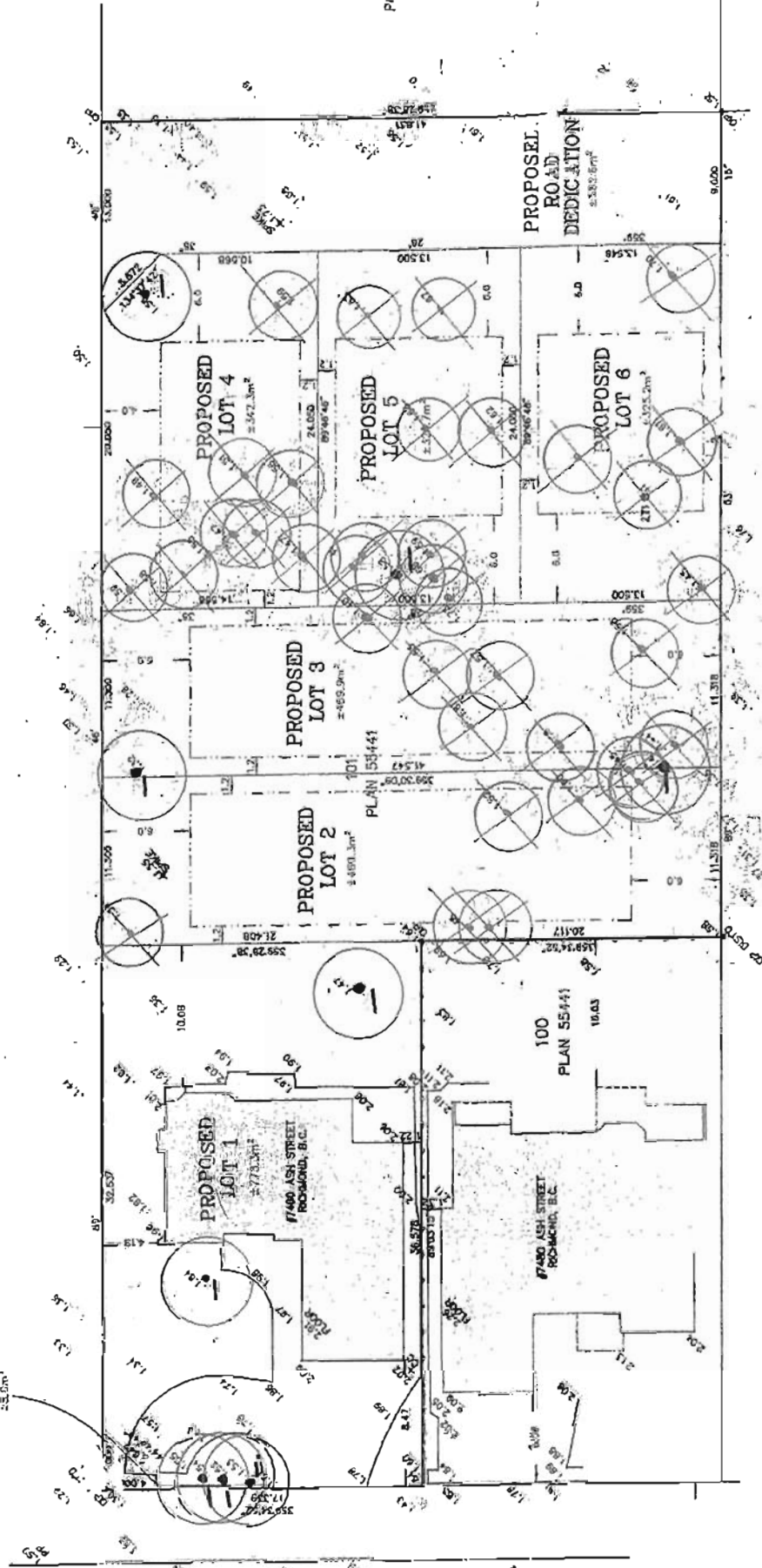
Photograph 3: Nest location within tree (top left of photograph).

Tree Location & Retention Plan

0 2 4 6 8 10
Scale (m)

GENERAL CURRIE ROAD
(UNCONSTRUCTED ROAD)

PROPOSED
ROAD
DEDICATION
25.0m



○ - TREES TO BE RETAINED
⊗ - TREES TO BE REMOVED

**Conditional Rezoning Requirements
7460 Ash Street
RZ 11-586861**

Prior to final adoption of Zoning Amendment Bylaw 8907, the developer is required to complete the following:

1. 9.0 metre land dedication along the entire eastern edge of the subject site for the facilitation of constructing Armstrong Street. In addition to 4 metre by 4 metre corner cuts at the corner of Ash Street and General Currie Road and General Currie Road and Armstrong Street.
2. City acceptance of the developer's offer to voluntarily contribute \$26,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Tree Survival Security to the City in the amount of \$9,000.00 (\$1,000.00 per tree) for the nine (9) trees to be retained for at least a one year period to ensure survival.
4. Submission of a Tree Survival Security to the City in the amount of \$9,000.00 (\$500.00 per tree) for the 18 trees to be planted to ensure survival for at least a one-year period. The planning schedule for these new trees is in accordance with the following table:

| Type | Number | Size |
|---------------------------|--------|----------------|
| Japanese Flowering Cherry | 3 | 6 cm caliper |
| Paper Birch | 5 | 6 cm caliper |
| Western White Pine | 3 | 3 metre height |
| Serbian Spruce | 5 | 3 metre height |
| Western Red Cedar | 2 | 3 metre height |

5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title.
7. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$11,412.65) to the City's Affordable Housing Reserve Fund.
Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the six (6) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Voluntary contribution of \$36,510.61 to go towards the committed upgrades for the South McLennan Drainage Area to account 2221-10-000-14710-0000.
9. Enter into a Servicing Agreement* for the design and construction of frontage improvements to Ash Street and frontage works to both General Currie Road and Armstrong Street. Works include, but may not be limited to:
 - a) East side of Ash Street, from General Currie Road to the south property line of 7480 Ash Street, including road widening, curb & gutter, 3.1m wide grass and treed boulevard, decorative "Zed" street lights, and a 1.75m wide concrete sidewalk near the property line;

- b) East side of Ash Street and on the west side of the property line of 7500 Ash Street, a 1.5 metre wide asphalt sidewalk along the entire frontage of the property, and to connect with the sidewalk in 9(a).
- c) South half of General Currie Road along the entire north frontage of the subject site, including watermain & sanitary sewer extension, sand/gravel base, curb & gutter, asphalt pavement, a 1.75m concrete sidewalk at or near the north property line of the subject site, a 4.10m grass and treed boulevard, comes with decorative “Zed” street lighting, and BC Hydro preducting; and
- d) West half of Armstrong Street along the entire east edge of the subject site including, but not limited to: peat removal (if required), sand/gravel base, curb & gutter, asphalt pavement, a 1.5m concrete sidewalk and 1.5m grass & treed boulevard, sanitary sewer, watermain, underground hydro, telephone, gas, cablevision, and any other servicing required to complete this portion of Armstrong Street. Note: At design stage it may be determined that the sanitary sewer cannot fit within the Road R.O.W., and may have to be located within its own Utility R.O.W. Design should also include water, storm & sanitary connections for each lot.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

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.

[Original signature on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8907 (RZ 11-586861)
7460 Ash Street

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (ZS14) – SOUTH McLENNAN – CITY CENTRE".

P.I.D. 003-822-605

LOT 101 SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN 55441

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8907".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

APR 27 2013

MAY 21 2013



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: October 28, 2013

File: ZT 13-646207

Re: Application by Vanlux Development Inc. for a Zoning Text Amendment to Increase the Overall Floor Area Ratio to 0.55 for the Entire Property Located at 4691 Francis Road.

Staff Recommendation

1. That Richmond Zoning Bylaw 8500 Amendment Bylaw 9077, for a Zoning Text Amendment to the "Single Detached (ZS21) – Lancelot Gate (Seafair)" site specific zone, to increase the overall allowable Floor Area Ratio (FAR) to a maximum of 0.55 for the entire property, be introduced and given first reading.

Wayne Craig
Wayne Craig
Director of Development

EL:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Mc Enery

Staff Report

Origin

Vanlux Development Inc. has applied to the City of Richmond for a Zoning Text Amendment to the "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone in order to increase the overall allowable Floor Area Ratio (FAR) to 0.55 for the entire property located at 4691 Francis Road (**Attachment 1**).

Background

Vanlux Development Inc. originally applied to the City to rezone and to develop the subject site (formerly 4691, 4731 and 4851 Francis Road) with 19-unit townhouses. Due to the opposition from surrounding residents, Vanlux revised the proposal to five (5) single-family lots. In order to address neighbouring property owner's concerns regarding potential overlooking issue, Vanlux agreed to rezone the subject site to a site specific zone which includes provisions to require a minimum 10.0 m rear yard setback for all lots, and limits the maximum size of the building footprint.

Rezoning Bylaw 8965 (RZ 12-617436) to create "Single Detached (ZS21) – Lancelot Gate (Seafair)" and to rezone the subject site to "Single Detached (ZS21) – Lancelot Gate (Seafair)" was approved on September 23, 2013.

At the building design stage, Vanlux determined that slightly larger homes (approximately 600 ft² of additional floor area per dwelling) could be accommodated on the subject site while meeting the lot coverage, setbacks, and height regulations of the "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone. Vanlux also feels that they can achieve the larger house size and still address the neighbours' concerns. Therefore, Vanlux is proposing a Zoning Text Amendment to increase the maximum permitted density from 0.55 FAR on the first 464.5 m² (5,000 ft²) of lot area, plus an additional 0.3 FAR on the balance of the lot area to 0.55 FAR on the entire lot. Under the current "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone, the total FAR that can be achieved is approximately 0.47.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

- To the North: Existing single-family homes on lots zoned "Single Detached (RS1/E)" fronting Lancelot Drive.
- To the East: Geal Road right-of-way (unopened road), the Railway Corridor Greenway, and Railway Avenue.
- To the South: Across Francis Road, a low-density townhouse complex under Land Use Contract (LUC009).
- To the West: Existing single-family homes on lots zoned "Single Detached (RS1/E)" fronting Francis Road.

Related Policies & Studies

Arterial Road Policy

The Arterial Road Policy in the 2041 Official Community Plan (OCP), Bylaw 9000, directs appropriate development onto certain arterial roads outside the City Centre. The subject site is located on a local arterial road but is not identified for any Arterial Road developments (i.e., townhouse, compact lot, or coach house). While the subject site meets the location criteria for additional new townhouse area, single-family land use is being maintained on the site based on public input.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level has been secured as part of the previous rezoning application (RZ 12-617436).

Affordable Housing Strategy

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area. A voluntary cash contribution in the amount of \$17,682.29 was provided as part of the previous rezoning application (RZ 12-617436). Based on the additional proposed density up to 0.55 FAR on the entire site, an additional voluntary cash contribution in the amount of \$3,276.58 is to be provided prior to final adoption of Zoning Text Amendment Bylaw 9077.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. A support letter from the immediate neighbours has been received (**Attachment 3**).

Staff Comments

Tree Preservation and Replacement

Tree preservation was reviewed as part of the previous rezoning application (RZ 12-617436); Tree Preservation Plan can be found in **Attachment 4**. A summary of the tree preservation scheme is as follows:

- Three (3) trees on site are identified for retention. A Tree Survival Security to the City in the amount of \$2,000 has been secured;
- Three (3) trees located on the neighbouring property to the north (4891 Lancelot Drive) and to the west (4671 Francis Road) are identified to be retained and protected. Tree protection fencing is installed on site and a contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones has been provided; and

- A total of 21 trees were identified for removal; 42 replacement trees are required.

As part of the previous rezoning application (RZ 12-617436), Vanlux proposed to plant 16 replacement trees on site and provide a voluntary cash contribution (\$500/replacement tree) for the balance of the replacement trees to be planted off site. As part of this Zoning Text Amendment application, Vanlux reviewed the tree planting scheme and proposed to plant an additional 11 trees on site (bringing the total number of replacement trees up to 27) to provide a better interface with the neighbouring properties to the north (see proposed landscape plan in **Attachment 5**).

Site Servicing

No servicing concerns based on the proposed increase in floor area ratio have been identified. Frontage improvement works with new sidewalk and boulevard have been secured as part of the previous rezoning application (RZ 12-617436).

Subdivision

Prior to approval of subdivision, the developer will be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and all Servicing Costs.

Analysis

The subject application is being brought forward for consideration based on site-specific factors.

1. The property is located on a local arterial road. While the site meets the location criteria for additional new townhouse area, single detached housing land use is maintained on this site based on public input. The normal density for arterial road townhouse development ranges from 0.6 to 0.65 FAR. The total FAR that can be achieved on the future lots to be created on this site, under the current "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone, is approximately 0.47. The proposed density is 0.55.
2. All the future lots to be created on this site will be substantially wider (min. 15.36 m vs. 13.50 m), deeper (min. 43.72 m vs. 24 m), and larger (min. 671.4 m² vs. 550 m²) than the minimum zoning requirements.
3. A site plan (**Attachment 6**) has been submitted to demonstrate that the proposed homes will be situated at least 10.0 m from the rear property lines with no projections into this required setback. The proposed lot coverage for buildings is limited to 3,000 ft² as requested by the neighbours.
4. The rear yard setbacks to the second floor of the proposed dwellings are increased (from 10.0 m to a range of 11.5 m to 15.2 m) to help minimize over-look potential.
5. A set of Site Sections (**Attachment 7**) has been submitted to demonstrate that the proposed homes will be a maximum of two-storeys with an overall height similar to the adjacent homes.

6. A landscape plan (**Attachment 5**) has been submitted to demonstrate that additional landscaping will be planted to provide screen plantings between the proposed homes and the existing adjacent homes to the north. Additional trees and landscaping are proposed on site and an additional landscaping security in the amount of \$24,699.60 will be provided prior to final adoption of Zoning Text Amendment Bylaw 9077 to ensure the landscaping will be installed according to the revised landscape plan.
7. The proposal is supported by the immediate neighbours.

Financial Impact

None.

Conclusion

The subject site is located on a local arterial road where a higher density is supported by the Arterial Road Policy in the Official Community Plan (OCP). The proposed Zoning Text Amendment will allow larger homes to be built on the lots to be created by a five (5) lot subdivision. While the size of the future dwellings will be larger, the lot coverage for building of each lot will be maintained at a maximum of 3,000 ft², building height will be remained at two-storeys, the rear yard setbacks to the second floor will be increased to up to 15.2 m, and additional trees and landscaping will be planted in the back yards. On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9077 be introduced and given first reading.



Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

There are requirements to be dealt with prior to final adoption:

Development requirements, specifically:

1. City acceptance of the developer's offer to voluntarily contribute \$3,276.58 to the City's affordable housing fund.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$24,699.60.

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

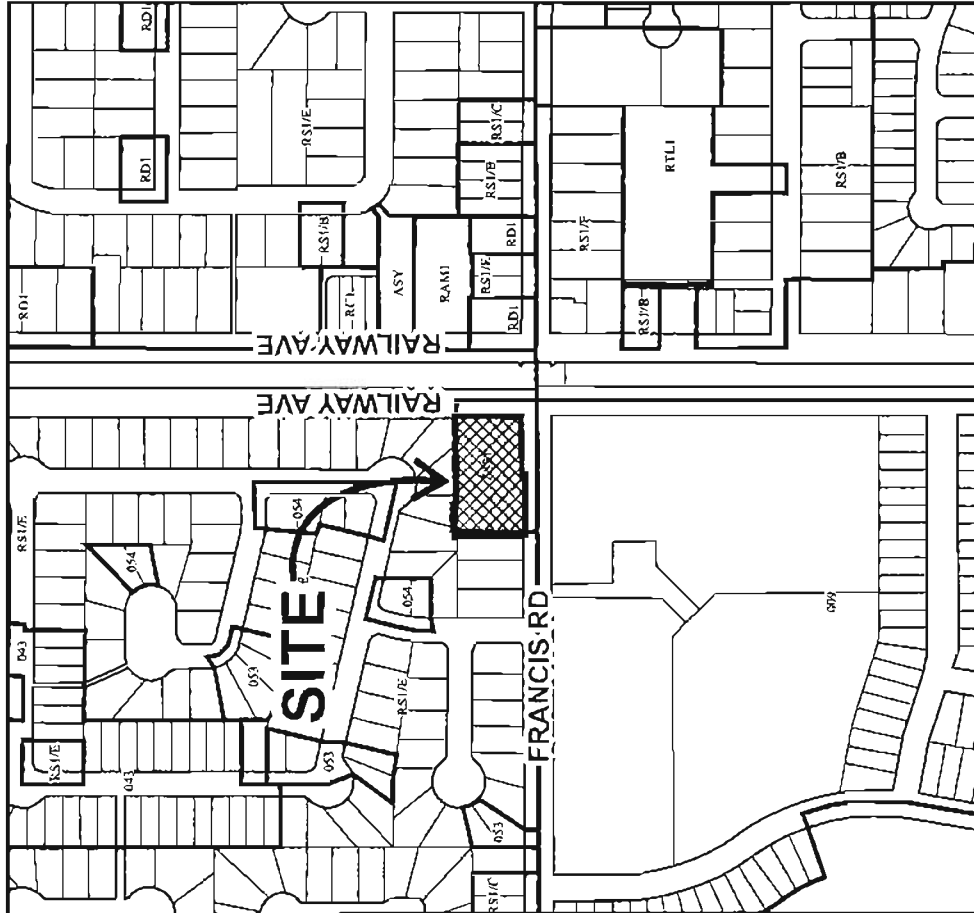
Attachment 3: Support Letter

Attachment 4: Tree Preservation Plan

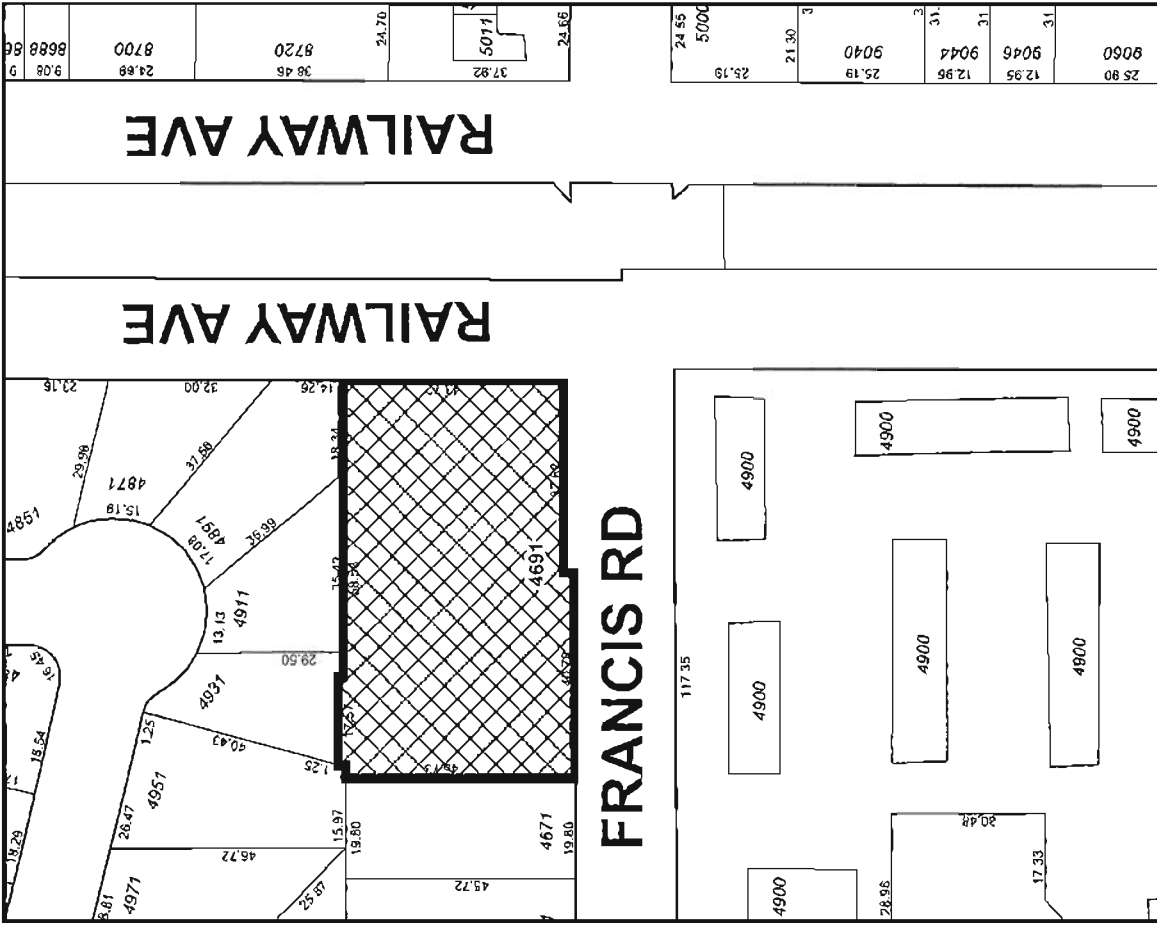
Attachment 5: Proposed Landscape Plan

Attachment 6: Proposed Site Plan/Context Plan

Attachment 7: Preliminary Building Sections



PLN - 54



Original Date: 09/30/13

Revision Date: 10/08/13

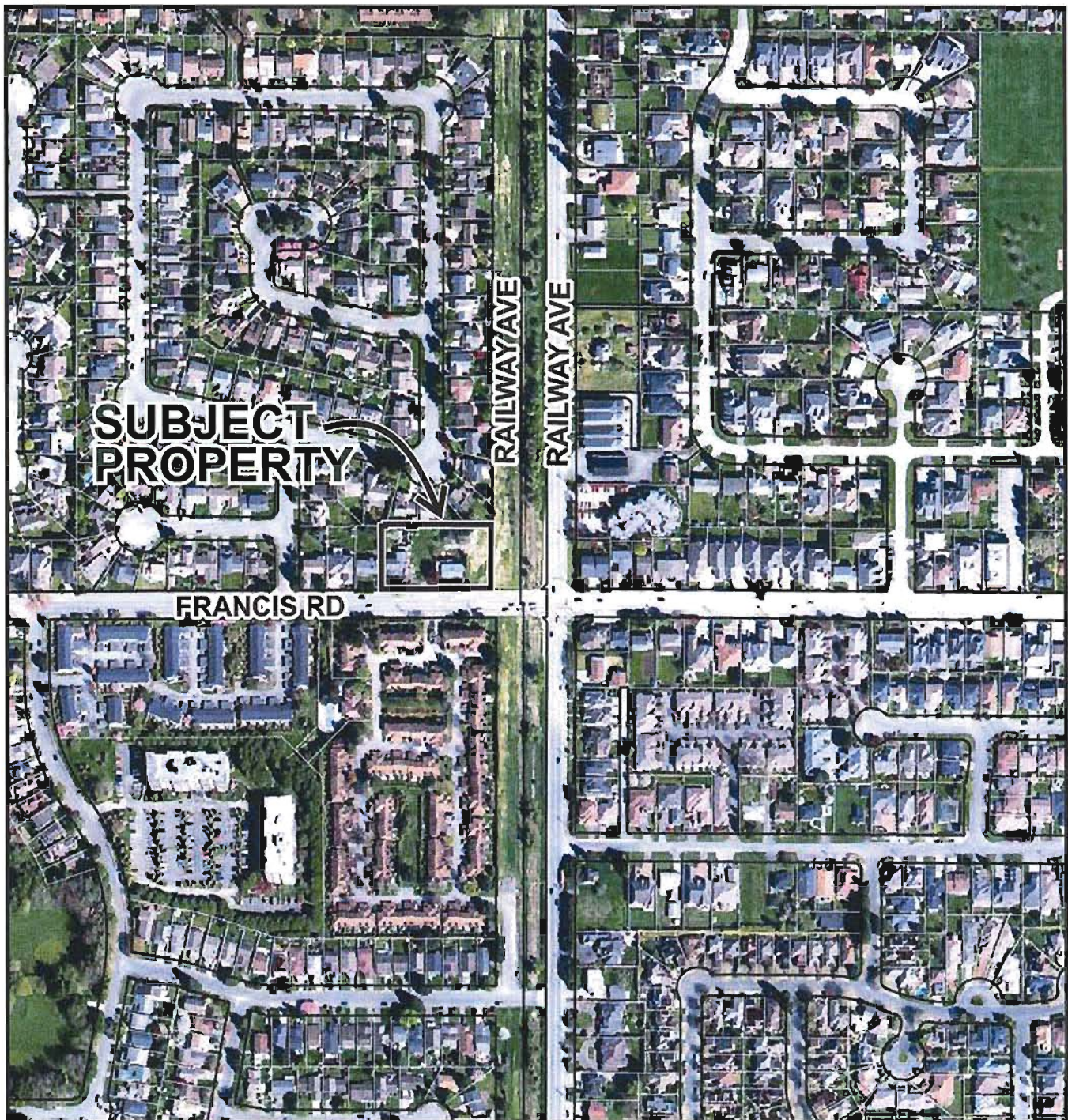
Note: Dimensions are in METRES

ZT 13-646207





City of
Richmond



ZT 13-646207

Original Date: 10/01/03

Revision Date:

Note: Dimensions are in METRES



ZT 13-646207

Attachment 2

Address: 4691 Francis Road

Applicant: Vanlux Development Inc.

Planning Area(s): Seafair

| | Existing | Proposed |
|------------------------------|---|----------------------------------|
| Owner: | Vanlux Development Inc. | No Change |
| Site Size (m ²): | 3,540.2 m ² | No Change |
| Land Uses: | vacant lot | Five (5) single-family dwellings |
| OCP Designation: | Specific Land Use Map: Low-Density Residential | No Change |
| Area Plan Designation: | N/A | No change |
| 702 Policy Designation: | N/A | No change |
| Zoning: | Single Detached (ZS21) – Lancelot Gate (Seafair) | No change |
| Number of Lots: | 1 | 5 |
| Other Designations: | N/A | No Change |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|---|---|---------------------------------------|
| Floor Area Ratio: | Max. 0.55 on 464.5 m ² of lot area plus 0.3 on the balance of the lot area | Max. 0.55 applies to the entire lot area | Zoning Text Amendment Requested |
| Lot Coverage – Building: | Max. 45% or 278.7 m ² | Max. 45% or 278.7 m ² | none |
| Lot Coverage – Non-porous: | Max. 70% | Max. 70% | none |
| Lot Coverage – Landscaping: | Min. 30% | Min. 30% | none |
| Setback – Principal Building – Front Yard (m): | Min. 9 m | Min. 9 m | none |
| Setback – attached single storey garage – Front Yard (m): | Min. 6 m | Min. 6 m | none |
| Setback – Interior Side Yard (m): | Min. 1.2 m | Min. 1.2 m | none |
| Setback – Exterior Side Yard (m): | Min. 3.0 m | Min. 3.0 m | none |
| Setback – Rear Yard (m): | Min. 10 m | Min. 10 m | none |
| Height (m): | Max. 2 ½ storeys & 9.0 m | 2 storeys & Max. 9.0 m | none |
| Lot Width: | Min. 13.5 m | Min. 15.36 m | none |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--------------------------------------|--------------------------|-------------------------|-----------------|
| Lot Area: | Min. 550 m ² | Min. 550 m ² | none |
| Off-street Parking Spaces: | Min. 2 spaces | Min. 2 spaces | none |

Other: Tree replacement compensation required for removal of bylaw-sized trees.

August 12, 2013

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

Planning and Development Department

Dear Sirs/Mesdames:

**Re: Vanlux Development Inc. ("Vanlux")
Application: RZ-12-617436
4691, 4731 and 4851 Francis Road, Richmond (the "Property")**

Attached is a copy of a site plan with respect to the proposed consolidation and subdivision of the Property (the "Plan"). The undersigned are the owners of those properties which are contiguous to the Property as indicated on the Plan (the "Neighbours").

It is our understanding that the initial application of Vanlux was for a multi-family development to be constructed on the Property. Because of the concerns expressed by some of the Neighbours, Vanlux has changed its proposed development of the Property to one of single-family homes to be built on each of the five new proposed lots comprising the Property based on the attached plan indicating a density of 0.55 fsr.

The current zoning by-law permits the construction of single-family homes with a maximum fsr of 0.45. We believe single-family homes with 0.55 fsr to be an acceptable compromise among Vanlux and ourselves in return for its acceptance of our opposition to its original multi-family development proposal.

Vanlux has listened to our concerns with respect to large rear yard setbacks and the proposed siting of the single-family homes on the Plan addresses this concern.

the Property which will be as follows:


| Lot | Size of Lot | x 0.55 |
|-----|----------------|----------------|
| 1 | 7,407.5 sq.ft. | 4,074.1 sq.ft. |
| 2 | 7,289.7 sq.ft. | 4,009.3 sq.ft. |
| 3 | 7,227.6 sq.ft. | 3,975.2 sq.ft. |
| 4 | 7,227.6 sq.ft. | 3,975.2 sq.ft. |
| 5 | 8,076.1 sq.ft. | 4,441.7 sq.ft. |

Yours truly,

4671 Francis Road

Name:

4951 Lancelot Drive

X 
Name: RAYMOND HO

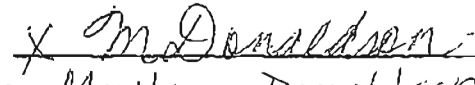
4931 Lancelot Drive

Name:

4911 Lancelot Drive

X 
Name: Joanne Schroeder

4891 Lancelot Drive

X 
Name: Marilyn Donaldson

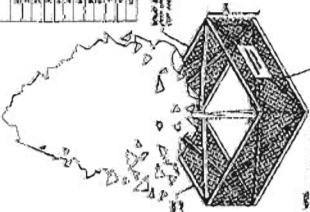
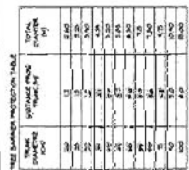
We, John and Sharon Parrott, of 8960 Lancelot Gate, likewise are fully supportive of the application of Vanlux to increase the allowable density to 0.55 fsr for each of the proposed lots to be created upon the subdivision of the Property



John Parrott

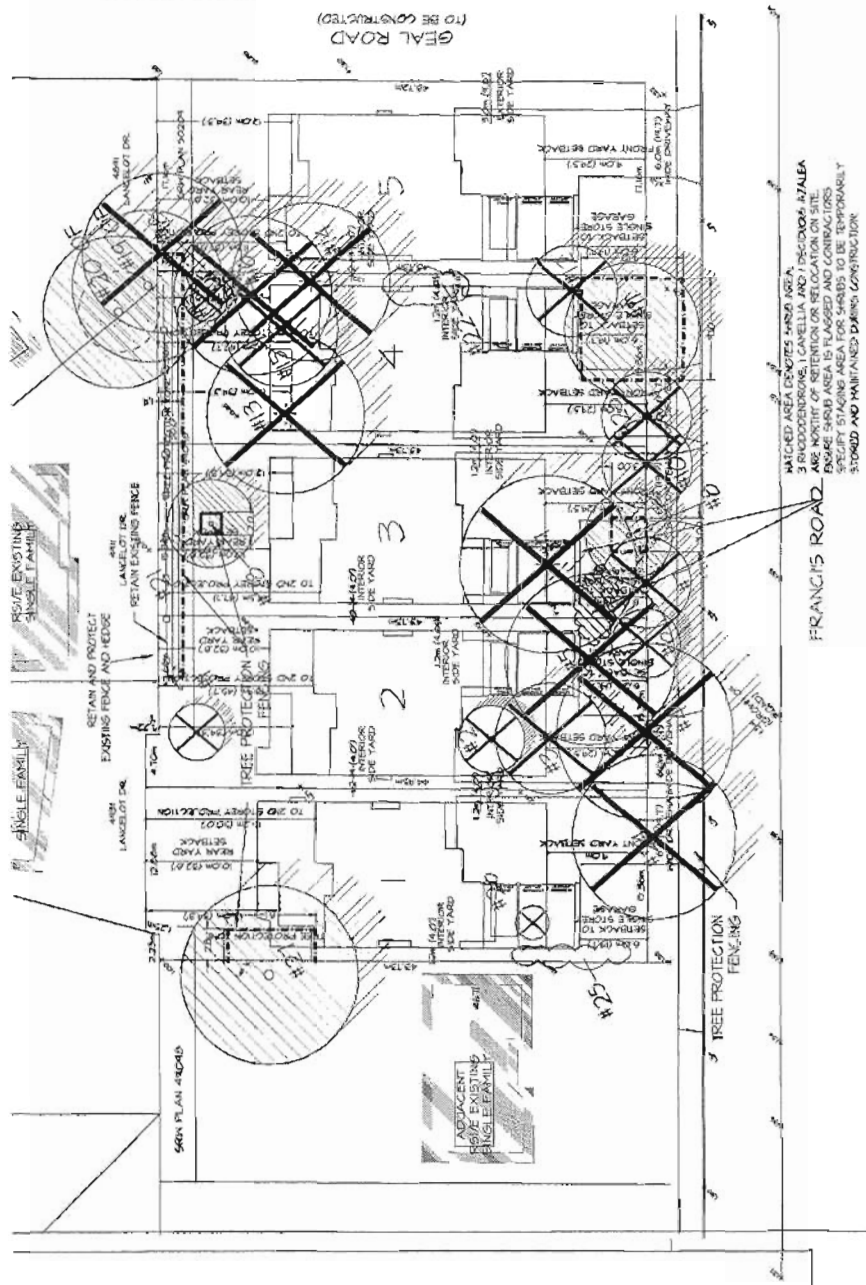
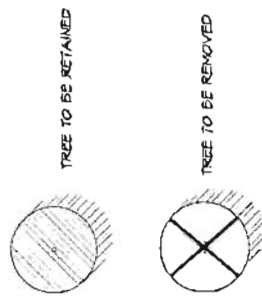


Sharon Parrott



① TREE PROTECTION BARRIER

PLN - 60

[illegible]

ARBORICULTURAL
ASSESSMENT
4691, 4731, 4851 FRANCES RD
RICHMOND BC

TREE ASSESSMENT PLAN

| | | | |
|--------|---------|-------|----------|
| DATE | 10/2/84 | TIME | 11:00 AM |
| NAME | JOHN | AGE | 40 |
| SEX | M | HT | 5'10" |
| WEIGHT | 170 | HAIR | BROWN |
| OCULAR | BROWN | SCARS | None |
| TOOTH | Good | OTHER | None |

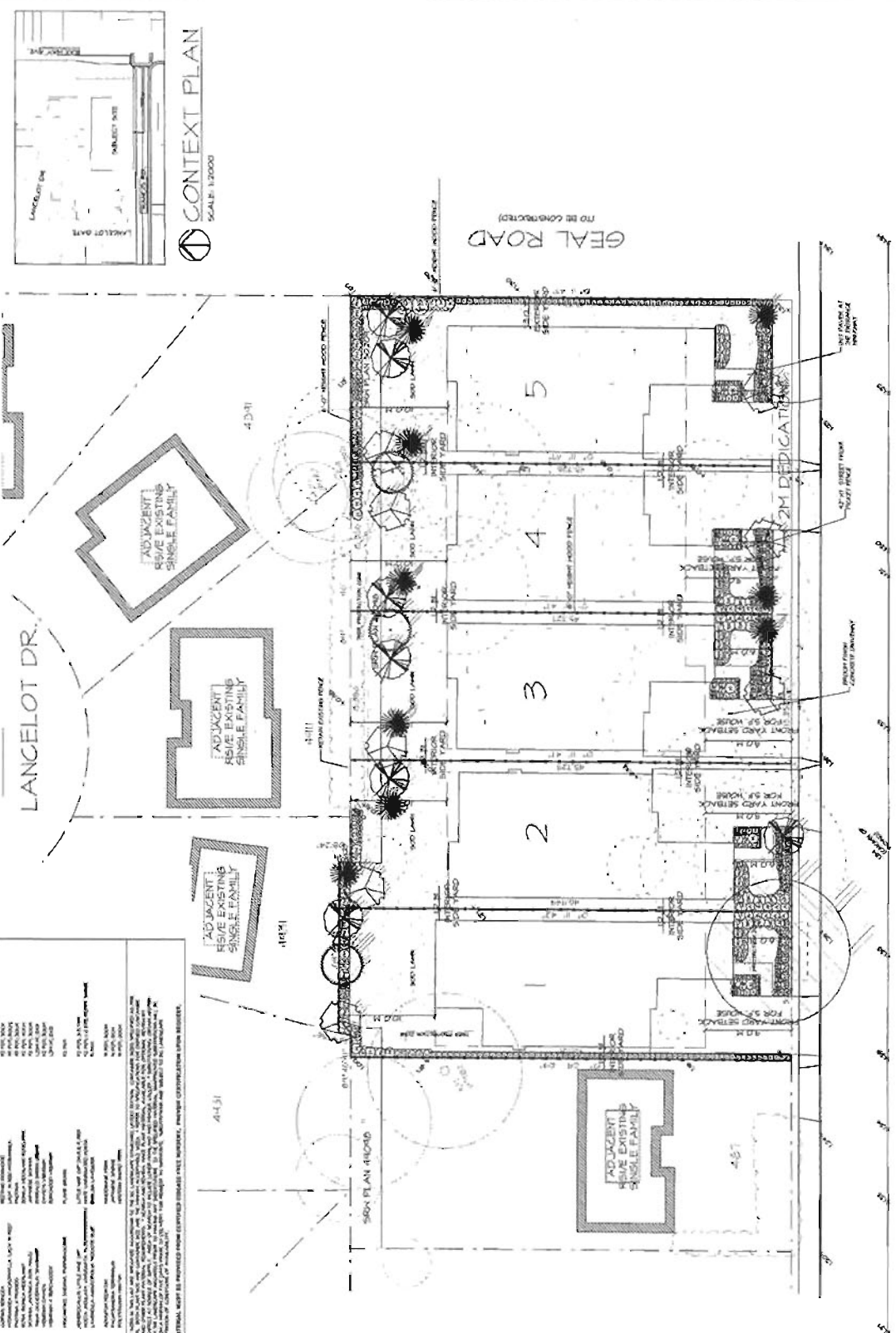
L1
 OF 1
 11-210
 11-210

| PLANT SCHEDULE | SYMBOL | PLANT NAME | COMMON NAME | REMARKS |
|----------------|--------|------------|-------------|----------|
| 1 | | Tree 1 | Tree 1 | Tree 1 |
| 2 | | Tree 2 | Tree 2 | Tree 2 |
| 3 | | Tree 3 | Tree 3 | Tree 3 |
| 4 | | Tree 4 | Tree 4 | Tree 4 |
| 5 | | Tree 5 | Tree 5 | Tree 5 |
| 6 | | Tree 6 | Tree 6 | Tree 6 |
| 7 | | Tree 7 | Tree 7 | Tree 7 |
| 8 | | Tree 8 | Tree 8 | Tree 8 |
| 9 | | Tree 9 | Tree 9 | Tree 9 |
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| 64 | | Tree 64 | Tree 64 | Tree 64 |
| 65 | | Tree 65 | Tree 65 | Tree 65 |
| 66 | | Tree 66 | Tree 66 | Tree 66 |
| 67 | | Tree 67 | Tree 67 | Tree 67 |
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M2
LANDSCAPE ARCHITECTURE

4220 - 26 1/2 Street West
New Westminster, British Columbia
V3M 3J1
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2a.com

CONTEXT PLAN
SCALE: 1:2000

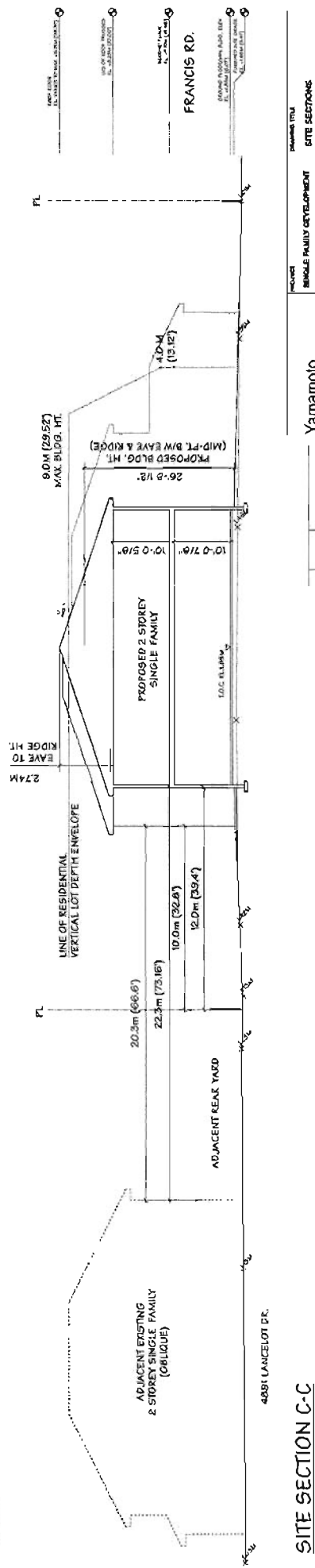
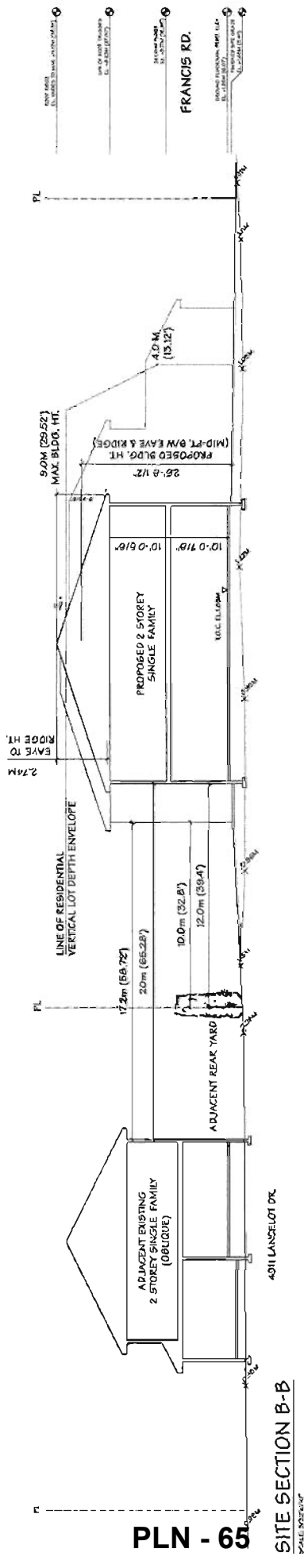
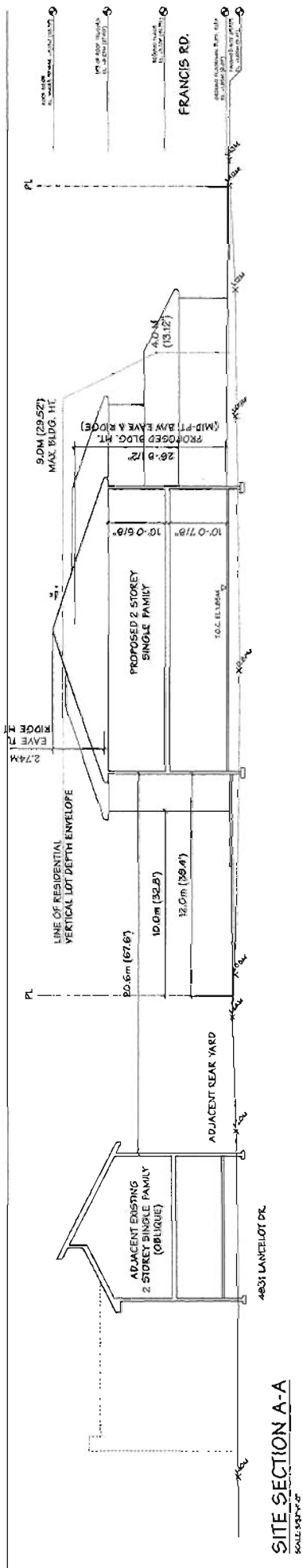


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PROJECT: RESIDENTIAL
SINGLE-FAMILY
4891 4731, 4851 FRANCIS ROAD
RICHMOND, BC

LANDSCAPE PLAN

DATE: 11/01/2017
SCALE: 1/8" = 1'-0"
DRAWN: L1
CHECKED: L1
DATE: 11/01/2017
SCALE: 1/8" = 1'-0"
DRAWN: L1
CHECKED: L1



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| PROJECT | | SINGLE FAMILY DEVELOPMENT | | SUBMITTAL TITLE | |
| Yamamoto Architecture Inc. | | SITE SECTIONS | | SHEET #1 | |
| DATE: 10/10/2023 | | SCALE: 3/32" = 1'-0" | | SHEET #1 | |
| DRAWN BY: J. YAMAMOTO | | CHECKED BY: J. YAMAMOTO | | PLAN #1.2 | |
| DATE: 10/10/2023 | | SCALE: 3/32" = 1'-0" | | SHEET #1 | |
| DRAWN BY: J. YAMAMOTO | | CHECKED BY: J. YAMAMOTO | | PLAN #1.2 | |
| DATE: 10/10/2023 | | SCALE: 3/32" = 1'-0" | | SHEET #1 | |
| DRAWN BY: J. YAMAMOTO | | CHECKED BY: J. YAMAMOTO | | PLAN #1.2 | |



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9077 (ZT 13-646207)
4691 Francis Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by deleting subsection 15.21.4.2 and substituting the following:

“2. The maximum **floor area ratio (FAR)** is 0.40.”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9077**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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| CITY OF RICHMOND |
| APPROVED by <i>EL</i> |
| APPROVED by Director or Solicitor <i>B/C</i> |

MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director of Development

Date: November 4, 2013
File: RZ 13-633927

Re: Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend Steveston Maritime Mixed Use (ZMU12) and Steveston Maritime (ZC21)

Staff Recommendation

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

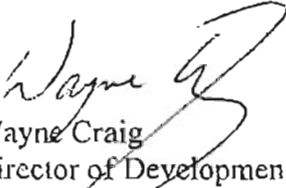
is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

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

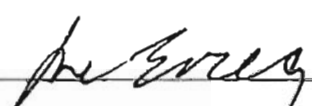
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to:

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

be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att. 8

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

Staff Report

Origin

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

2041 Official Community Plan

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

Proposed 2041 OCP Steveston Area Plan Text Amendment

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

Proposed Zoning Text Amendments

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

Findings of Fact

The Site

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

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

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

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

Project Description

- General

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

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

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

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

- Proposal Highlights

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

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

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

Surrounding Development

The site is the last development parcel of the former BC Packers site developed by Onni as part of their Imperial Landing development. It is in the “B.C. Packers” waterfront neighbourhood and surrounding land uses are as follows:

- To the northwest, across Bayview Street at the corner of No. 1 Road, is a three-storey mixed use building with commercial at grade and residential units above at 4111 Bayview Street (permitted under DP 03-230077), zoned “Steveston Commercial (ZMU11)” with a permitted density of 1.6 floor area ratio (FAR) and a maximum building height of 12 m.
- To the north, across Bayview Street are seven (7) multi-family buildings. Between No. 1 Road and Easthope Avenue are two (2) four storey residential apartment buildings at 4211 and 4233 Bayview Street (permitted under DP 03 230076), zoned “Low Rise Apartment (ZLR12) – Steveston (BC Packers)”, with a permitted density of 1.5 FAR and a maximum building height of 15 m. Between Easthope Avenue and Bayview Street, are five (5) three-storey townhouse buildings at 12333 English Avenue, 12300 English Avenue and 4311 Bayview Street, zoned “Town Housing (ZT41) – Bayview Street/English Avenue (Steveston)” with a permitted density of 0.7 FAR and a maximum building height of 12 m.
- To the east, is Phoenix Pond and its surrounding public open space; including the City dike, walkway, observation tower and pedestrian bridge, zoned “School and Institutional Use (SI)”.
- To the south, is the City dike with walkway zoned “School and Institutional Use (SI)”, and further south is a City-owned “Maritime Mixed Use” (MMU) waterfront lot with development potential, zoned “Steveston Maritime (ZC21)” with a permitted density of 0.8 FAR and a maximum building height of 12 m. The proposal will not change the uses permitted on this site.
- To the west, at the south end of No. 1 Road, is a public plaza, entry to the BC Packers public dike walkway, dock, and pump station with observation deck. The dock extends out into the Fraser River and maritime development extends westward along the river’s edge. Across the No. 1 Road plaza, is the Federally/Provincially-owned one-storey Department of Fisheries and Oceans office, zoned “Light Industrial (IL)” with a permitted density of 1.0 FAR.

Consultation with School District No. 38 (Richmond)

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

Public Input

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

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

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

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

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

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

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

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

Staff Comments

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

Analysis

1. Reasons for the Proposal

The developer has provided the following justification of the proposal:

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

2. Proposed Uses and Layout

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

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

3. 2041 Official Community Plan

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

4. Current and Proposed OCP Steveston Area Plan Bylaws

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

“Maritime Mixed Use” is currently defined in the Steveston Area Plan as “an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including:

- i) Custom Workshops
Enclosed Storage Facilities
Fish Auction and Off-loading
Laundry and Drycleaning
Light Industrial
Maritime Educational Facilities
Moorage
Offices
Other Services Related to Maritime Uses
Parking
Service and Repair of Boats and Marine Equipment
- ii) Retail uses are accommodated as accessory uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road.
- iii) Between Phoenix Pond and No. 1 Road, residential uses are accommodated above grade and only over the dry land portions of the Maritime Mixed Use area as a secondary use. In addition, residential uses are to be situated so as to minimize potential conflicts with other uses.”

The developer has requested that the OCP/Steveston Area Plan definition of Maritime Mixed Use be changed to:

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

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

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

5. Current and Proposed Zoning Bylaws

Existing Zoning

The site is currently zoned:

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

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

The current zoning permits only:

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

Proposed Zoning Amendments

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

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

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

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

6. Extending the Commercial Uses East of No. 1 Road

In 1997-1998, when the OCP/Steveston Area Plan was prepared, Village entrepreneurs did not want non-maritime related uses (e.g. pure commercial) to extend east of No. 1 Road, as there were concerns that such uses and their location outside the village may weaken the economic viability of the village.

This approach can now be reviewed because:

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

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

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

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

7. Vehicle Access, Parking and Truck Delivery

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

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

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

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

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

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

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

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

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

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

8. Heritage

Heritage and archaeological considerations of the site were completed with the original rezoning (RZ 98-153805). These included providing the City with interpretive materials, industrial artifacts and commemorative retention or allusion to former cannery and support facilities. Some bottles and shells post settlement (not First Nations) materials were also retrieved and are presently in the Richmond Museum collection.

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

9. Environmentally Sensitive Areas

There are no Environmentally Sensitive Area (ESA) concerns with the proposed development, as the site does not extend into the foreshore area waterfront or associated riparian vegetation. ESA concerns for the uplands were addressed in the original BC Packers Development Permit (permitted under DP 98-153807) to protect the river edge ESA.

10. Community Benefits

The benefits of the proposal identified by the developer include:

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

Financial Impact or Economic Impact

None.

Conclusion

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

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



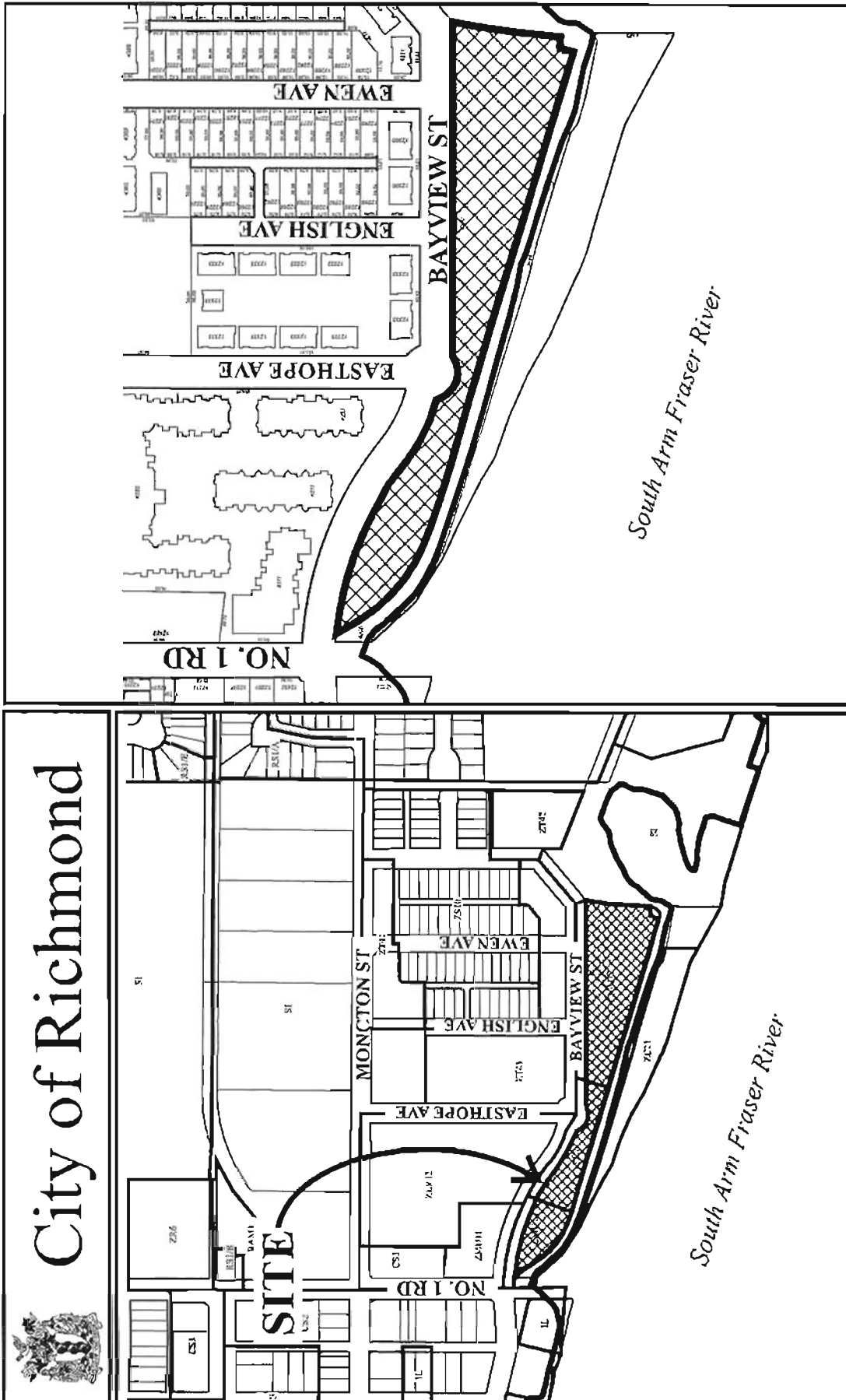
Sara Badyal, M. Arch, RPP
Planner 2



Terry Crowe
Manager, Policy Planning

SB:blg

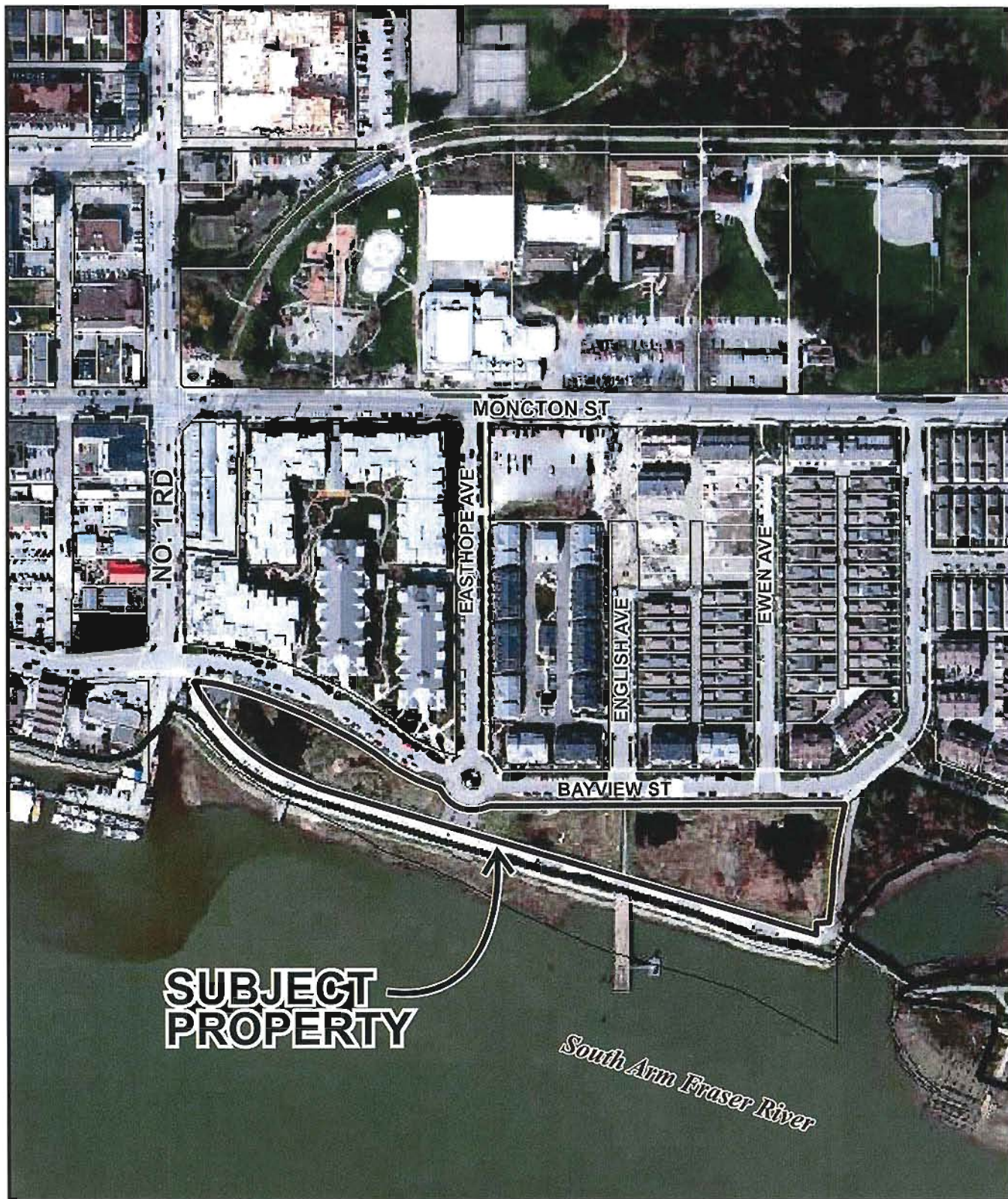
- Attachment 1: Location Map
- Attachment 2: Aerial Photo
- Attachment 3: BC Packers Land Use Map (Steveston Area Plan)
- Attachment 4: Development Application Data Sheet
- Attachment 5: Diagrammatic Site Plans and Floor Plans
- Attachment 6: Zoning Text Amendment Considerations
- Attachment 7: Public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



RZ 13-633927



Original Date: 04/08/13
Revision Date:
Note: Dimensions are in METRES



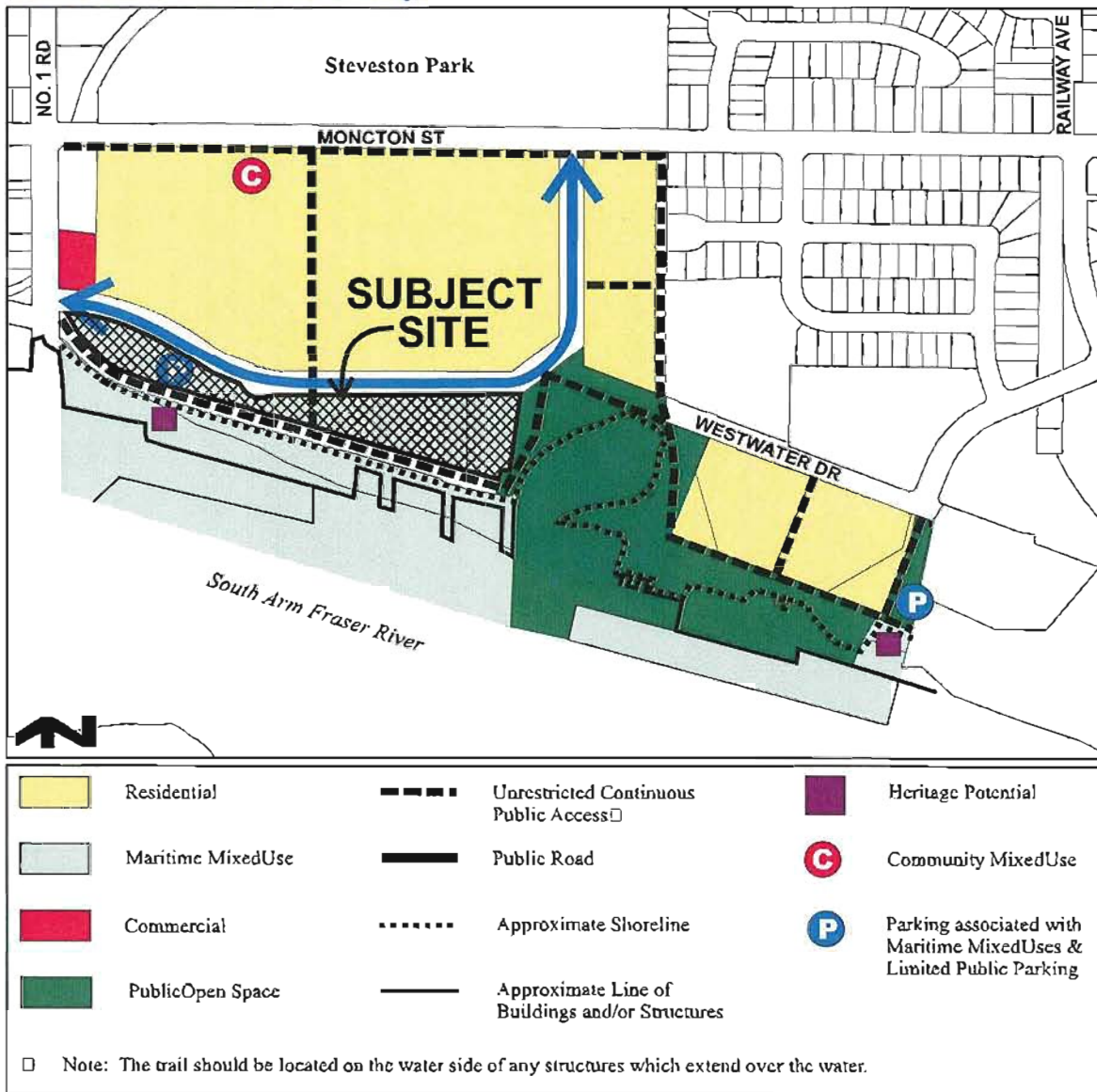
RZ 13-633927

Original Date: 04/08/13

Amended Date:

Note: Dimensions are in METRES

BC Packers Land Use Map





RZ 13-633927

Attachment 4

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

Applicant: Onni Development (Imperial Landing) Corp.

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

| | Existing | Proposed | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|--|--|----------------|-----|-----------------|----|----------------------|-----------------|---|------------------------|-----------------|---|----------------------|-----------------|---|----------------------|-----------------|----|------------------------|-----------------|----|----------------------|-------|----|----------------------|-----------|
| Owner: | Onni Development (Imperial Landing) Corp. | No change | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Size (m ²): | 14,042.7 m ² | No change | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Uses: | Mixed use | Mixed use | | | | | | | | | | | | | | | | | | | | | | | | |
| OCP Land Use Designation: | Maritime Mixed Use Parking associated with Maritime Mixed Use & Limited Public Parking | No change | | | | | | | | | | | | | | | | | | | | | | | | |
| Zoning: | Steveston Maritime Mixed Use (ZMU12) & Steveston Maritime (ZC21) | Amended Steveston Maritime Mixed Use (ZMU12) & Amended Steveston Maritime (ZC21) | | | | | | | | | | | | | | | | | | | | | | | | |
| Number of Units: | <table> <tr> <td>Building</td><td>Dwelling units</td><td>MMU</td></tr> <tr> <td>4020 Bayview St</td><td>12</td><td>631.2 m²</td></tr> <tr> <td>4080 Bayview St</td><td>0</td><td>2,125.1 m²</td></tr> <tr> <td>4100 Bayview St</td><td>0</td><td>165.5 m²</td></tr> <tr> <td>4180 Bayview St</td><td>7</td><td>559.9 m²</td></tr> <tr> <td>4280 Bayview St</td><td>22</td><td>1,278.8 m²</td></tr> <tr> <td>4300 Bayview St</td><td>11</td><td>867.9 m²</td></tr> <tr> <td>Total</td><td>52</td><td>5,536 m²</td></tr> </table> | Building | Dwelling units | MMU | 4020 Bayview St | 12 | 631.2 m ² | 4080 Bayview St | 0 | 2,125.1 m ² | 4100 Bayview St | 0 | 165.5 m ² | 4180 Bayview St | 7 | 559.9 m ² | 4280 Bayview St | 22 | 1,278.8 m ² | 4300 Bayview St | 11 | 867.9 m ² | Total | 52 | 5,536 m ² | No change |
| Building | Dwelling units | MMU | | | | | | | | | | | | | | | | | | | | | | | | |
| 4020 Bayview St | 12 | 631.2 m ² | | | | | | | | | | | | | | | | | | | | | | | | |
| 4080 Bayview St | 0 | 2,125.1 m ² | | | | | | | | | | | | | | | | | | | | | | | | |
| 4100 Bayview St | 0 | 165.5 m ² | | | | | | | | | | | | | | | | | | | | | | | | |
| 4180 Bayview St | 7 | 559.9 m ² | | | | | | | | | | | | | | | | | | | | | | | | |
| 4280 Bayview St | 22 | 1,278.8 m ² | | | | | | | | | | | | | | | | | | | | | | | | |
| 4300 Bayview St | 11 | 867.9 m ² | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 52 | 5,536 m ² | | | | | | | | | | | | | | | | | | | | | | | | |

| | Bylaw Requirement | Existing | New Variance |
|--|-------------------------------|--|----------------|
| Floor Area Ratio | Max. 0.8 | 0.8 | None permitted |
| Lot Coverage – Building | Max. 60% | 39.7% | None |
| Building Setback | Min. 1 m | 0 m Min. to ROW 1 m Min. to property line by approved DP | None |
| Height (m) | Max. 12 m & three-storey | 12 m Max. & three-storey | None |
| Off-street Parking Spaces: Maritime Mixed Use & Commercial Resident Visitor (Accessible) Total | 172 78 11 (6) 261 | 172 (1.6 ac.) 81 17 (7) 270 | None |
| Public Parking Spaces | Limited | 35 by approved DP | None |
| Small Car Parking Spaces | Max 50% | 15% (39 spaces) | None |
| Amenity Space – Indoor | Min. 100 m ² | Located in second floor of 4080 Bayview St. Building | None |
| Amenity Space – Outdoor | Min. 312 m ² | 1,295 m ² | None |

PLN - 88

[illegible]

OVERALL PROJECT
WUG PARKING PLAN

SCALE 1500

PLN - 89



| Number of Children | Percentage |
|--------------------|------------|
| 1 | 25% |
| 2 | 35% |
| 3 | 25% |
| 4 | 15% |

| | | |
|------|------|------|
| NAME | DATE | Page |
|------|------|------|

| | | | | |
|--|-----------|---------------|------|---------------|
| DRAWING TITLE SITE PLAN STATISTICS | SHEET NO. | | A1.0 | PLOT NO. 1770 |
| | TOTAL | 1 SHEET | | |
| | DATES | APR. 14, 1978 | | |
| | DESIGNER | DRK | | |
| CHECKED | | | | |

BUILDING 1

PLN - 90

GROUND FL. PLAN

SCALE: 1/8" = 1'-0"
 TOTAL AREA: 100,000 SQ. FT. (INCLUDING WALKWAYS, ETC.)
 MECHANICAL ROOM AREA: 2000 SQ. FT.
 EXISTING FLOOR SPREADER: 10774.15 SQ. FT.



| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1 | | |

Yamamoto
Architecture Inc.

PROJECT
 INTERNAL LANDING
 MIXED-USE DEVELOPMENT

BUILDING NO. 1
 GROUND & SECOND FL. PLAN

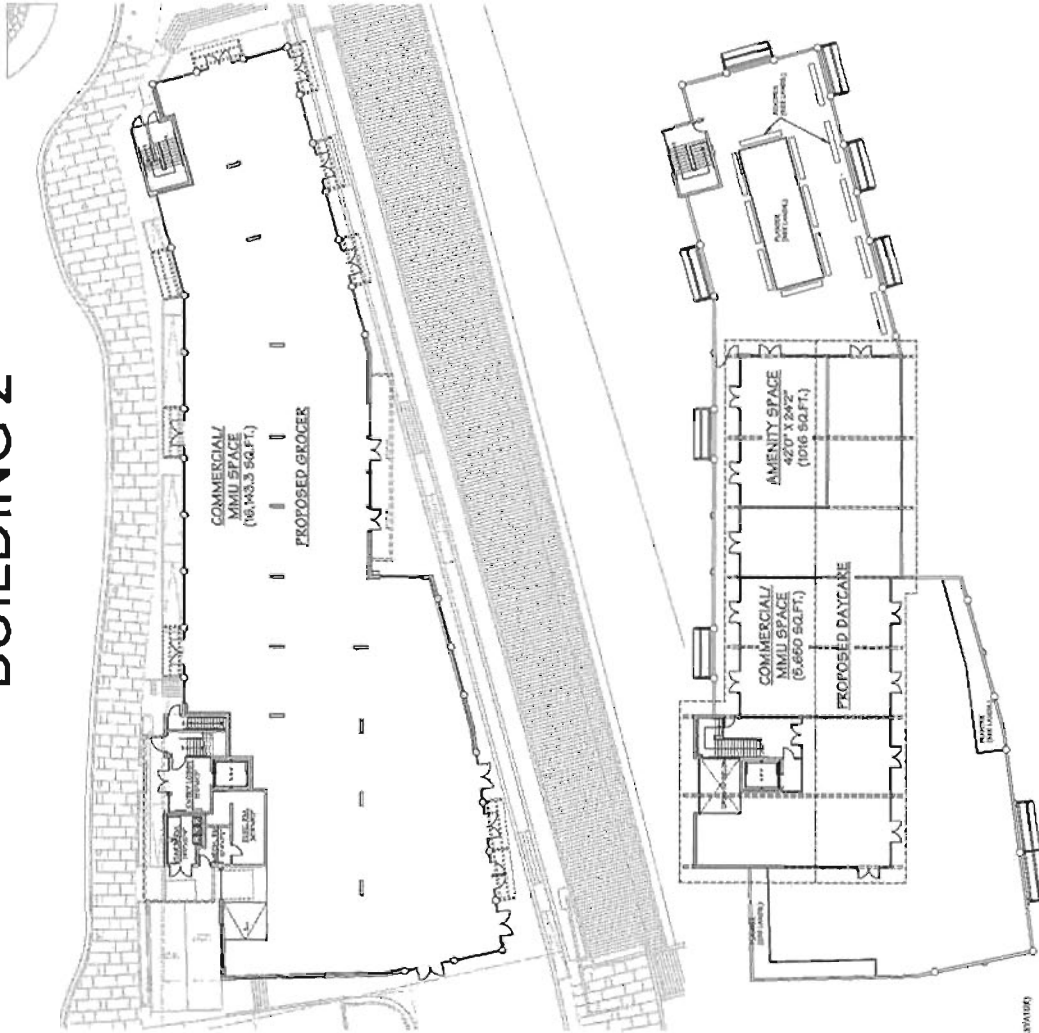
DATE
 10/15/2011

PROJECT NO.
 A2.1.1

DATE
 10/15/2011

PROJECT NO.
 A2.1.1

BUILDING 2



GROUND FL. PLAN

SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"
 FLOOR AREA: 18,433 SQ. FT. (EXCLUDING MECHANICAL ROOMS)
 MECHANICAL ROOM AREA: 340 SQ. FT.
 SECOND FLOOR: 18,433 SQ. FT. (EXCLUDING MECHANICAL ROOMS)
 MECHANICAL ROOM AREA: 340 SQ. FT.



PLN - 91

SECOND FL. PLAN (w/ ROOF PLAN)

SCALE: 1/8" = 1'-0"
 1/8" = 1'-0"
 FLOOR AREA: 18,433 SQ. FT. (EXCLUDING MECHANICAL ROOMS)
 MECHANICAL ROOM AREA: 340 SQ. FT.
 SECOND FLOOR: 18,433 SQ. FT. (EXCLUDING MECHANICAL ROOMS)
 MECHANICAL ROOM AREA: 340 SQ. FT.



MANHATTAN DISTRICT LAND 1,400 PERSONS

| | | | |
|----------------------------|--|----------------|--|
| PROJECT | | BUILDING NO. 2 | |
| IMPERIAL LANDINGS | | SHEET NO. | |
| NEW/RE-DEVELOPMENT | | A2.2.1 | |
| YAMAMOTO ARCHITECTURE INC. | | DATE | |
| 1000 BAYVIEW BL. | | PROJECT NO. | |
| HOUSTON, TEXAS | | 174 | |

BUILDING 3

COMMERCIAL/
MMU SPACE
(908 SQ.FT.)

COMMERCIAL/
MMU SPACE
(908 SQ.FT.)

PLN - 92

GROUND FL PLAN

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

FLOOR AREA: 1,816 SQ.FT.

GROUND STOCK OFFSHORE JAPPA LUMBS



Yamamoto
Architecture Inc.

PROJECT
OFFSHORE LUMBS
REDEVELOPMENT

DRAWING TITLE
BUILDING NO. 3
GROUND FL & ROOF PLAN

DATE
10/1/10

SCALE
1/8" = 1'-0"

PROJECT NO.
A23.1

DATE
10/1/10

SCALE
1/8" = 1'-0"

PROJECT NO.
A23.1

DATE
10/1/10

SCALE
1/8" = 1'-0"

BUILDING 4

PLN - 93

COMMERCIAL
MANU SPACE
(6,400 SQ FT)
PROPOSED BANK

GROUND FL. PLAN

SCALE: 1/8" = 1'-0"
CELL 1/16" = 1'-0"

FLOOR AREA: 6,400 SQ FT (INCLUDING AREA 1004)
AREA 1004 AREA: 1,000 SQ FT
GROUND FLOOR OPENING: 1,000 SQ FT



| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------------|
| 1 | 10/1/2014 | ISSUED FOR PERMIT |
| 2 | 10/1/2014 | ISSUED FOR PERMIT |
| 3 | 10/1/2014 | ISSUED FOR PERMIT |
| 4 | 10/1/2014 | ISSUED FOR PERMIT |
| 5 | 10/1/2014 | ISSUED FOR PERMIT |
| 6 | 10/1/2014 | ISSUED FOR PERMIT |
| 7 | 10/1/2014 | ISSUED FOR PERMIT |
| 8 | 10/1/2014 | ISSUED FOR PERMIT |
| 9 | 10/1/2014 | ISSUED FOR PERMIT |
| 10 | 10/1/2014 | ISSUED FOR PERMIT |
| 11 | 10/1/2014 | ISSUED FOR PERMIT |
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| 98 | 10/1/2014 | ISSUED FOR PERMIT |
| 99 | 10/1/2014 | ISSUED FOR PERMIT |
| 100 | 10/1/2014 | ISSUED FOR PERMIT |

Yamamoto
Architecture Inc.

1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.YAMAMOTOARCH.COM

PROJECT
INFERRIAL LANDING
MIXED-USE DEVELOPMENT

ISSUING TITLE
BUILDING NO. 4
GROUND & SECOND FL. PLAN

DATE: DEC 15, 2013
SCALE: 1/8" = 1'-0"

PROJECT
A2.4.1

DATE: DEC 15, 2013
SCALE: 1/8" = 1'-0"

PROJECT
A2.4.1

DATE: DEC 15, 2013
SCALE: 1/8" = 1'-0"

BUILDING 5

COMMERCIAL MMU SPACE
24'0" X 22'0" (528 SQ.FT.)

COMMERCIAL MMU SPACE
28'0" X 44'4" (1240 SQ.FT.)

COMMERCIAL MMU SPACE
21'6" X 44'4" (960 SQ.FT.)

COMMERCIAL MMU SPACE
28'0" X 44'4" (1240 SQ.FT.)

COMMERCIAL MMU SPACE
22'6" X 44'4" (1020 SQ.FT.)

COMMERCIAL MMU SPACE
23'6" X 44'4" (1040 SQ.FT.)

COMMERCIAL MMU SPACE
24'0" X 36'0" (864 SQ.FT.)

COMMERCIAL MMU SPACE
(2,395 SQ.FT.)

COMMERCIAL MMU SPACE
(2,320 SQ.FT.)

COMMERCIAL MMU SPACE
(2,395 SQ.FT.)

PLN - 94

[illegible]

FLORIDA AGENCY HUNTERS CLUB, (INCL. 100 AND 1000-YEARLY RECORDS)

(BACUNO FLOOR, SPEZIELLE: HFFA (B-1934))

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK, N.Y. 10017-2454

| | | |
|---------|-------------|---------------|
| DATE | DEC 14 1918 | A2.5.1 |
| PRINTED | DEC | |
| CHECKED | | PROG. NO. 859 |

PLN - 95

| | |
|---------------------------------------|---|
| Yamamoto Architecture Inc. | BUILDING NO.2 GROUND & SECOND FL. PLAN |
| TOKYO | SHEET NO. |
| A26.1 | SCALE |
| DATE | DRAWN BY |
| CHECKED | APPROVED |



Zoning Text Amendment Considerations

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

Address: 4020 Bayview Street

File No.: RZ 13-633927

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

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

Note:

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

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

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

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

Signed

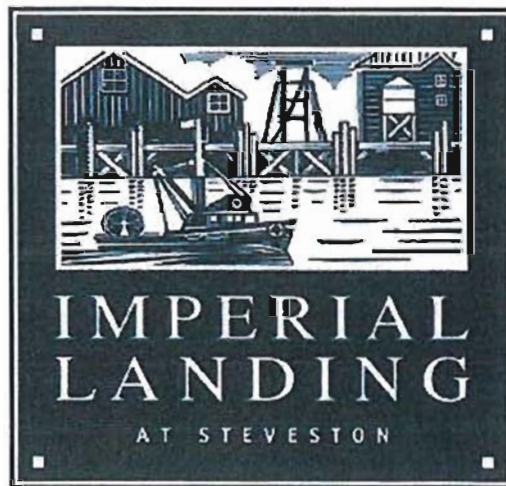
Date

SUMMARY REPORT

4300 Bayview St. Rezoning Application

Steveston Public Open House

Held On July 11 & 13, 2013



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

Table of Contents

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

Appendix A – Public Consultation Process and Advertisements

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

Open Houses – End of May/Beginning of June

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

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

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

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

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

Signage

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

Web Site – updates will occur consistently

- www.waterfrontrezoning.com

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

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

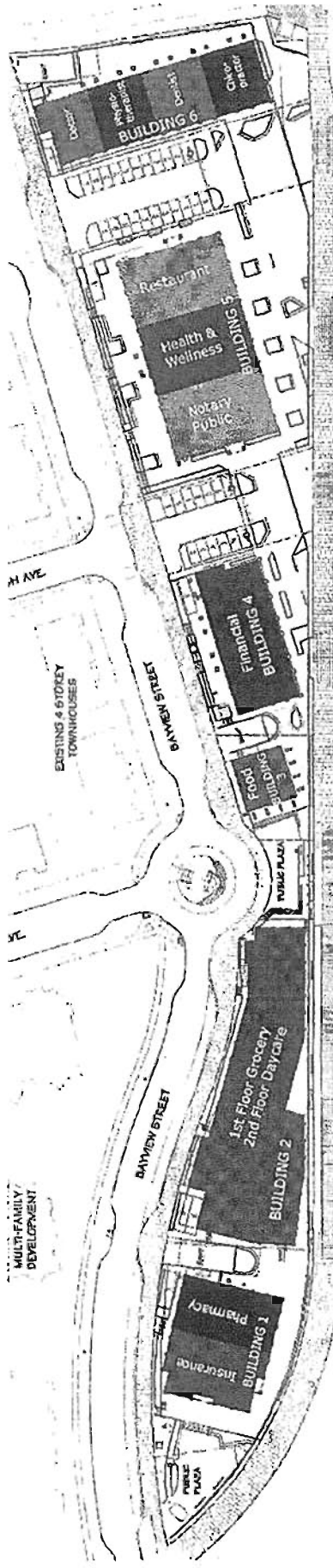
Date & Time: Thursday, July 11, 2013 from 6:30PM – 9:00PM
Saturday, July 13, 2013 from 12:00PM – 2:30PM

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

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

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

Public Open House Notice



*Please note that these are examples only

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

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

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

Location: Building 5, 4280 Bayview St., Richmond

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

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



THE VILLAGE AT IMPERIAL LANDING PROPOSED REZONING

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

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

PUBLIC OPEN HOUSE

4280 Bayview Street
Building 5



UNDER EXISTING USES



UNDER PROPOSED USES

INDUSTRIAL OR RETAIL

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

TELL US WHAT YOU THINK

www.waterfrontrezoning.com

or contact Brendan Yee at byee@onnl.com or 604.602.7711

Appendix B – Poster Boards and Handouts

Feedback Form

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

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

Please tell us about yourself:

Name: _____

Address: _____

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☐

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

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

What do you think is missing from this community?

Thank you for your feedback!

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

THE VILLAGE AT IMPERIAL LANDING

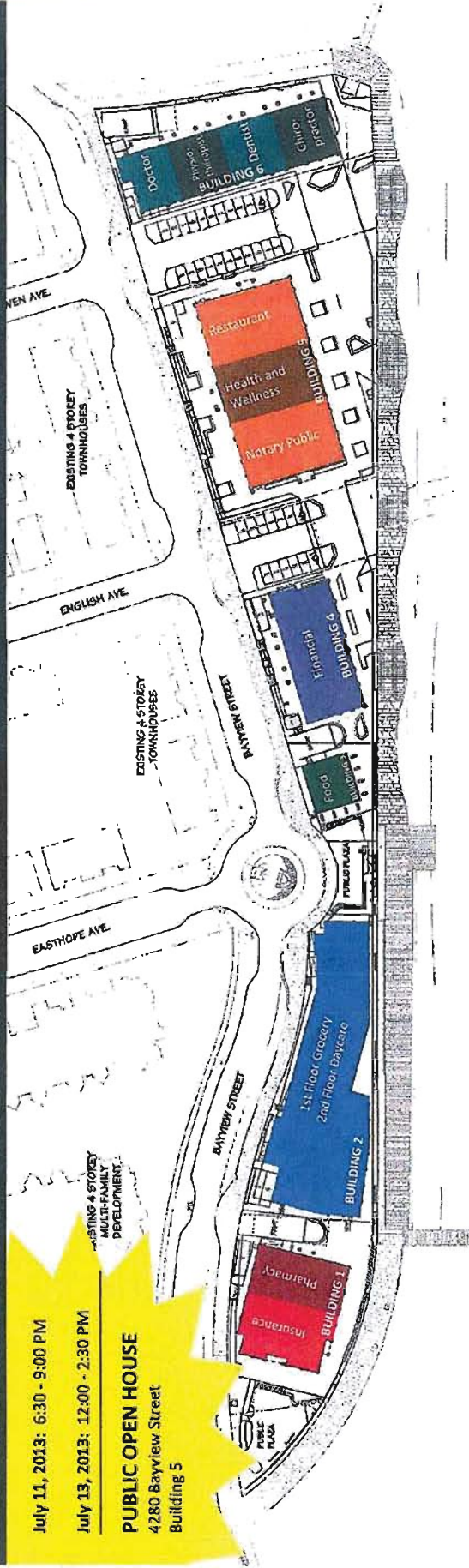
POTENTIAL RETAIL PLAN

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

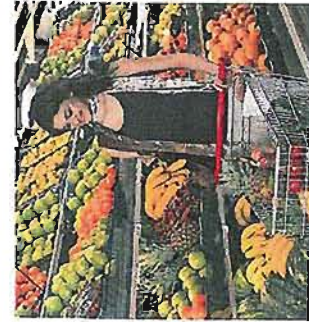
July 13, 2013: 12:00 - 2:30 PM

PUBLIC OPEN HOUSE

4280 Bayview Street
 Building 5



PRAGER RIVER



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

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

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



SITE PLAN

EXISTING 4 STOREY TOWNHOUSES

EXISTING 4 STOREY MULTIFAMILY DEVELOPMENT

PUBLIC PARKING

PUBLIC ENTRY

PLN - 108

| | | | | |
|---|---|-------------------------|--|----------|
| Yamamoto Architecture Inc. | PROJECT BRUNSWICK LABORERS SITE PLAN FOR BRUNSWICK DEVELOPMENT | | DRAWING TITLE SITE PLAN FOR BRUNSWICK DEVELOPMENT | |
| | SCALE: 1" = 10' | | DATE: 06-14-2006 | |
| DRAWN BY: J. YAMAMOTO | | CHECKED BY: J. YAMAMOTO | | A1.0 |
| APPROVED BY: J. YAMAMOTO | | DATE: 06-14-2006 | | 1" = 10' |

| | | |
|--|---------|--------------|
| Doc. | Qualif. | h.F. Address |
| <div style="border: 1px solid black; height: 100px; width: 100%;"></div> | | |

4300 BAYVIEW STREET - PARKING



PARKING (BUILDING 1):

| TYPE | NO. SPACES | NO. SPACES | NO. SPACES | NO. SPACES |
|--------|------------|------------|------------|------------|
| PERMIT | 10 | 10 | 10 | 10 |
| STREET | 10 | 10 | 10 | 10 |
| TOTAL | 20 | 20 | 20 | 20 |

PARKING (BUILDING 2):

| TYPE | NO. SPACES | NO. SPACES | NO. SPACES | NO. SPACES |
|--------|------------|------------|------------|------------|
| PERMIT | 10 | 10 | 10 | 10 |
| STREET | 10 | 10 | 10 | 10 |
| TOTAL | 20 | 20 | 20 | 20 |

PARKING (BUILDING 3):

| TYPE | NO. SPACES | NO. SPACES | NO. SPACES | NO. SPACES |
|--------|------------|------------|------------|------------|
| PERMIT | 10 | 10 | 10 | 10 |
| STREET | 10 | 10 | 10 | 10 |
| TOTAL | 20 | 20 | 20 | 20 |

PARKING (BUILDING 4):

| TYPE | NO. SPACES | NO. SPACES | NO. SPACES | NO. SPACES |
|--------|------------|------------|------------|------------|
| PERMIT | 10 | 10 | 10 | 10 |
| STREET | 10 | 10 | 10 | 10 |
| TOTAL | 20 | 20 | 20 | 20 |

PARKING (BUILDING 5):

| TYPE | NO. SPACES | NO. SPACES | NO. SPACES | NO. SPACES |
|--------|------------|------------|------------|------------|
| PERMIT | 10 | 10 | 10 | 10 |
| STREET | 10 | 10 | 10 | 10 |
| TOTAL | 20 | 20 | 20 | 20 |

PARKING (BUILDING 6):

| TYPE | NO. SPACES | NO. SPACES | NO. SPACES | NO. SPACES |
|--------|------------|------------|------------|------------|
| PERMIT | 10 | 10 | 10 | 10 |
| STREET | 10 | 10 | 10 | 10 |
| TOTAL | 20 | 20 | 20 | 20 |

PUBLIC PARKING:

| TYPE | NO. SPACES | NO. SPACES | NO. SPACES | NO. SPACES |
|--------|------------|------------|------------|------------|
| PERMIT | 10 | 10 | 10 | 10 |
| STREET | 10 | 10 | 10 | 10 |
| TOTAL | 20 | 20 | 20 | 20 |

STREET PARKING:

| TYPE | NO. SPACES | NO. SPACES | NO. SPACES | NO. SPACES |
|--------|------------|------------|------------|------------|
| PERMIT | 10 | 10 | 10 | 10 |
| STREET | 10 | 10 | 10 | 10 |
| TOTAL | 20 | 20 | 20 | 20 |

TOTAL PARKING:

| TYPE | NO. SPACES | NO. SPACES | NO. SPACES | NO. SPACES |
|--------|------------|------------|------------|------------|
| PERMIT | 10 | 10 | 10 | 10 |
| STREET | 10 | 10 | 10 | 10 |
| TOTAL | 20 | 20 | 20 | 20 |

OVERALL PROJECT U/O PARKING PLAN



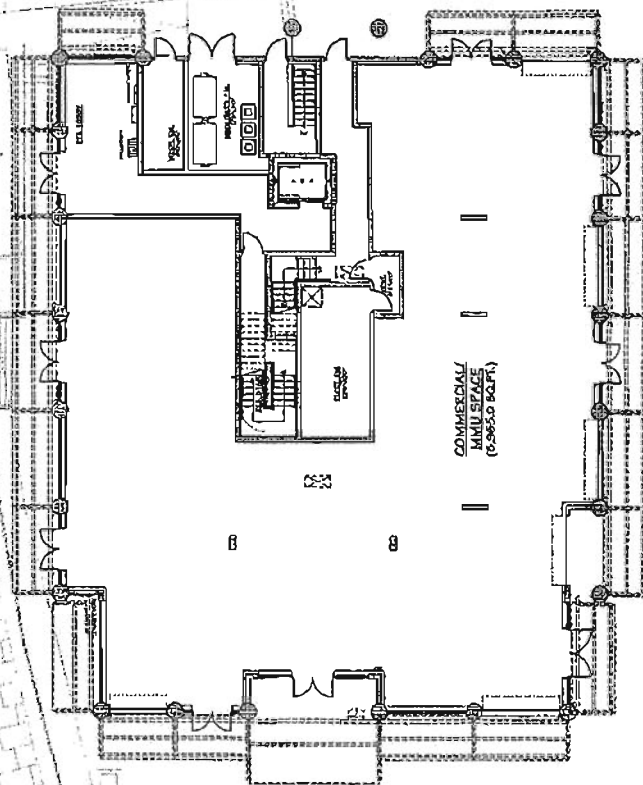
| | | | |
|-------------------------------|--|-------------------------|--|
| Yamamoto Architecture Inc. | | DATE: 11/11/2011 | |
| PROJECT: 4300 BAYVIEW STREET | | SHEET: 109 | |
| DRAWN BY: J. YAMAMOTO | | CHECKED BY: J. YAMAMOTO | |
| SCALE: 1/8" = 1'-0" | | PROJECT NO: 11-001 | |

A detailed site plan of the Port of Los Angeles, specifically focusing on the area around the Harbor Gateway station. The plan shows several streets: Ewen Ave., English Ave., Easthope Ave., Bayview Street, and Fraser Street. A large area is labeled 'LOADING BAYS' in bold, vertical text. The plan includes various buildings, some labeled 'BUILDING 1', 'BUILDING 2', 'BUILDING 3', 'BUILDING 4', 'BUILDING 5', 'BUILDING 6', 'BUILDING 7', 'BUILDING 8', 'BUILDING 9', 'BUILDING 10', 'BUILDING 11', 'BUILDING 12', 'BUILDING 13', 'BUILDING 14', 'BUILDING 15', 'BUILDING 16', 'BUILDING 17', 'BUILDING 18', 'BUILDING 19', 'BUILDING 20', 'BUILDING 21', 'BUILDING 22', 'BUILDING 23', 'BUILDING 24', 'BUILDING 25', 'BUILDING 26', 'BUILDING 27', 'BUILDING 28', 'BUILDING 29', 'BUILDING 30', 'BUILDING 31', 'BUILDING 32', 'BUILDING 33', 'BUILDING 34', 'BUILDING 35', 'BUILDING 36', 'BUILDING 37', 'BUILDING 38', 'BUILDING 39', 'BUILDING 40', 'BUILDING 41', 'BUILDING 42', 'BUILDING 43', 'BUILDING 44', 'BUILDING 45', 'BUILDING 46', 'BUILDING 47', 'BUILDING 48', 'BUILDING 49', 'BUILDING 50', 'BUILDING 51', 'BUILDING 52', 'BUILDING 53', 'BUILDING 54', 'BUILDING 55', 'BUILDING 56', 'BUILDING 57', 'BUILDING 58', 'BUILDING 59', 'BUILDING 60', 'BUILDING 61', 'BUILDING 62', 'BUILDING 63', 'BUILDING 64', 'BUILDING 65', 'BUILDING 66', 'BUILDING 67', 'BUILDING 68', 'BUILDING 69', 'BUILDING 70', 'BUILDING 71', 'BUILDING 72', 'BUILDING 73', 'BUILDING 74', 'BUILDING 75', 'BUILDING 76', 'BUILDING 77', 'BUILDING 78', 'BUILDING 79', 'BUILDING 80', 'BUILDING 81', 'BUILDING 82', 'BUILDING 83', 'BUILDING 84', 'BUILDING 85', 'BUILDING 86', 'BUILDING 87', 'BUILDING 88', 'BUILDING 89', 'BUILDING 90', 'BUILDING 91', 'BUILDING 92', 'BUILDING 93', 'BUILDING 94', 'BUILDING 95', 'BUILDING 96', 'BUILDING 97', 'BUILDING 98', 'BUILDING 99', 'BUILDING 100'. There are also labels for 'PARKING' and 'STREET'. The plan is oriented with North at the top. The title 'PLN - 110' is at the bottom right.

97-111

| | | | | | |
|--|---|--|--|---|--|
| <p>Yamamoto Architectura Inc.</p> | <p>Shinjiro Yamamoto Architect 10000 W. 10th Avenue Suite 100 Denver, CO 80202 Phone: (303) 733-1111 Fax: (303) 733-1112</p> | <p>Project Name: 10000 W. 10th Avenue Denver, CO 80202 Project No.: 10000 W. 10th Avenue Denver, CO 80202</p> | <p>Project No.: 10000 W. 10th Avenue Denver, CO 80202</p> | <p>Project Name: 10000 W. 10th Avenue Denver, CO 80202</p> | <p>Project No.: 10000 W. 10th Avenue Denver, CO 80202</p> |
|--|---|--|--|---|--|

BUILDING 1



GROUND FL. PLAN

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

FLOOR AREA: 10,365.0 SQ. FT. (INCLUDING MECHANICAL ROOMS)

GROUND FLOOR FINISHED AREA: 10,365.0 SQ. FT.



**Yamamoto
Architecture Inc.**

OFFICE: 1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202

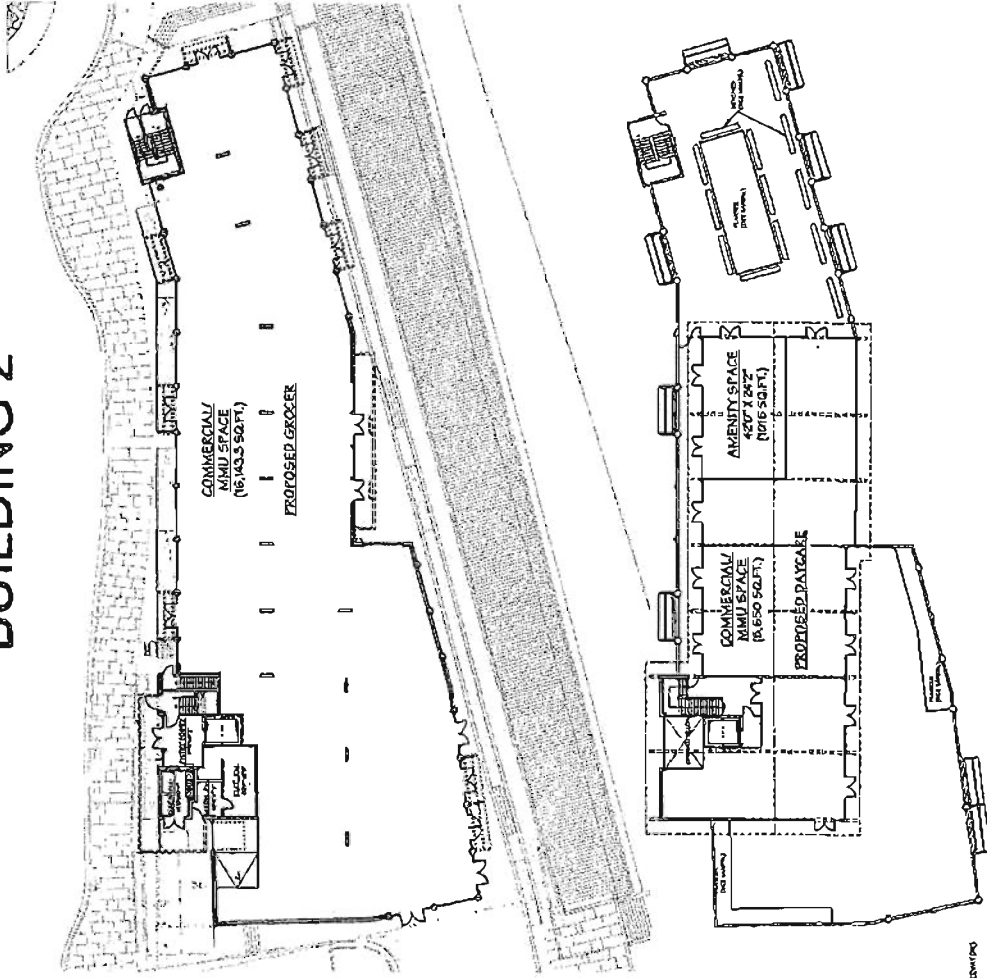
PHONE: (303) 733-1111
FAX: (303) 733-1112

BUILDING NO. 1
GROUND & SECOND FL. PLAN

DATE: 10/1/94
DRAWN BY: J. YAMAMOTO
CHECKED BY: J. YAMAMOTO
PROJECT: A2.1.1

DATE: 10/1/94
DRAWN BY: J. YAMAMOTO
CHECKED BY: J. YAMAMOTO
PROJECT: A2.1.1

BUILDING 2



GROUND FL. PLAN
(W/ ROOF PLAN)

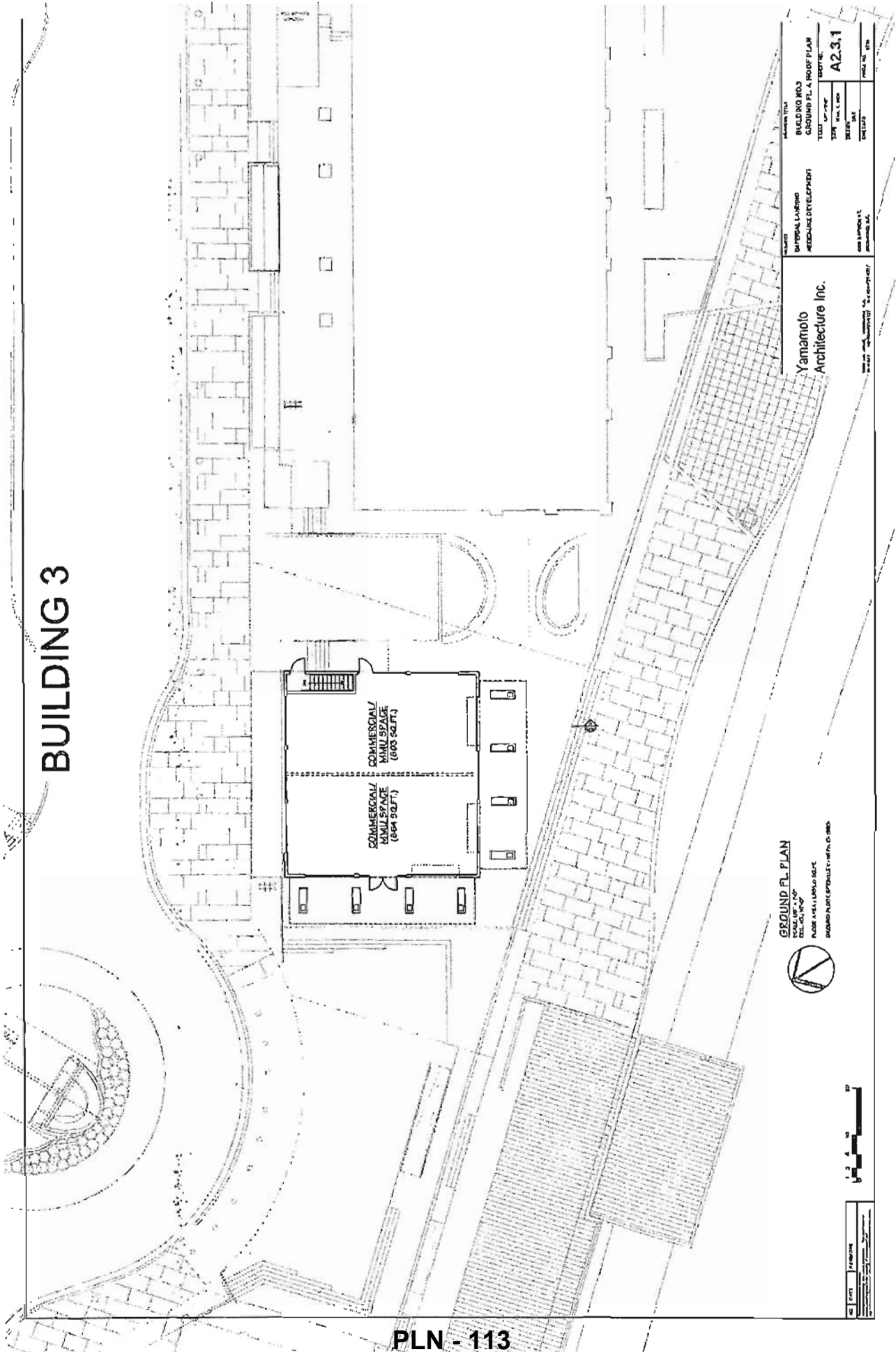
PLAN AREA: 1,177,100 S.F.
TOTAL AREA: 1,177,100 S.F.
TOTAL AREA: 1,177,100 S.F.
TOTAL AREA: 1,177,100 S.F.

SECOND FL. PLAN (W/ ROOF PLAN)

PLAN AREA: 1,177,100 S.F.
TOTAL AREA: 1,177,100 S.F.
TOTAL AREA: 1,177,100 S.F.
TOTAL AREA: 1,177,100 S.F.

| | | | |
|--------------|--|-----------|----------------------------|
| PROJECT | | ARCHITECT | Yamamoto Architecture Inc. |
| BUILDING NO. | | ARCHITECT | Yamamoto Architecture Inc. |
| DATE | | DATE | DATE |
| A2.2.1 | | DATE | DATE |
| PROJECT | | PROJECT | PROJECT |
| PROJECT | | PROJECT | PROJECT |

BUILDING 3



GROUND FLOOR PLAN

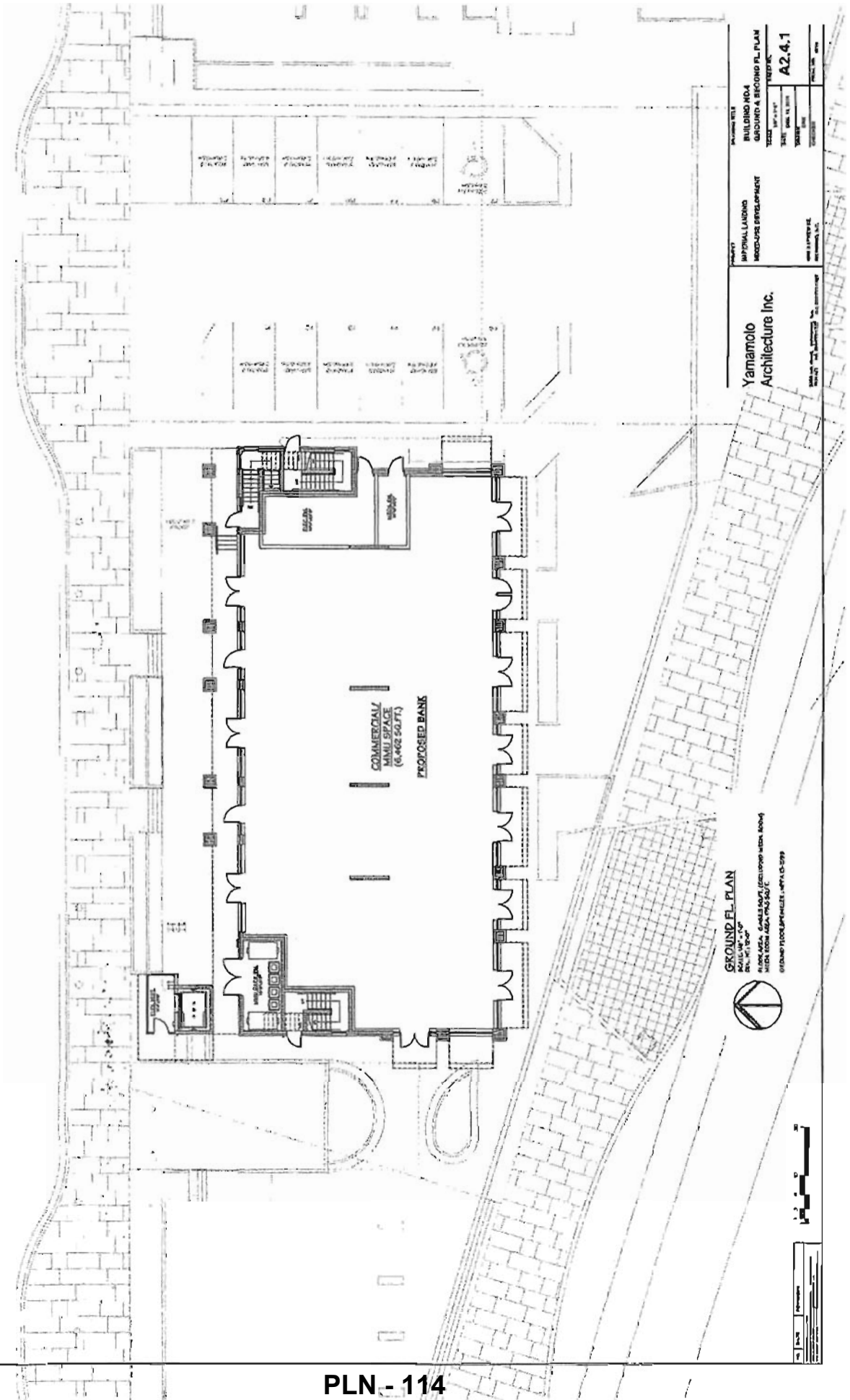


0 2 4 6 8 10
FEET

| BUILDING NO. 3 | |
|-------------------|-------|
| GROUND FLOOR PLAN | |
| TOTAL SQ. FT. | 1,050 |
| TOTAL SQ. FT. | 1,050 |
| TOTAL SQ. FT. | 1,050 |
| TOTAL SQ. FT. | 1,050 |
| TOTAL SQ. FT. | 1,050 |

Yamamoto
Architecture Inc.

BUILDING 4



[illegible]

[illegible]

THE VILLAGE AT IMPERIAL LANDING

PARKING SYNOPSIS

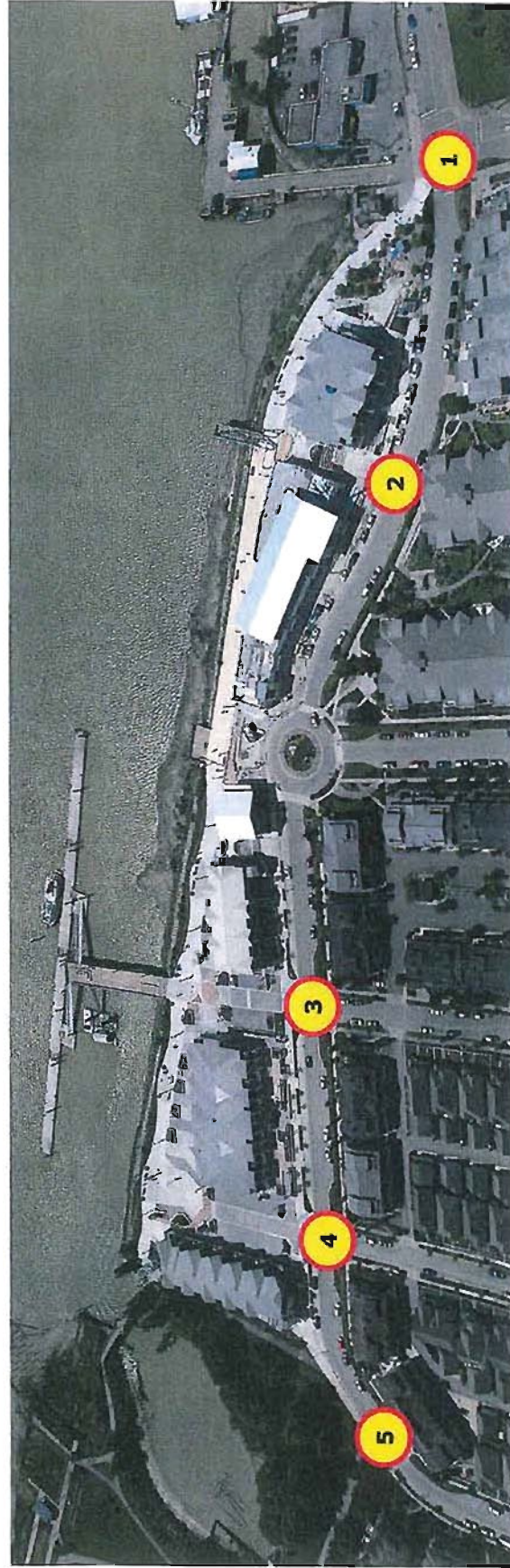


The table below is a parking synopsis executed to the best knowledge of Onni representing some tenants with contingent deals in place and other possible tenants, estimated to allow for an accurate representation. The table is meant to serve as an unbiased example representing a variety of tenants with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

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

* Daycare based on 50 kids & 5 staff

THE VILLAGE AT IMPERIAL LANDING OFF-SITE IMPROVEMENTS



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

THE VILLAGE AT IMPERIAL LANDING

COMMUNITY BENEFITS



Voluntary Community Donation

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

Infrastructure Upgrades

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

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

The 3 crosswalks will feature decorative surface treatment

- **Bayview Street**

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

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

Traffic Mitigation Measures

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

Loading and Parking Covenants

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

THE VILLAGE AT IMPERIAL LANDING

PROPOSED REZONING



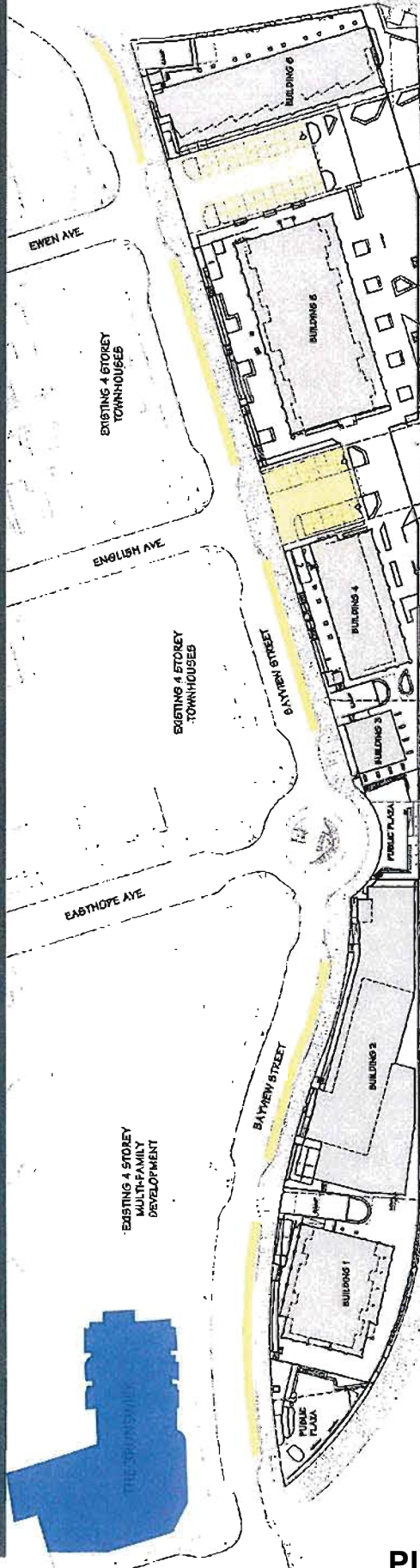
Current Zoning – ZC21 (Steveston Maritime) & ZMU12 (Steveston Maritime Mixed Use)

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

Rezoning Application Proposed Uses

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

"THE VILLAGE" - PARKING SUMMARY FOR COMMERCIAL USE



Commercial Parking:

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

172 stalls
167 stalls
167 stalls
5 stalls

Additional Parking:

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

35 stalls *
40 stalls
207 stalls

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

35 stalls
25 stalls
60 stalls

New Total Additional Community Parking Available

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

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

Appendix C – Public Consultation Summary/Results

July 19th, 2013

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



July 23rd, 2013

Hi Wayne,

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

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

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

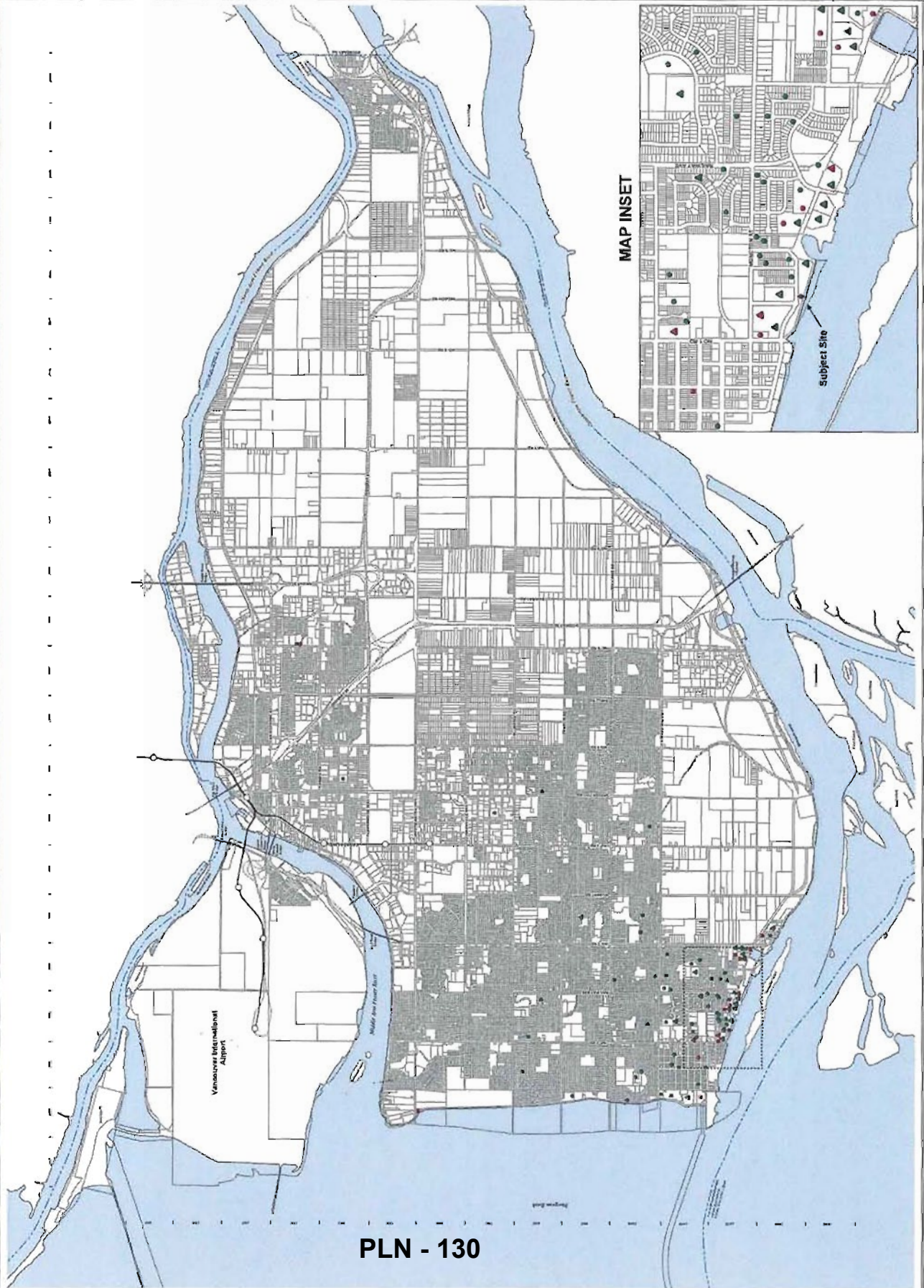


| Imperial Landing Public Consultation Summary | | | | | | | | | |
|---|----------------------|--------------------------|-------------------------|--------------|----------------------|---------------------------------------|-------------------------|--|--|
| At the first open house 165 people signed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

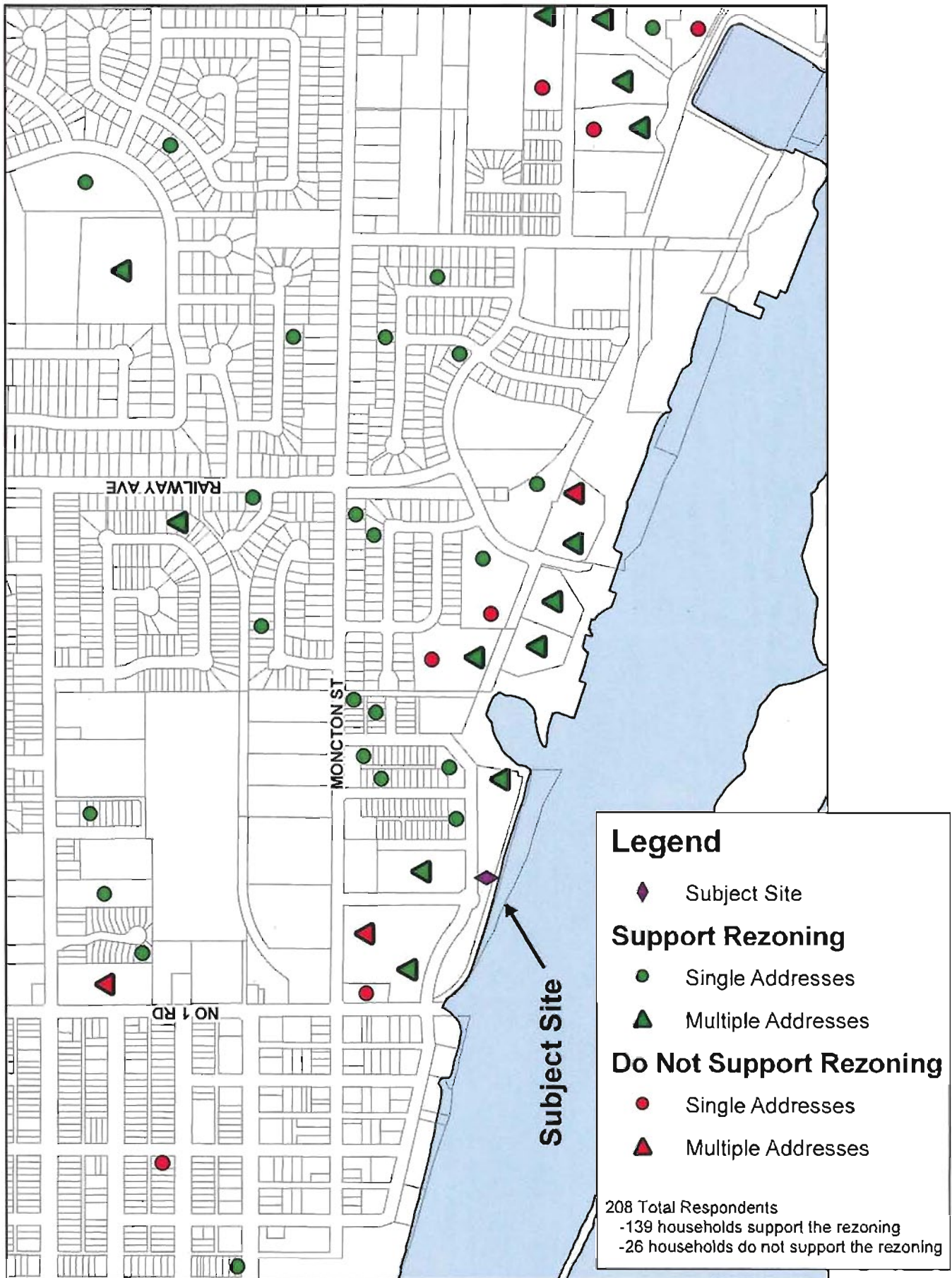
| | | | | | | | | |
|-----------|------------------------------|-------------------------|------------------------------|--|--------------|-----|-----|----|
| 11-Jul-13 | Physicists Aubbe | 333-4280 Moncton st. | | | 604-271-1625 | yes | yes | ** |
| 11-Jul-13 | Valerie and phil Thom | 12300 English ave. | valphil.thom@gmail.com | | | yes | yes | ** |
| 11-Jul-13 | Liz Havres | 5600 Andrews Rd. | | | | N/A | yes | * |
| 11-Jul-13 | Bruce and Ruth Briggs | 417-4600 Westwater Dr. | | | 604-272-262 | N/A | yes | * |
| 11-Jul-13 | Tim Sackman | 230-12931 Railway ave. | | | 604-275-2072 | no | yes | ** |
| 11-Jul-13 | Laura Beesley | 411-5700 Andrews Rd. | laurabeesley@live.ca | | 604-244-7703 | yes | yes | ** |
| 11-Jul-13 | Pauline McCallum | 4540 Lancelot Dr. | | | 604-272-0939 | N/A | yes | * |
| 11-Jul-13 | Reva Henriques | 207-4280 Moncton St. | | | | N/A | yes | * |
| 11-Jul-13 | Jessica Malkoske | 165-3031 Williams Rd. | | | 604-270-2740 | N/A | yes | * |
| 11-Jul-13 | Kyri Fabis | 309-4280 Bayview St. | | | | N/A | yes | * |
| 11-Jul-13 | Cathie Cline | 440-12333 English ave. | cath@shaw.ca | | 604-808-5770 | yes | yes | ** |
| 11-Jul-13 | Rose Finlay | 11220 Galleon court | | | | N/A | yes | * |
| 11-Jul-13 | Kevin Skipworth | 28-5999 Andrews Rd. | | | 604-868-3656 | N/A | yes | * |
| 11-Jul-13 | Alice Samworth | 407-4280 Moncton St. | | | | no | yes | ** |
| 11-Jul-13 | Jennifer Anderson | 406-4500 Westwater Dr. | jennifer@shaw.ca | | 604-284-2197 | yes | yes | ** |
| 11-Jul-13 | Brenlea Finklestein | 3460 Regent St. | lefbrenlea@hotmail.com | | 604-271-5398 | yes | yes | * |
| 11-Jul-13 | Carol Ingram | 111-4600 West Water dr. | carolingram@shaw.ca | | | yes | yes | ** |
| 11-Jul-13 | M. Balakumar | 205-4500 Westwater Dr. | | | 604-241-3044 | N/A | yes | * |
| 11-Jul-13 | Perry Mazzone | 12160 Imperial Dr. | | | | yes | yes | |
| 11-Jul-13 | Rachel Kirkpatrick | 44-12331 Phoenix Dr. | rirkpatrick.98@yahoo.ca | | | yes | yes | |
| 11-Jul-13 | Leslie Gilker | | leslie.gilker@gmail.com | | | yes | yes | |
| 11-Jul-13 | Donna Booth | | dmbooth@shaw.ca | | | yes | yes | |
| 11-Jul-13 | Donna Nimi | | donna.nimi@shaw.ca | | | yes | yes | |
| 11-Jul-13 | B. Easton | 5431 Warblerz ave. | chiefwahoooo@gmail.com | | | yes | yes | |
| 11-Jul-13 | Mike Dewar | 110-4600 Westwater dr. | mike.dewar49@gmail.com | | 604-312-1883 | yes | yes | |
| 11-Jul-13 | Alex L. | | | | | N/A | yes | |
| 11-Jul-13 | Louise Mazzone | 12160 Imperial Dr. | | | | no | yes | |
| 11-Jul-13 | Gerrit De Vries | 5-4311 Bayview St. | | | | N/A | yes | |
| 11-Jul-13 | C. Franzen | 212-4211 Bayview St. | | | | no | yes | |
| 11-Jul-13 | Mark Sakai | 11762 Fentiman | masak@telus.net | | | yes | yes | |
| 11-Jul-13 | Brechin Maclean | 14-12331 Phoenix Dr. | | | | no | yes | |
| 11-Jul-13 | Donna Panusa | 212-4211 Bayview St. | mysticapprentice@hotmail.com | | | yes | yes | |
| 11-Jul-13 | Ann McCormick | 11751 Yoshida Court | Grannymec@gmail.com | | | no | yes | |
| 11-Jul-13 | Live in "the village" condos | Moncton street | | | | no | yes | |
| 11-Jul-13 | N/A | Phoenix Drive | | | | no | yes | |
| 11-Jul-13 | Mark and Joanne Edmonds | 9-11188 Railway ave. | joanneedmonds@shaw.ca | | 604-275-1495 | no | yes | |
| 11-Jul-13 | Wally Dunsmoor | 61291 7th ave | waldun2@mac.com | | | N/A | yes | |
| 11-Jul-13 | P. Bolle | 11291 7th ave | pricil@telus.net | | 604-274-2100 | yes | yes | |
| 11-Jul-13 | Kyla + Louis | 4280 Moncton St. | kylahochfiter@hotmail.com | | | yes | yes | |
| 11-Jul-13 | B. Kawyer | 4280 Moncton St. | | | | no | yes | |
| 11-Jul-13 | Helton Burrows | 203-4233 | helensb@shaw.ca | | | yes | yes | |
| 11-Jul-13 | Ralph Turner | 3411 Chaffon st. | returner2@shaw.ca | | | yes | yes | |
| 11-Jul-13 | Moon Lee | 203-4500 Westwater Dr. | moonlee@telus.net | | | yes | yes | |
| 11-Jul-13 | Shawn Smith | 11471 plover Dr. | Shawnsmith100@gmail.com | | | yes | yes | |
| 11-Jul-13 | Maha | 4500 westwater Dr. | | | | no | yes | |

| | | | | | | | |
|-----------|--------------------|---------------------------|---------------------------|--------------|-----|-----|----|
| 13-Jul-13 | Vytas Abromaitis | 4458 Menaton st. | vkabromaitis@gmail.com | 604-274-1909 | yes | yes | ** |
| 13-Jul-13 | Sheila Price | 10741 Hollymount Dr. | | 604-277-2845 | yes | yes | * |
| 13-Jul-13 | Bob P. | 10741 Hollymount Dr. | | 604-277-2845 | | | * |
| 13-Jul-13 | Helen Pettipiece | 5811 Sandpiper crt. | | 604-341-7997 | | yes | * |
| 13-Jul-13 | B.D murphy | 28-12880 Railway ave | | | no | yes | ** |
| 13-Jul-13 | Clara Kelly | 5700 andrews rd. | | | | yes | * |
| 13-Jul-13 | Michael Carey | 4477 Gerrad Place. | | 604-275-0143 | no | yes | ** |
| 13-Jul-13 | Charles Haws | 305 westwater dr. | cwhaws@shaw.ca | 604-271-6469 | yes | yes | ** |
| 13-Jul-13 | Joan Haws | 305-4600 Westwater dr. | cwhaws@shaw.ca | 604-271-6469 | yes | yes | ** |
| 13-Jul-13 | Jamie Stewart | 48-11491 7th ave. | | 604-962-6016 | | yes | ** |
| 13-Jul-13 | Yukiko Pasut | 12228 Ewen ave. | pasut.yukiko@gmail.com | 604-271-8131 | yes | yes | ** |
| 13-Jul-13 | Ken Battersby | 45-11771 King Fisher dr. | | | | yes | ** |
| 13-Jul-13 | William J. Weigand | 223-4500 West water dr. | | 604-271-3272 | yes | yes | ** |
| 13-Jul-13 | John Karlsson | 421-5600 Andrews rd. | | 604-272-3702 | | yes | ** |
| 13-Jul-13 | Craig Hambleton | 11100 Railway ave. | | | no | yes | ** |
| 13-Jul-13 | Suzanne McKinlay | 215-4600 Westwater dr. | | 604-241-8220 | | yes | * |
| 13-Jul-13 | Graeme Bone | 407-9288 Odlin rd | | | | yes | * |
| 13-Jul-13 | Jerrine Weigand | 223-4500 West water dr. | | 604-271-3272 | yes | yes | ** |
| 13-Jul-13 | John Ritchie | 11360 2nd ave. | | | | yes | * |
| 13-Jul-13 | Nancy Stone | 335- 4280 moncton st | | 604-272-5299 | yes | yes | ** |
| 13-Jul-13 | Shirley K. Reagan | 206-5700 Andrews rd. | | 604-241-2033 | yes | yes | ** |
| 13-Jul-13 | Shelley Morris | 106-4233 bayview st. | | 604-231-9708 | | yes | * |
| 13-Jul-13 | Peter Ho | 3111 broadway st. | | | yes | yes | ** |
| 13-Jul-13 | Kelly Kochut | 408-4211 Bayview st. | | | yes | yes | ** |
| 13-Jul-13 | Barbara Barnett | 40-11551 King fisher dr. | | | | yes | * |
| 13-Jul-13 | Millan Patel | 8271 Coldfall crt. | | | | yes | * |
| 13-Jul-13 | Jon Moss | 4-6333 Princess ave. | | | | yes | * |
| 13-Jul-13 | Edita Whipple | 406-4233 bayview st. | edita.whipple@gmail.com | 604-270-3421 | yes | yes | ** |
| 13-Jul-13 | Beverley Unsworth | 412-4233 Bayview st. | | | | yes | * |
| 13-Jul-13 | Leo Tardioli | 4395 Bayview st. | mayleo@telus.net | 604-272-4513 | yes | yes | ** |
| 13-Jul-13 | Angela Tsang | 301-13251 Princess st. | | | | yes | * |
| 13-Jul-13 | Donna Carrey | 4477 Gerrad Place. | | | no | yes | ** |
| 13-Jul-13 | Barbara Jackson | 324-4500 westwater dr. | | 604-271-1519 | yes | yes | ** |
| 13-Jul-13 | William Bone | 4880 Dunccliffe rd. | bonewl@gmail.com | 604-314-4846 | yes | yes | ** |
| 13-Jul-13 | Andrew W. Bone | 4880 Dunccliffe rd. | abone2010@gmail.com | 778-995-4151 | yes | yes | ** |
| 13-Jul-13 | Sarah Blanchini | 12086 ospley dr. | | | no | yes | ** |
| 13-Jul-13 | Edwin Tsang | 301-13201 Princess st | | 604-537-6471 | | yes | * |
| 13-Jul-13 | Xiaoxia Huang | 746 Alderside rd. | | 604-525-8839 | | yes | * |
| 13-Jul-13 | Frank Barac | 10620 Reynolds dr. | | | | yes | * |
| 13-Jul-13 | Joyce Ba rac | 10620 Reynolds dr. | | | | yes | * |
| 13-Jul-13 | Shelley Lyons | 30-5999 Andrews rd. | | | | yes | * |
| 13-Jul-13 | Bruce Briggs | 417-4600 West water dr. | brucebriggs@shaw.ca | 604-272-2621 | yes | yes | |
| 13-Jul-13 | Gary McDermid | 6488 Juniper dr. | gary.mcdermid@outlook.com | 604-214-5946 | yes | yes | |
| 13-Jul-13 | Florence Lin | 6500 Yents ave. | | | no | yes | |
| 13-Jul-13 | Chelsea Nilansen | #42 - 12331 Phoenix Drive | chelseanilansen@gmail.com | 604-275-2529 | yes | yes | |

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

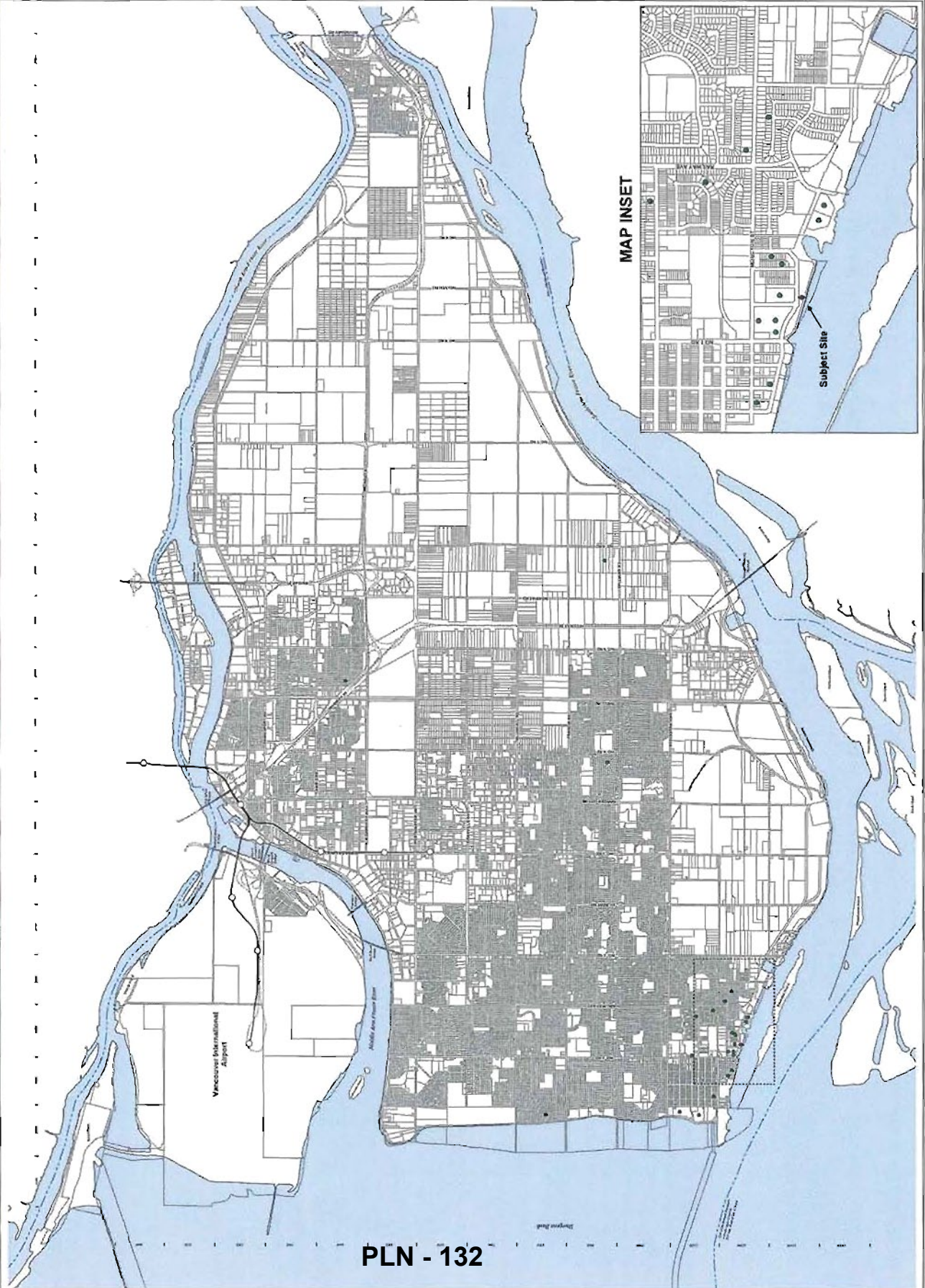


4020 Bayview Street Open House Feedback Map Inset





4020 Bayview Street: Public Correspondence Submitted to ONNI



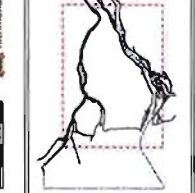
Legend

- Subject Site
 - Support Retaining
 - Single Accessway
- Map Scale: 1:10,000
Map Date: 2013
Map Author: ONNI
Map Reviewer: ONNI
Map Date: 2013
Map Reviewer: ONNI

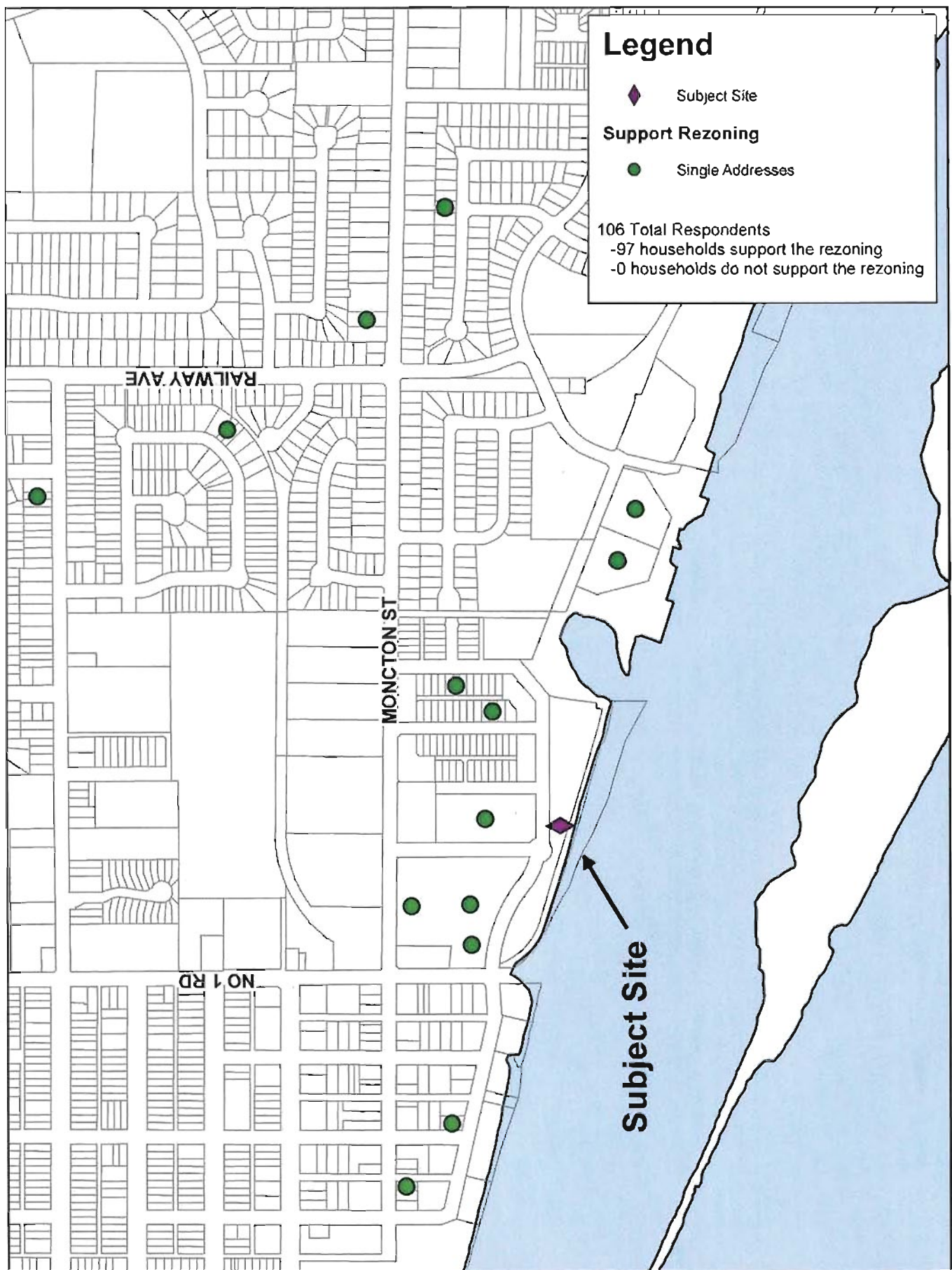
MAP INSET

November 6, 2013
Prepared by: ONNI

This map was prepared for the purpose of providing a visual representation of the subject site and its location within the city of Richmond. It is not intended to be used for any other purpose. The map is based on the best available information and is subject to change without notice. The map is not a guarantee of accuracy and is not intended to be used for any other purpose. The map is not a guarantee of accuracy and is not intended to be used for any other purpose.

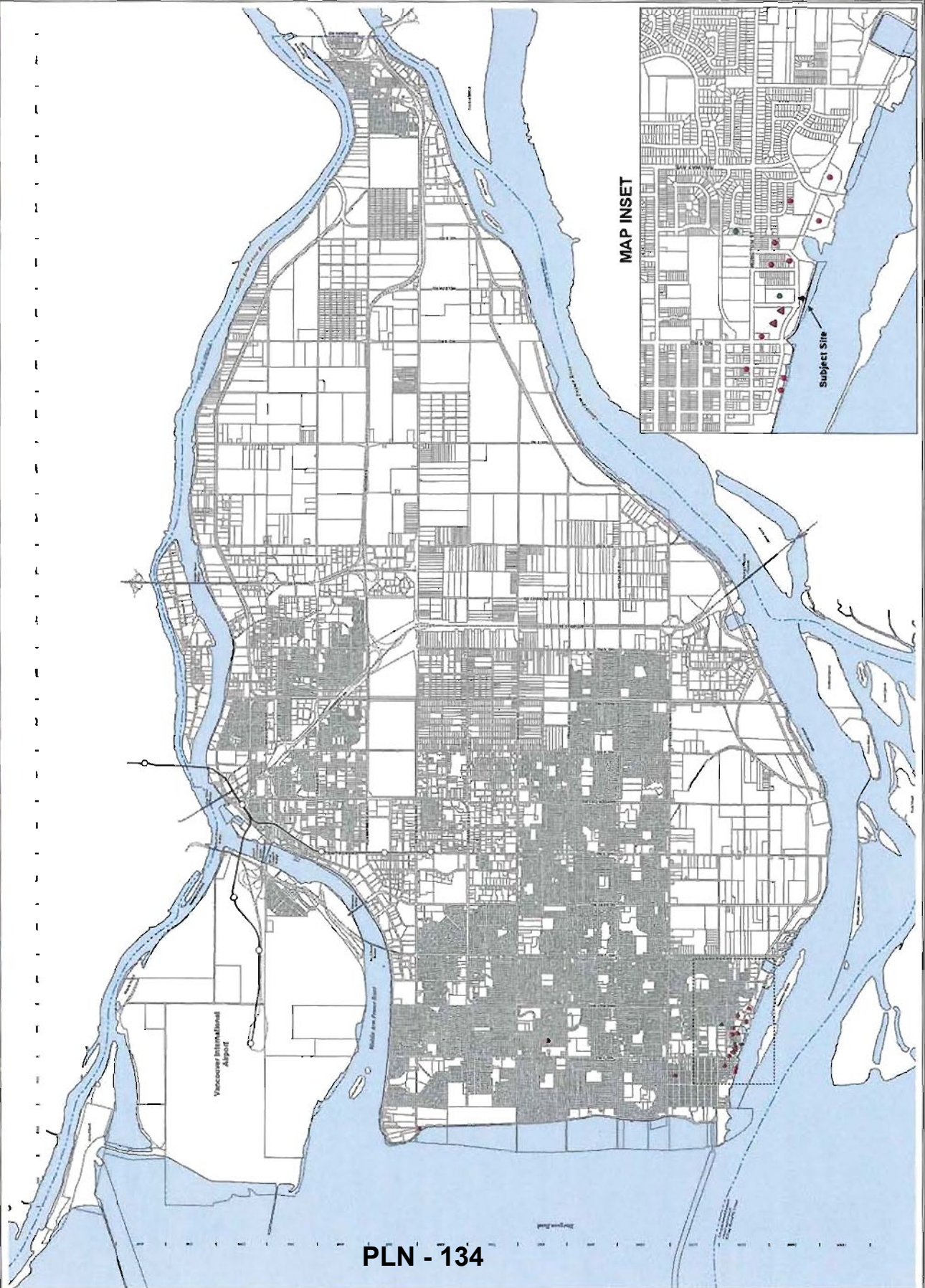


4020 Bayview Street - Public Correspondence Submitted to ONNI Map Inset



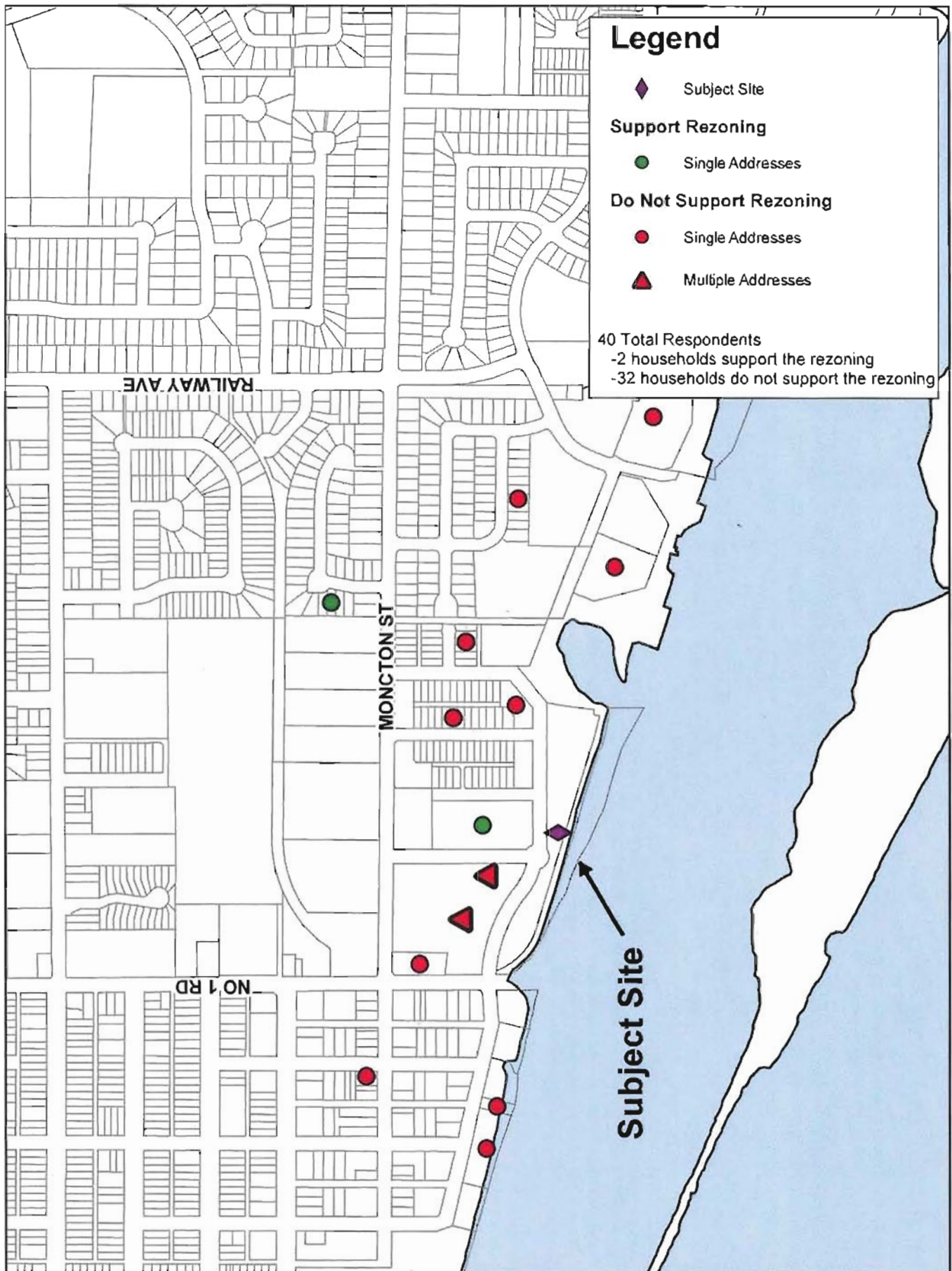


4020 Bayview Street - Public Correspondence Submitted to the City



Public Correspondence

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



Submitted to City

Badyal, Sara

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

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

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

Dear Sara Badyal,

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

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

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

Regards,
John Roston

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

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

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

PC: Wayne Craig } FYI
Joe Erceg }

Dear Mayor and Council of the City of Richmond,

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

← This
is too
vague

M. Brautkam

(Name: Signature)

4331 Conventry Dr

(Address)

(Phone number **optional**)

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

We don't need more
fast food outlets.

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

Feedback Form

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

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

Please tell us about yourself:

Name: M. BRANTICOM

Address: Louisa Dr. Land

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

Possibly A KINS VEG. STORE (like 21 Blendell): LIBRARY as one
in Community Ctr is very small.

~~We don't want more restaurants or office space.~~
NO FAST FOOD PLACES.

What do you think is missing from this community?

A place to display local artist's work.

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

Thank you for your feedback!

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

If you bring in more retail there is not enough parking - there will be
dumpsters - where do they go? PLN-140 There will be a constant noise of
trucks delivering & backing up.

letters

How Onni can contribute to the community

Editor:

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

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

Has the Onni Group incorpo-

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

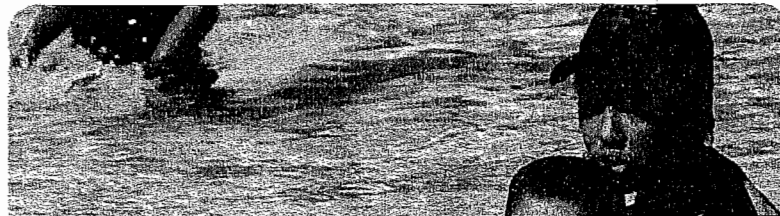
What became of the potential \$1.5 million contribution offered by Onni toward future waterfront or other community amenities. What happened to the amenity contribution of one residential condo valued at \$300,000, offered as an affordable rental unit? Why did Onni decline to consider providing commemorative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

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

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

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

Dave Fairweather
Steveston



Can I give myself a raise?

July 23/13

Feedback Form

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

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

Please tell us about yourself:

Name: ANNETTE WEGNER

Address: #408 - 4111 BAYVIEW ST V7E 6T5

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

Phone (optional): 604-271-6914

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

Do you support the rezoning? YES ☐ NO ☐

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

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

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

What do you think is missing from this community?

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

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

Thank you for your feedback!

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

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

WHAT WE REALLY NEED IS A LARGER LIBRARY

July 23/13

Feedback Form

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

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

Please tell us about yourself:

Name: _____

Address: _____

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

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

What do you think is missing from this community?

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

Thank you for your feedback!

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

no longer be considered the "gem" of Richmond City quated in the newspapers (local) by councillors. The atmosphere here is being spoiled.

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

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

Dear Mayor and Council of the City of Richmond,

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

Pat Montgomery

(Name: Signature)

2400 Westminster Hwy

(Address)

604-278-5679

(Phone number **optional**)

PHOTOCOPIED

JUL 23 2013

& DISTRIBUTED

PLN - 144

* attachment

see page 2



Re: Onni's Imperial Landing Proposal

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

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

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

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

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

Here are a few suggestions:

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

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

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

Pat Montgomery

Badyal, Sara

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

This is being forwarded from the Zoning Information email address.

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

Good Afternoon,

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

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

Thank you,
Sharon Renneberg

Feedback Form

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

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

Please tell us about yourself:

Name: SHARON RENNEBERG

Address: 307-4211 BAYVIEW ST, RICHMOND

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☐

NOT BY ONNI
YES BY CITY

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

REPLACEMENT STEVESTON LIBRARY

What do you think is missing from this community?

BOARDWALK ACCESS AND GREENERY

WATERFRONT PARK NOT CONCRETE

STREET LEVEL WATER VIEW

Thank you for your feedback!

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

Feedback Form

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

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

Please tell us about yourself:

Name: TERRY & JANICE PREIST

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

E-mail (optional): +preist@shaw.ca

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

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

What do you think is missing from this community?

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

Thank you for your feedback!

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

CITY OF RICHMOND
INFO CENTRE

JUL 15 2013

ONNI HAS GOTTEN AWAY WITH TOO MUCH

Feedback Form

CITY OF RICHMOND
INFO CENTRE

JUL 15 2013

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

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

Please tell us about yourself:

Name: Matthew Wong

Address: 409-4280 Moncton St.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☐

Maybe.

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

YES ☒

NO ☐

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

What do you think is missing from this community?

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

Thank you for your feedback!

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

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

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

Badyal, Sara

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

Importance: High

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



Attention: Administrator

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

General Comments, Compliments and Questions

Category: Comment

Comment/Compliment/Question:

Re: ONNI Request for Re-Zoning on Bayview

I just attended ONNI's open forum on their rezoning intention. There are several concerns that I have and would like to touch on them.

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

Thank you for your consideration.
Henry

Personal Information:

Henry Salomon-De-Friedberg
305-4111 Bayview St
Richmond
V7E 6T5
778-296-4960
778-296-4960
henrysdf@telus.net

Tech Information:

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

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

Badyal, Sara

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

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

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

Dear Sara Badyal,

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

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

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

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

John Roston

Badyal, Sara

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

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

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

Dear City Councillors,

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

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

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

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

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

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

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

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

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

I sincerely hope the right thing will be done.

Thank you

PLN - 152

Badyal, Sara

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

Importance: High

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

Hello Brendan:

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

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

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

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

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

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

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

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

Badyal, Sara

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

Importance: High

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

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

Hi Victor and Terry,

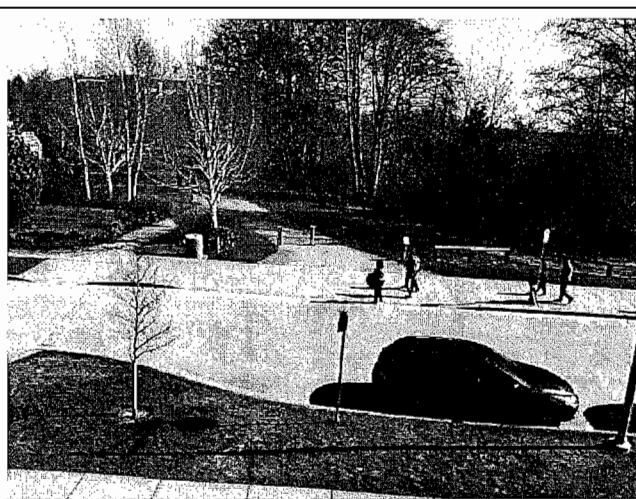
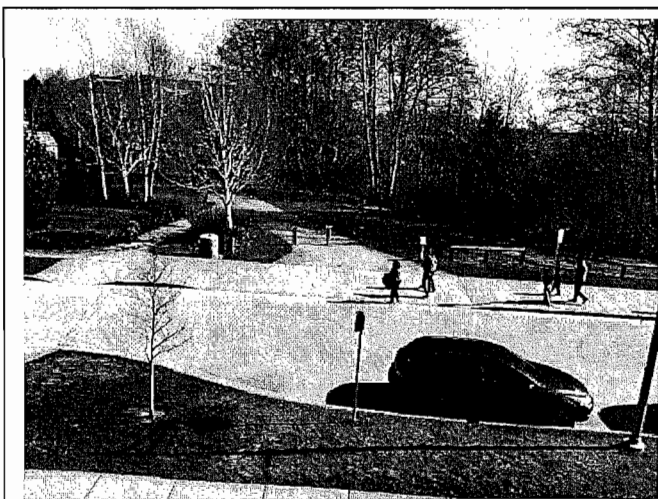
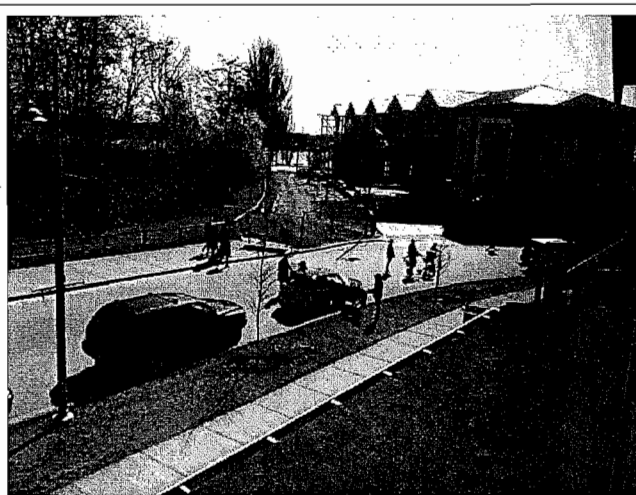
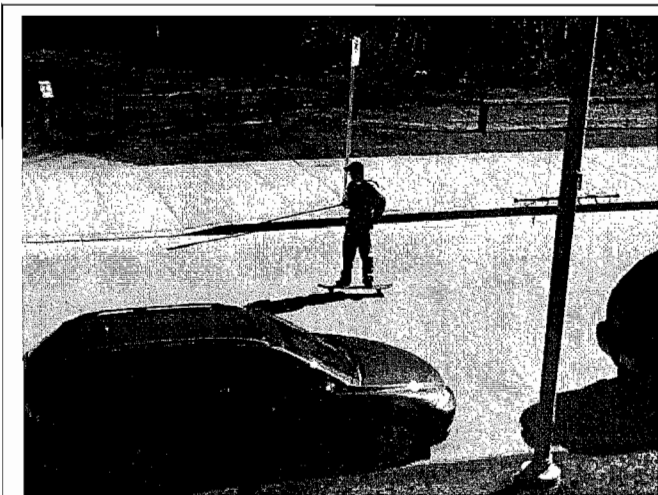
A while back, the City's Open House at Steveston Community Centre, I was telling you about the traffic patterns on this part of Bayview and my concern about the high potential for vehicle crashes involving pedestrians, cyclists, skateboarders and such coming and going from the walkway near Phoenix Pond.

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

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

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

Yours truly
Colleen Burke
8 - 4311 Bayview



For discussion with Wayne Craig – July 26, 2013.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Badyal, Sara

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

Hello,

[REDACTED] concerned about the proposed re-zoning regarding 4300 Bayview Street - specifically as it relates to parking.

[REDACTED] spoke with Onni representatives during the recent re-zoning open house, who had indicated the all the underground parking would be paid parking. Meaning that people will opt to park for free on the streets [REDACTED]

Onni needs to include 2-hours free parking for business patrons, so as not to negatively impact parking availability for the [REDACTED]

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

Sincerely,

[REDACTED]

Mayor and Councillors

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

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

cc: B. Jackson for response

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

Dear Mr & Mrs. Nieboer:

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

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

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

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

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

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

Dear Mayor and Councillors,

I wrote to you by email on February 23, 2012 where I expressed strong opposition to the Onni strategy to change the zoning of this development from MMU to Commercial.

I expect we all understand the developers motivation for this zoning change.

Just because an opportunity was missed to have this prime land designated as green space and instead permitted Onni to proceed with the current MMU development does not mean that we have to perpetuate this direction in city planning by ultimately caving in to the power of a developer and let him dictate City Planning and Development.

As stated previously, any commercial occupancy in the Onni development along Bayview street will have a serious detrimental affect on the existing businesses in the Village of Steveston and hence change the heritage village character of Steveston for ever.

That said, there is a very real problem over what to do with, as I understand it, some 60,000 square feet of space on the ground floor of 6 building currently under construction.

There is no market for MMU space other than the residential component. The ground floor of these buildings is the problem.

There MAY be a market for commercial space but to approve a change to commercial would be terrible planning.

So what to do?

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

What that solution is, is not altogether clear but options would include:

1. Configuring the ground floor into residential space 2. Moving all or part of the Steveston community centre and library into this space 3. A combination of the above I fear that you the Mayor and Councillors are going to be put in a box on this issue by Onni.

I respectfully suggest you get ahead of the game and come up with a solution that works for all concerned before Onni puts you on the defensive.

Please lead us away from the unthinkable, a commercial strip mall along Bayview and the river front.

Thank you for your consideration,
Respectfully submitted,

PLN - 158



Badyal, Sara

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

Dear Sara Badyal,

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

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

Thanks for your attention.
John Roston

To wcy 4/13/13

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

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

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

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RZ-13-633927

Dear Council

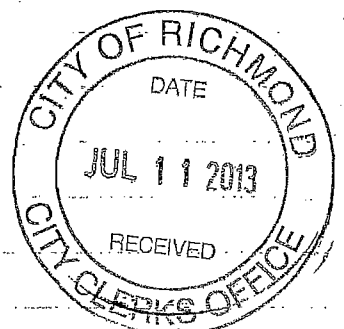
I don't think I need
add anything extra to this letter
sent by a concerned citizen on
Feb 13/2013.

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

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

A Most Concerned Citizen

J. W. Harrop



Say NO to Onni

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

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

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

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

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

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

A resounding NO from 162 public!



City of Richmond

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

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

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

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

Dear Mr. Bacon:

Re: Bayview Street Rezoning

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

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

Yours truly,

Michelle Jansson
Manager, Legislative Services

MJ:lb

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

To WC
July 12/13

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

Harold Bacon
407-4111 Bayview St.
Richmond, V7E 6T5

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

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

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SUBJECT - "DANNI CONCLUDES REZONING TO COMMERCIAL
SPACE WILL BETTER SERVE THE PUBLIC"

DANNI'S PROPOSED PLAN FOR REZONING, APPARENTLY
PER DOKERNEY, WILL IMPOSE A HARDSHIP ON THE
VARIED SHOPKEEPERS IN THE COMMUNITY OF STEVENSON.
NOT ONLY WILL IT SPOIL IT CURRENT VILLAGE
ATMOSPHERE, BUT INTRODUCE A FLOOD OF BOTH
PUBLIC AND COMMERCIAL TRAFFIC IN A AREA THAT
AT TIMES IS ALREADY BUMPER TO BUMPER WITH
BOTH VISITORS AND TOURISTS LOOKING FOR PARKING.

THIS TYPE OF REZONING IS NOT THE COMMUNITIES
NEEDS THEY ARE INTERESTED IN. IT IS WHAT WILL
GENERATE THE MOST INCOME.

PLEASE CONSIDER THE EFFECT THIS CHANGE WILL
BE ON THE RESIDENTS AND CURRENT BUSINESS OF
THE STEVENSON AREA. THANK YOU

Respectfully

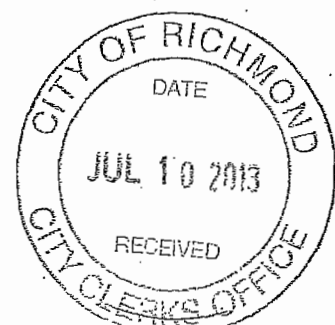
Harold Bacon

PHOTOCOPIED

JUL 11 2013

& DISTRIBUTED

PLN - 164



Badyal, Sara

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

Importance: High

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

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

Please find attached - letter stating our concerns.

Thank you,

Jan Drake
Roberts Gallery & Gifts
115- 3866 Bayview St

Roberts Gallery & Gifts Ltd

115 – 3866 Bayview St, Steveston, BC

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

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

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

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

Regards,

Jan (Roberts) Drake

Roberts Gallery & Gifts Ltd

www.robertsgallery.ca

Badyal, Sara

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

Importance: High

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

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

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

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

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

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

Maryann Potschka & Michael Sanderson
12471 Phoenix Drive
604 271 4488

Badyal, Sara

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

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

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

My concern are still the same:

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

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

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

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

Thank you for considering the needs of the residents.

Sincerely,

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

Badyal, Sara

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

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

--

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

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

June 28, 2013

6911 No. 3 Road
Richmond, BC
V6Y 2C1

To the City of Richmond:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Peter Tong
Pharmacist Owner
Pharmasave Steveston Village

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

Badyal, Sara

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

Dear Sara Badyal,

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

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

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

1. Substantial benefit to the local community

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

2. Permitted commercial uses

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

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

Commercial Mixed Use (ZMUx) Imperial Landing (Steveston)

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

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

3. Parking situation

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

4. Public feedback

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

Thank you again for your attention.

Yours sincerely,
John Roston

john.roston@mcgill.ca

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

STEVESTON WATERFRONT PROPERTIES INC.

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

Tel: 604-274-3393

Fax: 604-274-8665

May 23, 2013

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

RECEIVED
MAY 28 2013
RZ 13-633927

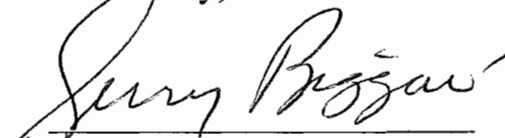
Dear Sirs:

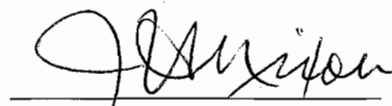
Re: Proposed Onni Developments Bayview Street Rezoning

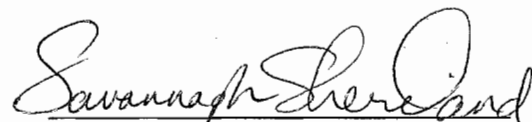
Steveston Waterfront Properties Inc., the owners of Steveston Landing located at 3800 Bayview Street and 3711 Bayview Street, wish to express our opposition to the rezoning application by Onni Developments for their project on Bayview Street from Maritime Mixed Use to Commercial.

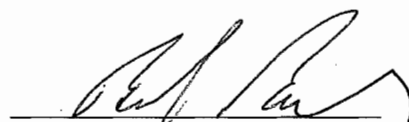
We feel that the addition of approximately 62,000 square feet of commercial space in the Steveston area is far in excess of the demand for retail space in this area and would result in many vacancies with some smaller retail businesses going out of business. Further, we feel that the parking situation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

Yours truly,


Gerry Biggar, Director


John Nixon, Director


Savannah Sheriland, Director


Bob Biely, Director

cc Mayor Malcolm Brodie

HAROLD & GURIA BACON X
407-4111 Bayview Street
Richmond, B.C.
APRIL 28 2013

-THE Mayor & Council
City of Richmond.

SUBJECT - DANI SEEKS REZONING IN STEVESTON

DANI CONSIDERS REZONING TO ALLOW A GROCERY STORE LAND PHARMACY ETC WOULD BENEFIT AND ENHANCE THE VILLAGE IMAGE (AS REPORTED IN RECENT RICHMOND NEWSPAPER) R213-633927

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

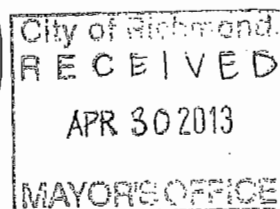
FURTHER BY INTRODUCING A SEEMINGLY PREPARED SHOPPING AREA IT WILL INTRODUCE MORE HEAVY VEHICLE TRAFFIC FOR DELIVERIES AND GARBAGE. SUCH TRAFFIC WILL FURTHER RESTRICT PUBLIC PARKING WHICH IS ALREADY A PREMIUM AND DISCOURAGE THE PUBLIC TO ACCESS THE AREA.

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

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

THANK YOU FOR YOUR

Harold Bacon
HAROLD BACON



TO: MAYOR & EACH
COUNCILLOR

FROM: CITY CLERK'S OFFICE

Mayor and Councillors

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

PC-Wayne Craig - 4/11
Joe Erceg - 4/11

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

Dear City Councillors,

ONNI'S IMPERIAL LANDING PROJECT ON BAYVIEW STREET

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

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

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

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

Sincerely,

Jim Van der Tas

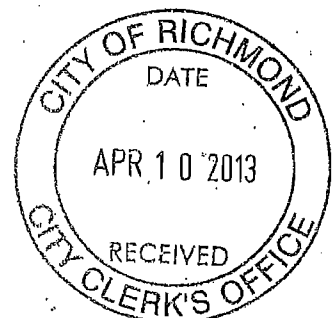
President
STEVESTON MERCHANTS ASSOCIATION
3811 Moncton St, PO Box 31856
Richmond BC V7E 0B5
info@exploresteveston.com
www.exploresteveston.com

PHOTOCOPIED

APR 10 2013

& DISTRIBUTED

PLN - 178





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

April 10, 2013

Dear City Councillors,

ONNI'S IMPERIAL LANDING PROJECT ON BAYVIEW STREET

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

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

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

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

Sincerely,

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

www.exploresteveston.com

MayorandCouncillors

FILE

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

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

PC: Joe Erceg For Info.
Wayne Craig For response

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



Attention: Administrator

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

| |
|--|
| General Comments, Compliments and Questions |
| Category: Comment |
| Comment/Compliment/Question: This is about the ONNI construction site in Steveston. We had public interactions with ONNI where it was stated unambiguously that we the community were overwhelming opposed to any box stores being included in their construction. Yet, it would appear that what is being built is accommodation for precisely those types of enterprises. How can they proceed in this manner without Council approval? Has it been given and if so why was the community not advised of the change and given opportunity to respond. This is bad for Steveston and I commit to making this an election issue if this moves ahead. |
| Personal Information: Henry Salomon-De-Friedberg 305-4111 Bayview St V7E 6T5 778-298-4960 778-298-4960 henrysdf@telus.net |
| Tech Information: Submitted By: 154.5.63.86 Submitted On: Dec 01, 2012 07:51 PM |

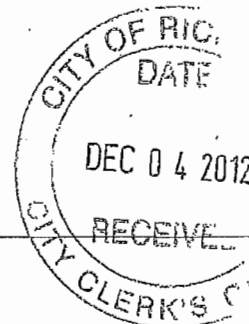
Click [Here](#) to open this message in the case management system. You should immediately update the Case Status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message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

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DEC 4 2012

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PLN - 180



X

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

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

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

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

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

Meredith Woodward

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

X

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

OUTRAGEOUS!

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

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

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

VernRenneberg

X

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

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

Perhaps you could look at this option:

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

Mike Williams
4482 Gerrard Place
Richmond B.C.

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

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

April 16, 2012.

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

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

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

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

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

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

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

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

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

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

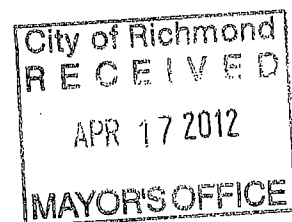
- a) If the City is prepared to allow ONNI to convert the MMU ground floor of buildings No. 4,5 & 6 to residential units, this should only be on the condition that buildings No. 4 & 5 will be no more than two storeys in height. This was one of the 'Don'ts' of the major themes from public responses at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

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

Sincerely,



Dave Fairweather - 604 244-3788



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

cc: B. Jackson for information

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

| | | |
|---|----|-----|
| | | INT |
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| V | GJ | |
| | KY | |
| | DR | |

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

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& DISTRIBUTED

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Dear Onni Group

Re Steveston Rezoning Plan

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

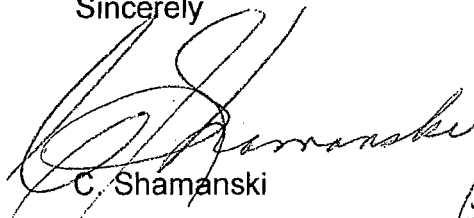
Last week I was again totally dismayed walking in front of the construction at Imperial Landing and to see how natural beauty of this area has been totally destroyed with the buildings being built right up to the edge of the sidewalk. All we need are commercial buildings right along there which will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

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

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

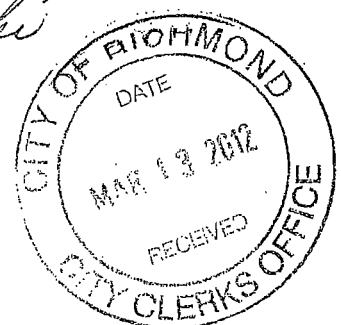
Onni has put a blight on the beautiful community of Steveston and it saddens me deeply.

Sincerely


C. Shamanski

✓ c Richmond City Hall

PLN - 186



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

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

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

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

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

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

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

Kelvin,

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

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

Sincerely,

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



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

Dear Mayor and Councilors:

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

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

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

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

From: jeff jones [mailto:jefflynn@shaw.ca]
Sent: March 2, 2012 6:54 PM
To: MayorandCouncillors
Subject: Onni Development at Bayview

Ladies & Gentlemen

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

Kind Regards

Jeff Jones
English Ave Richmond
Ph 604-241-4153

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

February 29, 2012

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

Dear Mayor Brodie:

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

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

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

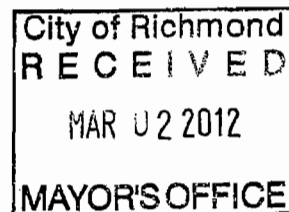
Yours respectfully,

Donald F. Maclean

Donald F. Maclean

Frances R. Maclean

Frances R. Maclean



X

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

23 February 2012

Dear Richmond Council,

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

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

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

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

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

Thank you for your consideration.

Sincerely;

Henry Salomon-De-Friedberg
305 – 4111 Bayview St.
Metallurgist,
778 296-4960 (w)

X

From: Graham Corrigan [mailto:grahamandkathy@gmail.com]

Sent: Thursday, 23 February 2012 9:18 PM

To: MayorandCouncillors

Subject: Onni

I must register my concern with you about Onni's proposal to change what they agreed to with the City and have the the Bayview property rezoned to allow what amounts to a large shopping mall on the waterfront. Steveston has more than enough commercial enterprises, we already have a supermarket, banks, coffee shops, restaurants, pubs, dentists, doctors and pharmacies, Onni's contention that their proposal is all about the public is just spin-doctoring and flimflam, it's all about money and you know it. The village proper would lose that small, slightly untidy, intimate charm if it's retail sector was expanded along to Phoenix Pond and it would be grossly unfair to the merchants in the village to have to compete with chain stores in an already overcrowded market. I urge you to reject Onni's proposal, they obviously care little or nothing about the history and heritage of the Steveston community,

John Corrigan,

604-271-9016.

From: Annette Wegner [mailto:nanannette36@gmail.com]
Sent: Thursday, 23 February 2012 9:20 PM
To: MayorandCouncillors
Subject: Onni Rezoning@ Bayview St.

I sincerely hope you will not consider this request. This neighborhood is completely unsuited to a Commercial area of this magnitude. The narrow street, lack of adequate parking, even before the construction started, is already a serious problem. An apartment complex with appropriate landscaping and adequate parking will be an asset to our community. A large commercial complex such as Onni is proposing would forever change the wonderful Village that Locals and Visitors have come to appreciate and love. Please, do not allow this to happen.

Mrs Annette Wegner
408-4111 Bayview St. Richmond
604-271-6914 .

X

From: Richard [mailto:rihamilto@shaw.ca]
Sent: February 22, 2012 10:55 AM
To: MayorandCouncillors
Subject: Onni development

February 21, 2012
Mayor Brodie,
Richmond, B.C.

Dear Mayor Brodie,

Re: The plan from Onni Corporation for the retail space planned on Bayview St. in Steveston.

Onni is currently developing a new marine/retail space on Bayview St. in Steveston. They do have approval from the City of Richmond for marine-type workspace. Now Onni is proposing a new plan for that space -- large retail grocery and drug stores as well as other Shopping Mall shops.

We oppose this idea and we would like to ask our council to vote against it when the proposal is made.

We have many small shops in Steveston that make Steveston an interesting village that hundreds of people flock to. They come to Steveston for an afternoon or evening of strolling, dining, shopping, and walking on the dyke. They come for the relaxed atmosphere and the experience of the river, the boats, the birds and the food.

A Shopping Mall as Onni is proposing would take away our village atmosphere. There are other malls in Richmond. Shoppers who want and need to scurry around a mall - shoppers who enjoy an afternoon of the hustle and bustle of visiting a mall - have many other options to choose from in Richmond.

Please don't let them take away the village atmosphere we have in Steveston..

Thank you, Mayor Brodie.

Sincerely,

Richard and Eleanor Hamilton
105 4233 Bayview St.
Richmond. B.C.

and distributed
to all.

Date:

Feb 27, 12

Initials:

UM

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

FEBRUARY 20, 2012

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MAYOR BACON AND COUNCILLORS - City of Richmond

SUBJECT - ONNI DEVELOPMENT ON LAND BETWEEN BAYVIEW STREET AND RIVERFRONT PROMENADE - STEVESTON.

WE MAKE REFERENCE TO ONNI'S PUBLIC OPEN HOUSE ON FEBRUARY 23, 2012, AT WHICH THEY ARE REQUESTING A CHANGE IN THEIR DEVELOPMENT OF THE AFOREMENTIONED AREA FROM MARITIME USE TO COMMERCIAL.

SUCH PROPOSAL WOULD COMPLETELY SPOIL A MOST PUBLIC WATERFRONT WALKWAY WHICH IS BEING USED AND ENJOYED EXTENSIVELY BY INDIVIDUALS, COUPLES AND FAMILIES TO STROLL AND LINGER ON.

THE FACT THAT THE CURRENT DEVELOPMENT UNDERWAY IN THIS HISTORIC AND PRIME AREA WAS IN THE FIRST PLACE ALLOWED TO HAPPEN IS BAD ENOUGH. BUT TO TURN PRIME WATERFRONT INTO PROPOSED LARGE GROCERY AND/OR OTHER RETAIL POSSIBILITY WOULD DESTROY THE CURRENT AUTHENTIC ATMOSPHERE THAT MAKES STEVESTON WHAT IT IS. A ENJOYABLE VILLAGE FOR BOTH RESIDENTS AND THE MANY AND COUNTLESS VISITORS WHO FREQUENT THE AREA YEAR ROUND.

PLEASE DO NOT BEND TO ONNI'S REQUEST FOR CHANGE. THIS AREA WAS UNFORTUNATELY NOT CONSIDERED PRIOR TO IT BEING OBTAINED BY DEVELOPERS AND FURTHER REZONING WOULD HAVE SIGNIFICANT IMPACT AND EVENTUAL DESTRUCTION OF THE VILLAGE OF STEVESTON.

RESPECTFULLY -

HAROLD AND GLORIA BACON
407 - 411 BAYVIEW STREET



From: John Grauer [mailto:grauer@telus.net]
Sent: February 20, 2012 1:39 PM
To: Mayor and Councillors
Subject: Onni Development Bayview Street

Dear Mayor Brodie and Councillors,

I am sending you this e-mail to express my concern over Onni Development's current attempt to gain public support to change the existing zoning of its site on Bayview Street from "Maritime Mixed Use" to "Retail Commercial". They have suggested uses such as grocery store and drug store uses among other retail uses including coffee shops etc.

My concerns are as follows:

- 1) The total commercial area of the site is 60,000 sq ft. This is not an insignificant development. It would equate to taking a shopping centre of the approximate size of Terra Nova Shopping Centre and plunking it down beside one of the most beautiful and used public waterfront walkways in Richmond without any consideration to layout, additional traffic, or impact studies, and additional noise to adjacent residents.
- 2) Currently, Steveston pretty much shuts down at 7pm. This re-zoning, if approved, would attract National type tenants, many whom have already been contacted by Onni. These tenants would require their shopping hours to be much longer than 7pm. Just as Onni has no hesitation to push back for amendments these retailers would inevitably push for longer operating hours as well, then along with the retail stores comes the bright signage and lighting of the mall.
- 3) The existing retailers in Steveston would no doubt feel the impact of such a re-zoning. Their sales would be cannibalized by an additional 60,000 sq ft of retail. Our Steveston merchants have played by the rules and have been able to provide us with the eclectic and unique shopping environment that we have become so proud of. They deserve our support as may are mom and pop operations that operate on a shoe string.
- 4) I know that Your Worship and Councillors along with planning staff have worked very hard over the years to keep the authentic fishing village atmosphere which we are known for world-wide and the current zoning reflects this history and ambiance. Onni knew what they were permitted to do before breaking ground on their project, but then just a few months after commencement of construction they want to go back to the drawing board and muscle through their new agenda. The part about Onni's attempt to persuade the public that annoys me the most is the big bill board that they have erected on the site showing a worker with a blow torch working on a big metal boat next to happy shopper with in big black type INDUSTRIAL <> RETAIL COMMERCIAL. This is very misleading and irresponsible as it implies that the entire site would be primarily heavy Industrial when in fact this is far from the truth of the varied uses that are available under the current Maritime Mixed Use zoning.

Thank you for taking my points into consideration and I encourage you to hold the current zoning in place should Onni approach the City with any public petition and application to re-zone.

John Grauer

X

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

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Annette Wagner
408 - 4111 Bayview St.
Richmond BC
V7E 6T5

PO: B Jackson for response

02-4105-20-2008414809

To - The Mayor & Councillors

re - Unni - Waterfront Development

I remember a council meeting when Unni Baustrektion was told "don't come back in five years and try to change this plan," and yet, here they are!

I sincerely hope you will all stick to your guns, and not allow this latest attempt to pass.

I live on Bayview but my view is to the west, so I would have to look across here it, and I think this would be a travesty.

The people of Steveston are trusting in you not to allow these changes that would forever spoil our beautiful River Walk.

Yours sincerely,

Annette Wagner
604-271-6914

City of Richmond
RECEIVED
FEB 20 2012
MAYOR'S OFFICE

C.C.

Chuck Hill
Linda Barnes
Rick Wong
Esther Halsey Brant

Ken Johnston
Bill Mc Neilly
Linda Mc Pherson
Harold Steen

PLN - 197

CITY OF RICHMOND
DATE
FEB 22 2012
RECEIVED
CITY CLERK'S OFFICE

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

From: Walter Nieboer [mailto:w.nieboer@shaw.ca]

Sent: February 18, 2012 11:48 AM

To: MayorandCouncillors

Subject: Onni Development along the River & Bayview

Dear Mayor and Councillors,

I am responding to a Notice of 'Public Open House' that Onni has put out in the community, requesting feedback on their proposal to seek a zoning change for the above noted development from MMU to Commercial.

We are absolutely opposed to such a change.

We note from Onni's notice that the FOOTPRINT of Onni's development seems to have changed from the originally approved development.

This is very upsetting and we wonder how such a change can take place without notice to affected landowners.

The change in footprint that is of concern is with respect to building # 1 , the most westerly building. The orientation of this building is now shown to have been squared and made parallel to Onni's westerly property line , a significant change from the approved angular orientation which would also have more or less doubled the existing public plaza. This affects the residents in the existing building on Bayview and as such should at least have been advertised to those residents. Are there other changes since the original development permit? Has the building # 1 orientation and footprint change been approved , if so when and on whose authority?

With respect to the proposal to change the zoning of the site to Commercial we can only appeal to the good sense of you the Mayor and Councillors.

It is difficult enough to have an MMU zoning designation , to now migrate to a Commercial zoning designation is pure folly.

The fact that a development is taking place at all along the Fraser River is sad enough. We do not need to now make it worse by essentially letting Onni develop a shopping centre along the river, a historic, prime tourist and recreational area.

Over the years with hard work by many citizens much has been done to maintain and develop the historic nature of the river front. A true treasure that is enjoyed and appreciated by residents and visitors alike.

Do Not spoil it by allowing commercial activities on this site.

Commercial activities on this site will also jeopardize the commercial viability of the merchants in the Steveston Village proper.

Onni will argue that the MMU is too restrictive and that they will be handicapped in leasing this ground floor space.

I suggest they went into this development with open eyes.

I further suggest that it is not too late to change the zoning to ALL residential, this will be a whole lot less intrusive than MMU or Commercial, and will also support the existing commercial activities in the Village .

Mayor and Councillors do not let us down.

Walter & Shirley Nieboer

406 4111 Bayview Street

Richmond BC

604 241-1471

From: Iain Barrie [mailto:ibarrie@idrccm.com]
Sent: February 17, 2012 9:21 AM
To: Mayor and Councillors
Subject: ONNI proposed change of use for Bayview Street

Good morning

I'm sending the attached to make you aware of what ONNI is up to, and wanted to be sure you were aware of the latest stunt they were pulling. Since construction began we have had no lights at all on the boardwalk, despite City assurances, the cracks caused by ONNI's construction crew in the public boardwalk continue to grow and ONNI continues to do as they please. At least to those of us that live here; that's how it appears **with zero updates from the City** to the residents of the area.

If you review the attachment you will see they are proposing to commercialize the entire area, considering there is no parking, and no commercial delivery access how is this proposal even contemplated? **Will the City have representation at the coming meeting?** I would, and I'm sure my neighbours would; love to hear how the city will cope with the trash generated, the parking, the deliveries and commercial trash collections, noise and actual pollution. Considering we already have 6 coffee shops in walking distance, numerous restaurants, gyms, financial planning services and retail in the village, your guess would be as good as mine as to the real use of the space. We are short of parks here not coffee shops!

Please, we need our council to step in and do something here and protect the rights and environment of residents of Steveston Village, not allow big business greed to destroy it.

Iain Barrie
213-4211 Bayview Street,
Richmond, BC
Canada, V7E 6T6
604-842-8608

From: Angela Gauld [<mailto:angelag@shaw.ca>]

Sent: February 15, 2012 3:54 PM

To: MayorandCouncillors

Cc: Evelina Halsey-Brandt; Bill McNulty

Subject: Zoning decisions

Mr. Mayor and City Councillors

I wish to draw your attention to an announcement on page 32 of the *Richmond News* and page A29 of the *Richmond Review*, both dated February 10 2012. This announcement, by The Onni Group, gives notice of a public information meeting concerning Imperial Landing, and contains the following interesting statement: "...*The Onni Group is contemplating revising the existing zoning to permit community-based commercial/retail uses.*"

I am under the impression that only City Council can revise zoning. Is this impression correct? If so, then this announcement

is somewhat presumptuous on the part of the Onni Group, and surely, it is in the interests of Richmond City Council to put these people straight regarding who is ultimately responsible for zoning decisions. I might add that the announcement could easily be misconstrued by members of the public regarding exactly who is in charge when it comes to land use, zoning etc. On the other hand, it may well be an example of lazy writing and editing, but, but even so, I suggest that it should still be publicly corrected by the City.

Thank you for your attention.

Respectfully

Angela Gauld

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

From: russell ruttan [mailto:russman@telus.net]

Sent: February 14, 2012 4:06 PM

To: MayorandCouncillors

Subject: <http://waterfrontrezoning.com> ONNI is at it again..

Greetings Mayor and Council

I am quite sure you are all aware of the latest ONNI marketing <http://waterfrontrezoning.com> scheme to wiggle out of it's prior agreements with the City of Richmond.

If you have not seen the latest propaganda posted at the waterfront site in Steveston I really encourage you all to drop over a have a look.

We have a lady and child strolling a bucolic supermarket isle (potential retail) juxtaposed against a welder flashing up a steel boat (industrial use)

I do hope council will stand firm on this issue with ONNI, if you start backsliding on your agreements with developers now, who knows what the future may hold?

I also think a great many citizens will be disappointed that Richmond council caved in to ONNI's marketing machine.

Stand firm please, Onni needs to learn to play nice, and live up to it's agreements. Not make an agreement to get what it wants, (the 2001 development,) and plan all along to press for rezoning when it suits Onni, treating the bargain process like a chump, and the people of Richmond as morons who will fall for cheap marketing billboards and "potential retail".

What supermarket will open up against Super grocer? None, because the can not compete that is why none have bothered so far.

It is plain this is only about Onni's bottom line, they do not care about Richmond or it's people.

We do not need more t shirt, coffee and ice cream shops in Steveston, we need to build and sustain our maritime environment, for now and for the future.

Best Regards

Russ Ruttan
Steveston BC

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

PC: Wayne Craig - for response

Feb. 12/12

Joe Erceg for info.

Mayor and Councillors
Richmond City Hall

re: Onvi Development
Bayview St.
Richmond Bb.

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4060-05-03

We see "For Lease" signs going up in various areas of this complex. We wonder if there are any changes to the zoning of this development.

Our concerns re - deliveries, garbage collection, hours of operation and parking are still of great importance to many in this complex.

I would very much appreciate any new information on these issues.

Thank you for your assistance.

Mrs. Annette Meger
408-4111 Bayview St
Richmond Bb
V7E 6T5

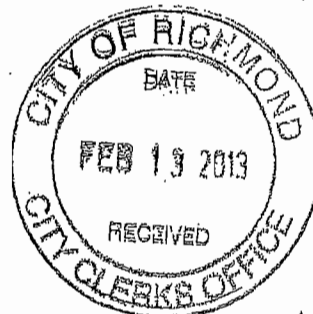
tel. - 604-271-6914

PHOTOCOPIED

FEB FEB 14/13

& DISTRIBUTED

PLN - 202



Submitted to Onni

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 28 October 2013 05:29 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#78]

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Monday, October 28, 2013 5:23 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#78]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * I support the retailers and new business we need the services in Steveston.

Name * katrina wilson
Email * wilson1238206@yahoo.ca
Phone Number (604)370-0231
City Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Tuesday, 15 October 2013 08:51 AM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#77]

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Monday, October 14, 2013 11:17 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#77]

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

I support rezoning for retail purposes

Name * Kate Macdonald

Email * kmor@shaw.ca

Phone Number 778-386-9216

City Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 30 September 2013 08:36 AM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#76]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Sunday, September 29, 2013 6:38 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#76]

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

Help keep Steveston vibrant and growing.

Name *

Shelley Gray

Email *

shelley.grat@me.com

City

Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 09 September 2013 03:18 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#75]

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Sunday, September 08, 2013 4:35 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#75]

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

Waterfront areas are the optimal areas to enjoy sightseeing, nature and the calming serenity of the water but it's important for such areas to be made vibrant and alive. Relevant commercial enterprise in such a prime area serves the local community and draws tourists in, thus boosting the economy and providing more options for goods and services. Granville Island and Lonsdale Quay are good examples of that reasoning. Caution must be taken to ensure that only desired and responsible businesses and services be approved but I fully support the retail aspect of the waterfront.

Name *

Kris Ladd

Email *

kl777@telus.net

City

Steveston

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Tuesday, 03 September 2013 02:07 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#74]

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Sunday, September 01, 2013 12:16 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#74]

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

It will provide added service to the community and help attract tourists and visitors

Name *

Andy Lai

Email *

andy lai@yakhoo.ca

Phone Number

7785580798

City

Richmond BC

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 26 August 2013 04:35 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#73]

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Saturday, August 24, 2013 11:57 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#73]

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

I support the move to add retailers to the waterfront. Steveston has become a burgeoning residential area and the local businesses, though quaint, are antiquated and do not meet the needs of most local residents.

Name *

Jeff Anthony

Email *

jeffanthony70@gmail.com

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 19 August 2013 05:36 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#72]

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Saturday, August 17, 2013 1:57 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#72]

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

I live near the Imperial Landing and I notice that lots of your resident & commercial units are still empty. I don't know much about how to attract more people to rent your place and I know that there are many restrictions from some of the residents living there. I do hope that it should be changed and trying to attract more people to live there, because the near by shops & restaurants need more people to enjoy their business too.

Name * Raymond Wong
Email * RWong218@hotmail.com
City Richmond

Badyal, Sara

From: Badyal, Sara
Sent: Thursday, 15 August 2013 10:44 AM
To: Badyal, Sara
Subject: Imperial Landing: I Support [#71]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Tuesday, August 06, 2013 8:59 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#71]

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

With the ever growing community that is Steveston and our determination for a better environment; it makes complete sence to add quality shops and restaurants to better serve the community that can walk to the amenities instead of drive. I truly believe that new retail and commercial is a necessity for our neighborhood to grow and flourish within the community.

Name *

Emily Gravestock

Email *

emilygravestock@gmail.com

Badyal, Sara

From: Badyal, Sara
Sent: Thursday, 15 August 2013 10:44 AM
To: Badyal, Sara
Subject: Imperial Landing: Feedback [#37]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Tuesday, August 06, 2013 9:04 PM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#37]

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

I would love to see a fitness facility locally in Steveston. Currently I have 15 min to the nearest gym. I personally have no use for more marine related stores in steveston.

Name * Greg Trojanoski
Email * gregtrojan@hotmail.com
City Steveston

Badyal, Sara

From: Badyal, Sara
Sent: Tuesday, 13 August 2013 10:35 AM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#69]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Friday, July 26, 2013 6:33 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#69]

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

I would like to see a vibrant and energizing waterfront. Steveston needs a more up-market food market; speciality shops; and more to attract visitors. Please ensure that the commercial along the waterfront are geared to walk in traffic and not things that have shuttered windows much of the time and closed on weekends.

Name *

jane lee

Email *

tony_davies@telus.net

Phone Number

604-277-9983

City

Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Wednesday, 10 July 2013 07:00 PM
To: Badyal, Sara
Cc: Konkin, Barry
Subject: FW: Imperial Landing: I Support [#68]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, July 10, 2013 4:23 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#68]

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

As a Steveston home owner I look forward to a wide variety of shops in The Village at Imperial Landing. I am dismayed at how long it is taking the City of Richmond to realize the potential vitality and enhancement to quality of life for Steveston residents. Most importantly the opening of a wide variety of shops will provide a boost to our tourism which is second only to the fishery in its value to our economy.

I believe it appropriate to require retailers to reflect the past and present fishery in the design and signage of the shops. I believe it inappropriate to restrict the variety of retailers permitted.

Name * Marsha Zalik

Email * leoracz1@gmail.com

Phone 604-448-0026
Number

City Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Wednesday, 10 July 2013 07:05 PM
To: Badyal, Sara
Cc: Konkin, Barry
Subject: FW: Scanned from estudio520 07/10/2013 14:37
Attachments: DOC071013.pdf

From: Karen Wighton [mailto:karenw@elandatamakers.com]
Sent: Wednesday, July 10, 2013 2:44 PM
To: Brendan Yee
Subject: Fwd: Scanned from estudio520 07/10/2013 14:37

Hi Brendan,

Please find my signed letter of support attached.

Thanks,

Karen

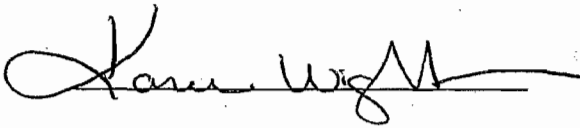
----- Forwarded message -----

From: **reception** <printer@elandatamakers.com>
Date: Wed, Jul 10, 2013 at 3:37 PM
Subject: Scanned from estudio520 07/10/2013 14:37
To: Karen Wighton <karenw@elandatamakers.com>

Scanned from estudio520.
Date: 07/10/2013 14:37
Pages:1
Resolution:300x300 DPI

Dear Mayor and Council of the City of Richmond,

I, Karen Wighton, am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical uses such as general retail, personal services, financial services and office uses that will enhance the residential community as opposed to the Mixed Maritime uses that the property is currently zoned for. The current zoning of Mixed Maritime use is outdated and would provide no benefit to the community. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents living in the surrounding area, creating a community where residents can live, work and play.

A handwritten signature in black ink, appearing to read 'Karen Wighton', with a long horizontal flourish extending to the right.

Karen Wighton

Unit 11 4360 Moncton Street

Richmond, BC

V6E 6R8

604-244-3063 (Home)

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Tuesday, 09 July 2013 08:54 AM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#67]

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Tuesday, July 09, 2013 7:38 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#67]

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

The city has allowed so much growth to happen in this small community and now needs to allow services to support that growth. I live here for the walkability of this community. Allowing non-marine based business will keep more of us on foot/bikes rather than in our cars. By allowing so many new developments in Steveston, that automatically changes the need for maritime only based businesses. Common sense!!!!

Name *

K. Dickson

Email *

kirstid@telus.net

City

Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 08 July 2013 02:44 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#66]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Monday, July 08, 2013 11:16 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#66]

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

Better growth for the area. Good for tourism. BC lacks good tourism when compared to other cities in North America.

Name *

Stanley Tam

Email *

stanley_tam@hotmail.com

Phone Number

6044533822

City

Richmond

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 08 July 2013 03:18 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#65]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Sunday, July 07, 2013 10:57 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#65]

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

It would serve the community needs better.

Name *

Jennifer Vi

Email *

jenn_328@hotmail.com

Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Monday, 08 July 2013 05:17 PM
To: Badyal, Sara
Subject: Steveston Support
Attachments: image001.gif

Hi Brendan,

Thanks for the update. I am FULLY in support of your application to rezone these properties.

I sat on the City's Steveston Waterfront Sub-area Planning Committee 15 years ago when we formulated the OCP and zoning policies for the BC Packers site (Imperial Landing). I fought, unsuccessfully, very hard to avoid the restrictive maritime mixed-use zoning that is in place and predicted then that we would be doing this rezoning one day.

Permitting those normal commercial uses one would normally find in an areas like that along the waterfront will "complete" Steveston. Your application makes perfect sense.

For 103 years, my family has resided in Steveston and me and members of my family have tried to contribute to making our little town a good place for people to live, work, learn and play as it has evolved over the last century. It hasn't been easy. With each generation, one encounters small-minded people without vision, who try to stop progress-- the kind of progress that has constantly improved Steveston and made it the special place it is today.

I will make my views known publicly when the public hearing takes places. My voice will likely have little impact, as many of the so-called "community leaders" have shown they have no vision and have ignored many of my ideas and concerns in the past.

Since my time is limited, as I am involved professionally in managing public engagement with a number of urban development proposals, I likely won't find time to attend your public information meetings. Will the background information be posted on a web site?

Please keep me informed as this application progresses.

By the way, who is managing your public engagement on this issue?

Bob Ransford
ransford@counterpoint.ca
1-866-824-8337

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



Badyal, Sara

From: Brendan Yee [byee@onni.com]
Sent: Saturday, 06 July 2013 12:49 PM
To: Badyal, Sara
Subject: FW: Imperial Landing: I Support [#64]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Saturday, July 06, 2013 9:56 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#64]

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

While I appreciate the original intent behind the zoning, the community will not be well served by maritime industrial and manufacturing. Provide businesses and services that we, as residents, will access. I strongly support a grocery store, daycare center, health/medical facilities, restaurant and retail space. The village does NOT need another coffee house, hair salon, or drug store. I support the retail uses as proposed for Imperial Landing so the space becomes a vibrant hub of activity that adds to the character and charm of the village while providing useful business opportunities.

Name * Sharla Narduzzi

Email * snarduzzi@sd38.bc.ca

Phone 604-272-6644
Number

City Richmond

John A. Doyle
4848 Duncliffe Road
Richmond, BC, V7E3N1

July 6th, 2013

City Council
City of Richmond

Regarding the re-zoning application by ONNI Group for the Steveston Water Front Development.

As a 20-year resident of Steveston we've seen a lot of changes over the years. And frankly they've all been positive and wonderful. We've raised our family here and are big users of many of the amenities our community has to offer.

We are in favor of ONNI Group's application for rezoning the waterfront development from only marine use to the type of zoning that suits and permits a diversified and growing community.

Please approve the rezoning application. We think they've done a fabulous job with this project and we look forward to welcoming additional businesses to our growing community.

Thank you very much.

John A. Doyle
(604) 241-3775
jdoyle4848@gmail.com

Badyal, Sara

From: Badyal, Sara
Sent: Friday, 05 July 2013 04:59 PM
To: Badyal, Sara
Subject: 4300 Bayview St - public correspondence - Gould

From: Brendan Yee [<mailto:byee@onni.com>]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Thursday, July 04, 2013 4:59 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#63]

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

I live in the area and would like to see retail stores. Steveston needs a grocery store with quality food! The closest one is always a cars drive away.

Name *

sharon gould

Email *

sharongould@hotmail.com

Badyal, Sara

From: Badyal, Sara
Sent: Friday, 05 July 2013 04:58 PM
To: Badyal, Sara
Subject: 4300 Bayview St - public correspondence - Mark T

From: Brendan Yee [<mailto:byee@onni.com>]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, July 03, 2013 7:14 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#62]

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

I support the addition of community based retail! What I think Steveston needs most of all is a good healthy choices grocery store. A store such as whole foods, thriftys, or choices would make an excellent addition to the village, and provide the much needed access to organic items that are lacking in the village.

Name *

Mark T

Email *

mjwk@shaw.ca

City

Steveston

Badyal, Sara

From: Badyal, Sara
Sent: Friday, 05 July 2013 04:57 PM
To: Badyal, Sara
Subject: 4300 Bayview St - public correspondence - Libby

From: Brendan Yee [<mailto:byee@onni.com>]

From: Wufoo [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, July 03, 2013 6:59 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#61]

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

Steveston is an amazing neighbourhood. I live just a few blocks away from the imperial landing area. While we have starbucks and other coffee shops, there is really a shortage of good fresh casual restaurants, non-marine shopping and a decent grocery store and other retailers. (The area really needs an upgraded grocery store). It would improve our quality of life if such businesses could become available in that area. I think the imperial landing area would be amazing with new cafes, stores, coffee shops and grocers.

Name *

Mike Libby

Email *

michaeljlibby@hotmail.com

City

Richmond / Steveston

From: Wufoo [mailto:no-reply@wufoo.com]

Sent: Saturday, June 01, 2013 6:34 AM

To: Brendan Yee

Subject: Imperial Landing: I Support [#60]

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

We dont want vacant buildings along the waterfront. By allowing a larger base of potential businesses that respect the residential nature of the area,a more vibrant and successful waterfront will emerge.

Name *

MW Carey

Email *

michael.carey@supremex.com

City

Richmond

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Monday, May 13, 2013 4:26 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#59]

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

I think the proposed plan for Imperial Landing is fantastic and will be great for the community. Steveston is a vibrant, growing community filled with many young families like my own. In order to keep up with the needs of the community it is important the City of Richmond realizes what we are lacking - ie. full service grocery store.

Name *

Shelley Lyons

Email *

shelleymlyons@gmail.com

Phone Number

604-760-7555

City

Richmond

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Wednesday, May 08, 2013 2:21 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#58]

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

As a resident of Steveston village, I fully support the addition of retailers in the village in the new Onni space. Current businesses will be forced to improve their services and offerings in order to compete in a free market place and consumers will be given more choice to shop and use services locally.

Name *

Karen Wighton

Email *

karenw@elandatamakers.com

Phone Number

604-244-3063

City

Richmond

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Friday, April 26, 2013 2:06 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#57]

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

It's called progress. More shopping more restrants more choice!! A little tired of super grocer dictating what happens.

Name *

Bernie Crump

Email *

bernie.crump@shaw.ca

From: Wufoo [mailto:no-reply@wufoo.com]

Sent: Monday, 22 April 2013 07:47 PM

To: Brendan Yee

Subject: Imperial Landing: I Support [#55]

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

Would appreciate retail over marine commercial. The community has changed and for the boardwalk to be enjoyed by the many new residents it would make most sense to offer stores that bring pedestrians and give them a place to relax and enjoy a meal. I personally would enjoy a lounge or restaurant/bar with an enjoyable patio. Marine stores tell to look grungier and bring a limited and specific amount of people to the area.

Name *

Melissa Goldie

Email *

melcgold@hotmail.com

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Monday, 22 April 2013 09:28 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#56]

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

Retail uses in this section of the Imperial Landing site have always made sense. Fifteen years ago, when the Waterfront Sub-area Plan was being formulated, this restrictive zoning was merely a tool used to try to block the development that was eventually approved. A number of people warned that the desperate attempt to block the Imperial Landing plan, using this zoning, would fail to preserve the property for no longer viable industrial fish processing activities and would jeopardize a vision for vibrant waterfront from being realized.

Name * Bob Ransford
Email * ransford@counterpoint.ca
City Steveston, BC



January 4, 2012

To the City of Richmond Planning

Re Completion of Imperial Landing

I have lived in Richmond for 59 years and a fourth generation family member. Most recently I have resided in Steveston for 35 years and currently live @ 5071 Moncton Street.

Over the years the Landscaping and Architecture of Steveston has seen a dramatic enhancement and specifically the former Steveston Packers site.

The current zoning for commercial and light Industrial does not make sense and impedes what the Steveston Village should be offering.

I believe that additional Retailing is what should be considered to give the overall area the complimentary look for the completion, in the best interest of what the Steveston people are looking for.

Personally, my family and I would like to see a grocer and a provision for additional banking.

Regards,

Doug Paterson

January 19, 2012

TO: The City of Richmond Planning

Regarding the completion of Imperial Landing

To whom it may concern,

I am a recent new resident of Richmond, moving in August of 2011. I currently reside at 3711 Rosamond Ave, Richmond BC.

I and my family enjoy coming to Steveson and spending a lot of time and money at the current retail outlets in the area. We do find at times that the area is lacking and would benefit substantially with more retail. It truly is becoming a destination for shopping and eating and with more retail in the area, it would only enhance Steveson.

Sincerely,

A handwritten signature in black ink, appearing to be 'CP' or 'Corey Kemp'.

Corey Kemp

January 18, 2012

To: The City Of Richmond Planning

Re: Completion of Imperial Landing

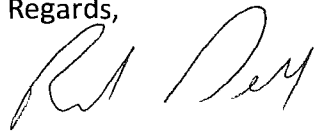
I have lived in the Lower Mainland for the past forty years and reside in Langley at 20536-95A Ave.

Over the years the landscaping and architecture of Steveston has been a dramatic enhancement and specifically the former Steveston Packers site.

The current zoning for commercial and light industrial does not make sense and impedes what the Steveston Village should be offering.

I believe that additional retailing is what should be considered to give the overall area the complimentary look for the completion, in the best interest of what the people are looking for when they come to Steveston.

Regards,

A handwritten signature in black ink, appearing to read 'Rick Dell', written over a horizontal line.

Rick Dell

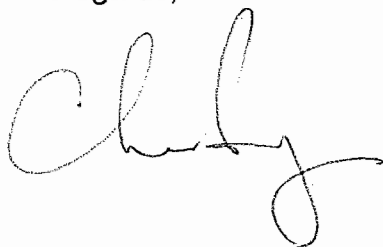
January 19, 2011

To whom it may concern,

My family and I have lived in the Steveston/Richmond area for over a decade and I am very excited to see the changes that are happening on the Steveston waterfront. However, I am concerned to see the latest plans for the development of the Bayview site that includes a large industrial presence right in the VERY residential section of Steveston.

As a frequent visitor of Steveston and user of the boardwalk, I would be more excited to see stores that would serve the general public like shops, restaurants or a grocery store that would populate the boardwalk as opposed to industrial type stores.

Regards,

A handwritten signature in black ink, appearing to read 'Chris Tang', with a stylized, cursive script.

Chris Tang

January 19, 2012

To: The City Of Richmond Planning Department

Re: Steveston Zoning

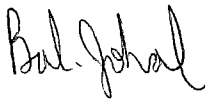
My name is Bal Johal and I have been living in Richmond for the past 36 years.

My home address is 4480 Danforth Drive and my family and I visit Steveston quite often to shop, walk, ride bikes or show this beautiful part of the Lower Mainland to our out of town visitors.

I fully support the initiative to amend local zoning and change the classification from commercial and light industrial to retail zoning.

Additional retail storefront would add to the current positive ambience and is what the majority of residents and visitors would prefer.

Sincerely,

A handwritten signature in black ink that reads "Bal Johal". The signature is written in a cursive, flowing style.

Bal Johal

January 18, 2012

To: The City Of Richmond Planning

Re: Completion of Imperial Landing

I have lived in the Steveston area for the past 35 years and utilize the board walk on a daily basis.

Over the years the landscaping and architecture of Steveston has been a dramatic enhancement, specifically the former Steveston Packers site.

The current zoning for commercial and light industrial does not make sense and takes away what the people living in Steveston will want in their community.

I believe that additional retailing is what should be considered to give the overall area a balanced look.

Regards,

A handwritten signature in black ink, appearing to read 'Tarra Paterson', written in a cursive style.

Tarra Paterson

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, February 13, 2012 3:05 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#1]

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

My thoughts would be to ensure developing the waterfront business to provide residents and visitors with resort and riverside type facilities ie: a theme seaside pub - family food & beverage services - boating/fishing related quality art & gift services...as much outdoor seating (convertible to weather) as possible... other public services could enhance the BC visitor information services - Great location - not sure about a large grocery stores unless it could include theme

design food & beverage services..such as Urban Fare in Yaletown....The last of the "best" waterfront in Steveston.... Watching the development with interest accross the walk bridge - in Copper Sky West

William Weigand

Name * William Weigand

Email * bweigand@shaw.ca

Phone 604 271 3272
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, February 14, 2012 4:55 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#3]

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

Steveston desperately needs a quality grocery store such as Whole Foods, Choices, Nesters, Stongs. Considering the growing demographic of young families, many from Vancouver (and such communities as Cambie/City Hall, Kitsalano etc), a grocery store such as one mentioned above would be ideal. This space that has sat barren for so long would be the ideal place for such a store, and I know that all of my neighbours/friends would agree. Please push for as large an area as possible for a grocery store. Other retail would be welcome too, but grocery is top of the list. Frankly, maritime use in such a key area in town (and most likely the most expensive retail space in the village) seems ridiculous. We have many areas in the village that are still dedicated to maritime use, as well as the industrial area on Trites.

Name * Melissa Woodward

Email * missywoo01@yahoo.ca

Phone 604.271.8405
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, February 14, 2012 5:48 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#4]

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

Maritime usage is antiquated and non-essential for a thriving tourist village.
We have enough maritime stores that barely survive servicing a dying industry.

If anything, build a marina where the floating dock stands.

Name *

Jim Ptycia

Email *

jpcreativeconcepts@gmail.com

Phone Number

6045555555

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, February 18, 2012 12:38 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#5]

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

It would be impossible to rent all that space to marine type enterprises and there are more than enough such businesses in the village proper. Steveston has changed, it'll never be a fishing mecca again so a variety of retail, financial and recreational outlets makes a lot more sense,
Graham Corrigan.

Name * Graham Corrigan
Email * grahamandkathy@gmail.com
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, February 20, 2012 11:51 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#6]

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

I support the proposed retail uses for the land; however, I do not support the introduction of fast food chains in the spaces (Jugo Juice, Subway, McDonald's etc).

Name *

Mike Wallberg

Email *

passportandpocketchange@gmail.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, February 18, 2012 3:27 PM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#4]

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

Hi, i'm interested in the outcome as i'm within a block of the project.. I have no problem with the re-zone, i think it would support a better community in the end.

I'm also interested in the residential, my wife would like to investigate moving into the residential part.

Also, she's a Yogo/fitness instructor and would be interested in setting up a fitness center possibly as a comercial part of the project, or at least investigating it.

Name * al wall
Email * al.wall@telus.net
Phone Number 604.277.4486
City richmond

Beau Jarvis

From: Ed Chan [emichan@hotmail.com]
Sent: Saturday, January 21, 2012 2:50 PM
To: Beau Jarvis
Subject: support of zoning change

Hi Beau,

This email is to confirm that I support the re-zoning of the new Onni development at Imperial Landing in Steveston from light maritime commercial only to general light commercial zoning. I would like to see regular retail shops, restaurants and grocery stores in the new development.

Sincerely,
Ed Chan
4671 Garry St.
Richmond, BC

February 18, 2012

Onni Group
300-550 Robson St.
Vancouver BC
V6B 2B7

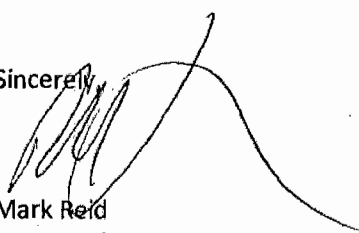
Re: Permitted uses with the Mixed Maritime Zoning, Imperial Landing, Steveston BC

To Whom it May Concern:

I am writing this letter to demonstrate my support for additional permitted uses such as retail to be included in the zoning at Onni's Bayview St. Development. The current maritime zoning is antiquated and is not appropriate for what has become a vibrant residential neighborhood. The maritime industry has suffered over the years and is no longer able to fill 60,000 sq ft of space.

My understanding is the current permitted uses allow for light industrial, manufacturing and various forms of maritime industry. This is not supportable from a community perspective. We need community serving retail such as a grocery store to keep people from having to shop outside of Steveston, and to further complement the existing retail in the area.

Sincerely,



Mark Reid
8471 Fairfax Cres.
Richmond BC
V7C 1X9

From: Nicole Allen <info@stevesboardshop.com>

To: Beau Jarvis

Sent: Tue Feb 21 18:08:26 2012

Subject: In support of Imperial Landing

As a small business owner in Steveston I feel that the new Onni development will only make a positive impact on driving new business to Steveston as well as establishing the Village as a place for locals to feel that Steveston can offer everything from a great grocery experience to retail.

Nicole Allen

778.297.7422

150-12240 2nd Ave

stevesboardshop.com

Steve's
BOARD SHOP

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, February 23, 2012 2:09 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#8]

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

Steveston has become a busy community with many young families and retirees. It is no longer a fishing village as the fishing industry has drastically changed in the past 15 years. I imagine that the remaining fishing retailers are struggling to survive. We need retail space available for businesses that can support the current and future community.

Name * Janet Kine
Email * jkine00@yahoo.ca
City Steveston

Brendan Yee

From: Barry Magrill <barrymagrill@shaw.ca>
Sent: Friday, February 24, 2012 11:31 AM
To: Brendan Yee
Subject: Steveston Project by Onni

Dear Brendan

I have positive thoughts about the renderings I saw for the proposed project in Steveston drawn up by the Onni Group. The project is impressive in the way that it respects the past and present of Steveston. I've been asked to attend at a public meeting to give an opinion and as an architectural historian I would have little problem supporting it. Thank you for showing me the renderings. As a resident living adjacent to Steveston I am in favour of ground floor retail, particularly retail that competes with Safeway to reduce traffic heading north on No. 1 Road.

Sincerely,

Barry Magrill, Ph.D
Architectural Historian

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, February 25, 2012 12:49 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#9]

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

1. The fishing industry left Steveston. The fish left Steveston. No welder, net-mender, sail-rigger or barnacle-scraper can bring either back.
2. Marine industry will naturally exhibit demand for suitable space when/if recreational marine use matures. Soviet-style "assignment" via zoning cannot hope to accelerate the (entirely unsupported) idea.
3. The City of Richmond has injected many thousands of persons into the village that was. The shops & services that naturally follow will tend to "uptown" use, not industrial.

That leaves one issue: the terrible examples used (our two pharmacies, several grocers and innumerable coffee shops have trouble keeping their doors open NOW) - and parking facilities will not tolerate streetside retail at the site. You need pedestrian destinations consistent with the local condo population/demand.

Name * Thomas Miller

Email * tmiller@diacon.com

Phone 604.218.5132
Number

City Richmond



To Whom This May Concern,

I, DOUG GOODWIN (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

DOUG GOODWIN

(Name: Signature)

D Goodwin

#405 4500 WESTWATER DR

RICHMOND BC
(Address) V7E 6S1

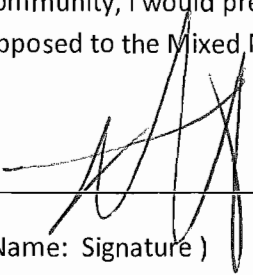
604 274 8117

(Phone number **optional**)



To Whom This May Concern,

I, ED SAMWORTH (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

H 407-4280 MONCTON ST.
(Address)

604 277 1908
(Phone number **optional**)



To Whom This May Concern,

I, Anita G. Kaycee (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Anita G. Kaycee
(Name: Signature)

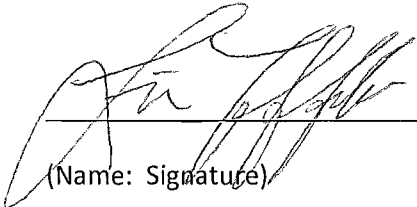
12286 Ewen Avenue, Richmond, B.C. V7E 6S8
(Address)

604.657.1788
(Phone number **optional**)



To Whom This May Concern,

I, LISA TOITFOLO (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

201-4211 BAYVIEW ST. RMD

(Address)

604 763 8220

(Phone number **optional**)



To Whom This May Concern,

I, Michelle Jasper (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Michelle Jasper
(Name: Signature)

80-11491 7TH AVE Richmond


(Address)

(Phone number **optional**)



To Whom This May Concern,

I, DAVE BILN (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

4373 BAYVIEW ST.
(Address)

604-813-5778
(Phone number **optional**)



To Whom This May Concern,

I, Terra McKenzie (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Terra McKenzie

(Name: Signature)

103-4111 Bayview St.

(Address)

778-997-2534

(Phone number **optional**)



To Whom This May Concern,

I, NACKO OTHKHEH (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Nacko Othkheh

(Name: Signature)

Elven
Bayview Street

(Address)

(Phone number **optional**)



To Whom This May Concern,

I, ALICE SAMWORTH (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

A. Samworth

(Name: Signature)

#407- 4280 MONCTON

(Address)

604 277 1908

(Phone number **optional**)



To Whom This May Concern,

I, MARGARET BIDDLECOMBE (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012 / February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Margaret Biddlecombe

(Name: Signature)

9786 Pinewell Place
Richmond, BC V7A 2X9
(Address)

604 273.1811

(Phone number **optional**)



To Whom This May Concern,

I, Ian Riddlecombe (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

A handwritten signature in black ink, appearing to read "Ian Riddlecombe", written over a horizontal line.

(Name: Signature)

9786 Pinewell Place, Richmond, BC V7A2X9

(Address)

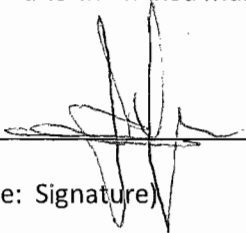
604 657-1365

(Phone number **optional**)



To Whom This May Concern,

I, JEFF JONES (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

#7-12333 ENGLISH AVE. RICHMOND

(Address)

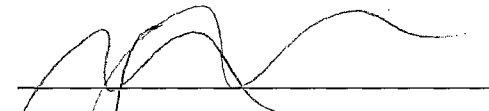
604-241-4153

(Phone number **optional**)



To Whom This May Concern,

I, Mark Mazzoni (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.


(Name: Signature)

2160 Imperial Dr.
(Address)

(Phone number **optional**)



To Whom This May Concern,

I, RON FIELD (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

R. Field

(Name: Signature)

9571 WOL ROAD,

(Address)

(Phone number **optional**)



To Whom This May Concern,

I, Christine Dugo (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012 February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Christine Dugo
(Name: Signature)

1-11500 No 1 Rd Richmond
(Address)

(Phone number **optional**)



To Whom This May Concern,

I, MARY E. MARTIN (please print) have attended Onni's Public Informational meeting at Lord Byng Elementary school on February 23, 2012/February 25, 2012 (please circle date). After attending this information meeting, I am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.

Mary E Martin

(Name: Signature)

16 - 11291 - 7th Ave

(Address)

Richmond BC

(Phone number **optional**)

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, February 27, 2012 4:12 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#10]

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

I strongly urge you to get the rezoning. The Maritime mixed use designation currently in place would mean empty buldings which does nothing for the Steveston Community. Sleepy Steveston has long disappeared!!!!

Name * Vytas & Theresa Abromaitis
Email * vytas.abromaitis@intria.com
Phone Number 604-274-1909
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, February 28, 2012 12:34 AM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#10]

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

I'm not prepared to completely support the plan at this point because I don't have sufficient details although I agree that the zoning should likely change. Here are m concerns: 1) I don't think businesses should be placed here that will be in competition with existing and well-established steveston businesses. In this proposal I'd like to see evidence that onni will work with the Steveston business association to identify businesses that will "fit" the area. For example - Steveston currently has 4 pharmacies (2 on chatham, one in the super grocer and the new pharماسave on the corner of I and Moncton. To use the best location on the site (closest to foot and pedestrian traffic) for a pharmacy is ridiculous. We definitely do not need more pharmacies and we need businesses there that fit the location. 2) NO CHAINS or FRANCHISES. The last thing we need are macdonalds signs or pharماسave signs etc etc. The businesse s that go here must abide by strict signage regulations so as not to detract from the beauty of the location. A whole foods or capers type of grocery store with subdued signage would be okay. I would love to see a little toy store, some nice food stores or cafes, an arts store (gallery or art classes), a yoga studio, a flower shop. It will be crucial to have a very tight selection process to make this successful. If I could see evidence that all this had been considered and that there was a better plan for the site then I would support the rezoning.

Name Sally Breen

*

Email indigo@shaw.ca

*

Brendan Yee

From: Hon Yee <hyee1122@yahoo.com>
Sent: Tuesday, February 28, 2012 8:04 AM
To: Brendan Yee
Subject: waterfront rezoning in steveston

good morning brendan,

can you provide additional information regarding the residential units that will be available as part of onni development on bayview street? when will you expect these units to be on the market? i am currently living across the street (a previous onni development) and would be interested into moving into a new unit closer to the waterfront. i would certainly lend support to the rezoning, provided a boutique grocery store similar to urban fare or whole foods was a tenant.

regards,

hon

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, February 27, 2012 10:41 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#11]

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

I support the rezoning of "The Village at Imperial Landing" to reflect the proposed retail uses.

The area for which these building are located is residential, therefore, a variety of retail stores /grocery/ coffee shops/ restaurants, etc. should meet the needs of the neighbourhood/ large community. I would like to see the Village at Imperial Landing as an extension / expansion of Steveston Village, which actually reflect a variety of retail/grocery/food outlets.

I would particularly like to see a local community based grocery outlet leased in the grocery building. Either a Nester's Market, Choices Market or Donald's Market would be perfect. Thrifty Foods would be fine as well. These stores are environmentally friendly and support BC growers.

I am opposed of maritime marine/light industrial buildings simply because they do not meet the needs of a large neighbourhood community.

Name * Linda Lum

Email * llum2@telus.net

Phone 604-271-0604
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, February 29, 2012 10:37 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#12]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * Steveston Village is lacking in convenient grocery destinations and nearby amenities supporting the growth of residential units in the area.

Name * Veronica Pu
Email * v_pu@hotmail.com
Phone Number 604.771.7298
City Richmond

3160 Broadway Street
Richmond, BC V7E 2X3

February 29, 2012

To Whom It May Concern:

I am a long-time Steveston resident and I am writing to express my support for the expansion of the existing zoning of the last development parcel at Imperial Landing to include commercial and retail uses. I feel the Steveston community will be better served by allowing for commercial and retail uses on that parcel.

Steveston Village has seen a dramatic increase in the number of residents over the past 10 years, with more to come at the completion of this development parcel. The broader community will see greater benefits from having increased commercial and retail operations at this site. It will give residents more opportunities to shop and conduct business within their own community, thereby reducing car emissions and encouraging community engagement and involvement.

Sincerely,

A handwritten signature in black ink, appearing to be 'R. Ng' or similar, written in a cursive style.

Ron Ng

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, March 01, 2012 9:15 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#13]

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

We support the proposed re-zoning, as we would like to support local businesses in the neighbourhood, and businesses that will meet the needs of our family (maritime-based businesses do not meet those needs). Steveston is a changing neighbourhood, and new developments, including retail, should reflect those changing needs. Requiring maritime-based businesses is simply setting those businesses up for failure. Also, Steveston is in great need of a good, new grocery store, such as Whole Foods/Choices/Capers/Thrifty Foods, etc.

Name * Kacey & Bryan Carlner
Email * carlner@telus.net
Phone Number 604 241 4127
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, March 05, 2012 4:03 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#14]

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

Until a marina is built, there will not be enough business to warrant
marine based retail activity.

Name * Peter McMillan
Email * plmcmillan@shaw.ca
Phone Number 604-880-6285
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, March 06, 2012 10:43 AM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#11]

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

I do support this and am looking forward to the new development. I would like to see a whole foods or a thriftys go in for groceries.

My only concern is that the boardwalk has become damaged. Will this be repaired?

Name * Melissa Goldie
Email * melcgold@hotmail.com
Phone Number 604-506-5581
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, March 07, 2012 8:11 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#15]

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

They better reflect the needs/desires of the people who live in and visit the area. Maritime uses are not being excluded but the area is now more residential than industrial and that reality should be recognized.

I would like to see open sitting places or patios for coffee/casual dining along the waterfront. It is difficult to see how much of that you are incorporating in this information. (Hopefully, fair amount.)

Name * Ray Holme
Email * rho1me1@gmail.com
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, March 08, 2012 12:21 AM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#13]

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

I'd like to see a Fitness Facility such as Club 16 Trevor Linden Fitness because it's affordable, \$15 per month membership you can't beat that price. Plus, Flat Screen TV's on All Cardio machines or Steve Nash Fitness Facility, but I think it's kind of expensive as I'm on Persons with Disabilities benefits through the Ministry. I do have a Richmond Access Card, which gives me 50% off from the Adult membership drop-in fee, but I do not like the equipment at Steveston Community Centre as I can't seem to use the weight machines. I'd like a Fitness Centre that is less than 10 mins to drive to and walk to. I'd like to see a Healthy Heart program like the one at VGH/Richmond Hospital at one of these Fitness Facilities. I use to live in Vancouver, and use to go to the Langara Family YMCA as it was close to my family home. The equipment is user friendly. I'd also like to see kind of a public market, like Granville Island. It's great because inside the market you can get fresh vegetables, fruit, meats, cheeses, etc, and have a variety of ethnic foods to eat (like little bistro's/vendors), and also have people who sell there stuff at tables/kiosks (handmade jewelry, paintings, crafts, jams, sauces/spreads, etc).

Name * Ravinder Dhillon

Email * ravinderdhillon@shaw.ca

Phone 778-837-4400

Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, March 08, 2012 6:35 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#16]

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

We need more community based retail options in Steveston. The area has grown dramatically in residential properties, yet the services to support the new residents to Steveston are just not there.

We would love to see more of a granville island option such as a market, maybe a year round farmers market, specialty food shops, etc...

We need more general grocery store options. The only grocery store in the village is run down and badly managed, and we need to drive miles away for grocery shopping. We need to stop living in the past, Steveston is more of a residential community and less of a 1930's fishing village, lets get real !!

Name * Lorne Stevenson

Email * lornestevenson@shaw.ca

Phone 604-837-7985

Number

City Richmond - Steveston

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 09, 2012 7:25 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#17]

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

As a person who grew up in Steveston and continues to live there, I am very protective of the community that I love. I feel strongly that the present zoning of mixed maritime commercial will be a poor use of the space and will be doomed to fail, both commercially and on what it fails to add to the vibrancy of the Steveston Village and waterfront. I am very much in favor of changing the zoning to the retail/office type zoning that you are proposing.

David Lindsay, Realtor
Macdonald Realty Westmar

Name * David Lindsay
Email * davidlindsay@telus.net
Phone Number 604-275-7599
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 09, 2012 8:01 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#18]

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

There is already enough marine and commercial businesses in Steveston to service the fishing industry. With one of the prime residential locations on the waterfront in Steveston and Richmond, the first floor businesses should be oriented towards services and businesses that support the residents. I support the reasoning application as the current zoning is out of date.

Name * Robert Sangster
Email * sangster@shaw.ca
Phone Number 6042725953
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 09, 2012 1:32 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#19]

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

I support the new retail use for a broader retail and service opportunity for the residents and business owners of steveston

Name *

christie ertner

Email *

christien@nightelect.com

Phone Number

604-754-3703

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 10, 2012 8:54 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#20]

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

Steveston is a dynamic and growing community that requires the surrounding business and retail community to grow with it. Sub-standard current options for grocery retail and some other forms of retail are some of the common things I hear as a current Steveston resident.

If Steveston is to continue to attract new residents, especially families, then the community needs to type of retail and mixed used proposed under this rezoning application.

Name * Philip Adams
Email * philadams7@gmail.com
Phone Number 604-295-0954
City Richmond, BC (Steveston)

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 10, 2012 8:11 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#21]

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

I went to the meeting on Feb 25th at Lord Byng. I think Steveston has to progress with the times while still keeping their Maritime Heritage. Only Onni has been able to do that with their various stages of construction at Steveston. You only have to look around to see that independent new buildings are a total eyesore to the community. Only Onni can do it right, as they have from the beginning.

As a resident of Steveston Imperial Landing, I want to support the proposed retail uses because they are more relevant to our times. I want to be able to bank in Steveston, without going to Richmond Centre. I want to shop locally, at a good grocer, without catching a bus to Safeway. I want to go to a restaurant, bookstore, gym, spa, copier, etc without travelling.

So please make this possible in MY STEVESTON. I also want to be able to look out at my waterfront, without seeing heavy marine industry at the Waterfront. This is my plea!

Name * Anita Kaycee

Email * anita.kaycee@gmail.com

Phone 604.6571788

Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 10, 2012 8:18 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#22]

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

I want the rezoning In Imperial Landing to go through because, I want to own a property out there. With the current zoning of marine, they are not going to put residences on sale. That is criminal. Please approve the rezoning, because it is going to improve our society, community, and make us proud of our maritime heritage. I am an artist that themes "Maritime" in all my subjects. I love the waterfront and all of the life species it supports. I would love to own a home on this proud Steveston Maritime land!

Name *

Anita Kaycee

Email *

anita.kaycee@gmail.com

Phone Number

604.6571788

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, March 12, 2012 12:48 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#23]

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

Steveston is a fabulous and growing community, it would be even more fabulous if we had more retail geared to the residents of Steveston not just the tourists who frequent it. A grocery store is much needed as are good restaurants and shops that cater to it's residents. Please let this area be developed for all of us to enjoy.

Name * Jane Kerr
Email * jkkerr@telus.net
Phone Number 604 276 8779
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, March 14, 2012 11:57 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#24]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * We need a good grocery store, and more retail that is supportive of community living in our area, not just tourism!

Name * Tanya Schroeder

Email * tschroeder77@shaw.ca

Phone Number 778-297-1514

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, March 14, 2012 5:15 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#25]

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

Hi there,

I would love to see a Whole Foods, or Thriftys, or Choices go in. also nice bistro;s to sit out for lunch. I hope it all looks sophisticated, and or like Granville Island.

We need more retail, bike shop or swim suit shop, boutiques whatever.

I am sure it will materialize in time and come together.

Nice job so far, except for the cracks along the seawall. I bike along the boardwalk everyday. Hope it will all get repaired eventually.

Name *

Sherry Robins

Email *

redrobin@shaw.ca

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 16, 2012 10:23 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#26]

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

I think that more light retail along the boardwalk is a great idea. It would add atmosphere to the area and give those of us that live in Steveston another reason to stay and shop in our community.

Name *

Keith Kerr

Email *

zeke.kerr@kegrestartants.com

Phone Number

7783898779

City

Richmond, BC

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 17, 2012 12:54 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#27]

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

I believe the proposed rezoning will meet the needs of our community much better than maritime related industry zoning. It is a much better fit for the residents, the boardwalk setting, tourism and today's modern steveston. If there is still a legitimate demand for maritime industry in or near steveston (the extent of which I question), other areas should be considered, not prime Steveston boardwalk water front.

Name * Jon & Laura Triance
Email * triance@telus.net
Phone Number 604-275-2756
City Richmond (Westwind)

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 17, 2012 2:33 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#28]

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

It would be more inline with the growing residential community and it would offer more services too the residents of Steveston.

More information should be provided about the residential condos, townhouse of which contruction has started.

Name *

Wynn Webb

Email *

wyndhamaerospace@shaw.ca

Phone Number

604 842 5390

City

Richmond (Steveston)

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Sunday, March 18, 2012 3:45 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#29]

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

I'm positive that community will benefit from the planned development, as opposed to Manufacturing and Maritime Use.

Name *

Alexey Krasnoperov

Email *

akrasnoperov@hotmail.com

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, March 20, 2012 6:47 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#30]

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

I live in this community, and I love Steveston. I was one of the first few residents to move into Imperial Landing, and since then have invested in more properties in Imperial Landing. I am waiting for the Waterfront to come alive with the final finishing touch that will add the cherry on the scrumptious cake.

Steveston's Maritime heritage surrounds us everywhere. There is already enough steeped in flavor of that in Steveston. The Waterfront that Onni is building right now gives us the opportunity to add a contemporary flavor to the culture that already exists. That is why I am supporting additional community based retail uses for Imperial Landing.

Name * Anita Kaycee

Email * anita.kaycee@gmail.com

Phone 604.6571788
Number

City Steveston in Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, March 26, 2012 5:07 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#31]

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

Steveston has more than sufficient maritime related retail/commercial outlets in the area. What we do need, first and foremost, is a quality grocery store that will draw people into the area to shop, aswell as other food related outlets.

The other retail uses proposed by Onni would also be welcome additions to Steveston

If the current zoning is not changed the store fronts will be vacant for a long time, adding absolutely no value to Steveston or its residents

Name * Bruce Briggs
Email * brucebriggas@shaw.ca
Phone Number 604 272 2621
City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 30, 2012 12:18 PM
To: Brendan Yee
Subject: Imperial Landing: Feedback [#20]

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

I would love to see a more vibrant environment in the steveston area. T More retail stores are essential as a tourist spot and to satisfy the growing population in the area.

Name *

Patrick Ho

Email *

ho_p@yahoo.com

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, March 30, 2012 2:57 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#32]

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

To: Mr. Beau Jarvis, Vice-President of Development.

Today in the March 30, 2012 "Richmond News", I read a cover story that states, "Residents plan to oppose Onni rezoning bid". Agh. I live in the Steveston area as well, and I think some residents are simply assuming the worst based on lack of information. For example, the article states, one resident in particular, fears that a mall like Ironwood would be built.

(article here: <http://www.richmond-news.com/business/Residents+plan+oppose+Onni+rezoning/6383927/story.html>)

I think the total of those individuals who oppose the rezoning are a minority at this point. Most Steveston residents would welcome an expansion of Steveston Village IF the retail stores/coffee shops/gyms/service establishments are locally owned, environmentally responsible and community based.

I think in order to have the rezoning approved by the majority of residents, your organization should use similar mandate of the SFU Community Corporation in its development of SFU's UniverCity. Overall, their mandate centers on building a community within a community.

If Onni's vision is ~ "To develop a complete community that complements and supports the [Steveston community] while implementing "the best sustainability practices" many Steveston residents would offer support of the new rezoning application.

Clear communication to alleviate any fears of some residents would be helpful at this point. Some of residents, who are vehemently opposed of the rezoning, are very motivated to spread their phobias/fears to others. Enough fear among residents might just shut down the rezoning of more retail/services outlets in my community. At the end, people like me, who want Steveston Village to expand ~ who will lose out.

I ask would it be possible to have ONNI representatives scheduled to speak regularly to the Steveston residents (face to face) .

I believe getting residents involved with discussions can help build support and cooperation.

Name * Linda Lum

Email * llum2@telus.net

Phone 604-271-0604
Number

City Steveston

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, March 31, 2012 11:30 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#33]

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

I live in a nearby house in Steveston and I deeply feel it is necessary to have more retail shops and even a larger grocery store in Steveston. Steveston is a beautiful place but most shops are for marine uses which do not associate the daily lives of people who lives here nowadays. More shops mean more convenient and more choices. Steveston is more densely populated than ever before but the number of retail shops/grocery stores does not increase proportionally. Having more shops allows people who lives here to spend here and to have more choices, instead of driving else to buy what we need. I love to spend my weekend in Steveston without having to drive but now I always have to drive to Ironwood/City Center to get what I need. I really hope that the new construction will have more retail shops and grocery store within my walking distance.

Name Winnie Ng

*

Email winnie_ng_canada@yahoo.com

*

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, April 09, 2012 1:30 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#34]

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

The Steveston community is growing and the proposed additional community based retailers will better support the needs of the Steveston community.

Name *

Brett Brown

Email *

brtbrn@shaw.ca

Phone Number

604-271-4604

City

Richmond, Steveston Village

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, April 13, 2012 10:49 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#35]

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

The present zoning is ridiculous, who wants to have marine engine repairs on this beautiful waterfront. Restaurants, coffee shops and other community based retail should be there instead...

Name *

Mike Moshevich

Email *

mikemoshevich@hotmail.com

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Tuesday, April 24, 2012 1:36 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#36]

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

I am supporting restaurant/coffee shops type of development s along waterfront to maximize on the view! Services are OK at the back.

Name *

Jane BROWN

Email *

jbro603@gmail.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Sunday, April 29, 2012 3:15 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#38]

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

It is vital for those who are in favor of additional community based retailers to be vocal among the community. Please feel free to send additional letters of support to the City of Richmond.

Name *

sarbjit bal

Email *

balfish69@hotmail.com

Phone Number

7787074820

City

surrey

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, April 27, 2012 8:53 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#37]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * Mixed maritime industry is next to none. The economic impact will be very low.

Name * Joel Waithman

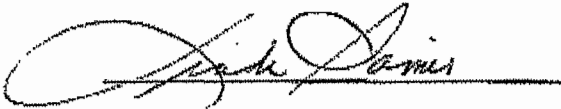
Email * joelwaithman@hotmail.com

604-688-7907

ATTN: BRENNAN

To Whom This May Concern,

I, LINDA SARTIS (please print) am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical retail uses to complement the residential community as opposed to the Mixed Maritime Uses that the property is currently zoned for.



(Name: Signature)

217-4600 WESTWATER DRIVE
(Address) RICHMOND, BC

604-626-2232

(Phone number **optional**)

I cannot stress enough how much the community has come alive since the OWN1 project started. So many opportunities for high end shoppers, restaurants, money into the community. Maritime is no longer of value to us.

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, May 03, 2012 3:49 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#39]

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

I live on English Avenue and would love to have various retailers including a grocery store and a gym just at my door step. As long as there are enough parking spaces for customers, I totally support the proposed use of the community based retail.

I find it hard to comprehend why the City would like to keep the fisheries only retail zoning when there are many other fisheries retail in Steveston and most of them are not very busy. Steveston is growing and we need more community based retail. For example, SuperGrocer is the only grocery store in Steveston and I would love to have a Nester's grocery closeby. Steveston has a growing number of elderly people and young families. Having more community based retailers in Steveston will make life way easier for those people.

Name * Danny Michaud

Email * dannymichaud77@gmail.com

Phone 604-274-3434

Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, May 10, 2012 8:45 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#40]

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

As more people moving in, more infrastructure means more convenience for the residence in the area. Moreover, people in Vancouver will have a new place to hang out, perhaps creating a "Richmond Yaletown", making Steveston a vibrant community at the waterfront.

Name *

Ken Chan

Email *

uoft11@yahoo.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, May 14, 2012 2:18 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#41]

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

I have lived in steveston for over 22 years and I can say confidently that this will improve all aspects of our village. The retail locations will be incredible as it will offer a wider variety of shopping and experiences for visitors and residents. The only thing I wish to NOT see is paid parking(maybe even just on the streets)

Name *

Trevor Burns

Email *

trevor.burns@live.com

Phone Number

6042506567

City

Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, May 17, 2012 4:25 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#42]

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

Steveston needs more restaurants, cottage type stores and a grocery store that you do not have to worry about the expiration date on everything you buy.

Having industrial shops in the middle of the residential area is not good at any level (noise, traffic, cleanliness ...etc.).

I currently live on Bayview Street, Richmond.

Name *

Lyle Watkins

Email *

lylew2@gmail.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, May 21, 2012 4:40 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#43]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * I enjoy the area very much, very peaceful.

Name * Jaime lee

Email * jamielee115@hotmail.com

Phone Number 778-858-8727

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, May 28, 2012 7:25 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#44]

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

I fully support the Omni Development plan for Steveston's Imperial Landing. Long term it would make Steveston a uniquely appealing area vis-a-vis ongoing development in other parts of BC.

Name *

Raffy Santos

Email *

raffy.luntoksantos@yahoo.com

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, May 28, 2012 11:40 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#45]

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

good for community

Name *

linda thompson

Email *

linda@colleywest.bc.ca

Phone Number

604 277 7511

City

richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Wednesday, June 06, 2012 9:45 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#46]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * We are residents at Steveston Village, we support this project and are interested in buying

Name * Robin Peng

Email * rcid99@yahoo.com

Phone Number 604-295-5545

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, June 25, 2012 3:18 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#47]

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

There are so many reasons why the shopping component of this project should be comprised of fun, entertaining, and social types of retail. A pharmacy? Fishing supply stores? So wrong and short sighted. This is a tourist and entertainment part of town- let the locals and the visitors have a place to dine, buy a coffee, and sit outside and watch the world go by. Granville Island comes to mind. I love the boating supply stores where they are in the heart of the village. \One thing we could do without are tacky souvenir shops. Keep it tasty but make it fun and everyone in Steveston will profit.

Name * Larry \Bradshaw

Email * Larry@citruso.com

Phone Number 604-447-1641

City Steveston

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, July 14, 2012 8:13 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#48]

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

The community needs a variety of commercial businesses in the immediate area not just marine based. There are many more residents who are involved in other businesses making Syteveston their home and need and want to be able to have their needs met locally.

Name *

John Doyle

Email *

jdoyle4848@gmail.com

Phone Number

604-241-3775

City

Richmond, bc

Brendan Yee

m: Wufoo <no-reply@wufoo.com>
Sent: Saturday, October 27, 2012 9:13 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#50]

Please tell us your feedback on why you support the proposed retail uses for Imperial Landing * Steveston needs a large yoga studio like yyoga or bikrams yoga. It needs a choices market to buy organic and natural groceries and household goods.

Name * Rosalina Culzoni

Email * rosalina_culzoni@hotmail.com

Phone Number 604-996-7418

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Friday, November 09, 2012 7:50 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#51]

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

I have lived in Steveston for the last 25 years. I grew up here, and now that I am starting a family of my own, and have purchased a townhouse in the west water complex, there are several things that I am hoping for with this space.

For one, we BADLY need a grocery store. Currently in steveston, we are limited to Super Grocer which is notorious for its expired goods, and poor meat quality. One has the option to go to the bakery, Herringers and the local fruit/veggie stand, but that requires that you make three transactions at three different places. It would be sooo nice to have a Market Place IGA or something that meets the needs for an area that is seeing more and more families moving into it, as well as force Super Grocer to improve its standards if it wants to remain competitive.

Moreover, we would like to see a gym. Steveston has the community center, which is mainly used by elderly people, or the what once was "Fitness Vacation" on No. 2 Road, but with its inaccessible parking and being far removed from central steveston, can never keep clients. We are hoping for a gym with up-to-date equipment. No need for aerobic classes or the like, as we do have a community center and several yoga and pilate places. Just a nice, fresh way to go do some cardio on a treadmill, and lift a few weights.

Name * Chelsea Nilausen

Email * chelseanilausen@gmail.com

Phone 6042091349

Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Sunday, December 30, 2012 9:37 PM
To: Brendan Yee
Subject: Imperial Landing: I Support [#52]

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

We welcome a proper grocery store in Steveston Village!!

Commercial property in the Village of Steveston is currently in short supply, and we believe the additional space will allow for continued growth of the village. New commercial property will hopefully consist of a grocery store with locally sourced, sustainable items (hopefully with organics in mind - ie: whole foods-type) and a nice yoga studio (a la Yyoga).. We hardly need more banks , coffee shops (i count a minimum of 6 currently in a 6 block radius) or pharmacies. I would appreciate a mindful approach to restaurants as decent ones are in short supply in Steveston. I am all for supporting local business but only if it doesnt cost me my values.

I have been a vocal supporter of this endeavor from the get-go, having been a long-term Steveston resident, but am starting to worry about what could take up residence in my neighborhood.

Sincerely, Jennie Kittson

Name * Jennie Kittson

Email * lola-bean2000@hotmail.com

Phone 604-304-2821
Number

City Richmond

Brendan Yee

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, January 24, 2013 10:27 AM
To: Brendan Yee
Subject: Imperial Landing: I Support [#53]

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

I live on Bayview street with my husband and 2 kids. We really enjoy all of the amenities that Steveston Village has to offer and would love to see additional retailers come into our neighborhood.

Name *

Harman Biln

Email *

thebilns@hotmail.com

Phone Number

6047654276

City

Richmond

Brendan Yee

From: Dave and Raman Biln <thebilns@hotmail.com>
Sent: Thursday, January 24, 2013 10:31 AM
To: Brendan Yee
Subject: Steveston Development

Hi Brenden,

I am a resident of Steveston. I live on Bayview very close to the new development. I am just wondering if rezoning has been approved and what we can expect to see opening up in our neighborhood. My husband and I have 2 young children, and we would love to see more retail opportunities opening up in our neighborhood. We are desperately in need of a proper grocery store, perhaps more restaurants, and a proper gym! I am just wondering when the retail will open up, as it appears that the units are almost complete.

Thanks,
Raman Biln

**Submitted at
Open House**

July 11, 2013

July 11

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|--------------------|------------------------|-----------------------------|
| Marito Konder | 230-12931 Railway Ave | mari-kon-j-tf@yahoo.co.jp |
| Shirley Zhang | 824360 Moncton St | zxL806@brenel.com |
| Ben He | 18-4388 Bayview St. | 6603993@gmail.com |
| Bob Lucas | 5800 STAMP PIKE | |
| Lior Elkind | 7786 Frobisher | liorekind@yahoo.co |
| PLN Shirley GEORGE | 39-12333 ENGUS H | |
| Donna Booth | 4828 Gamy St. Richmond | dmb00th@shaw.ca |
| Barb Munchuk | 12279 Ewen Ave | barbmunchuk@gmail.com |
| Leslie Gilker | 6200 Constable Dr. | leslie.gilker@gmail.com |
| Carolina Venegas | 5200 Bunting Ave | entravan@shaw.ca |
| NERIO CERVANTES | 11351 - GALEON CRT. | NVCERVANTES@YAHOO.COM |
| SIOREY GOMER | 11-12411 TRAVES RD | |
| Brenna Finkelstein | 3460-Regent St | jeffbrenlea@hotmail.com |
| John Kellogg | 11631 NO 1 Rd | jkellayas@telus.net |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|---------------|---------------------|-------------------------------|
| Juan west | 12382 Imperial Dr. | (604) 278-1826 |
| Donna Nimi | 5300 Woodpecker Dr. | 604-275-7383 dennanini |
| Rhonda Barish | 4820 Moncton St | 604-271-4555-barish@telus.net |
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Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|----------------------------|----------------------|-----------------------------|
| KEVIN SKIPWORTH | 28-5999 ANDREWS | kpskipeshaw.ca |
| Angelika Fajardo | 37.12331 Phoenix DR | 004-241-1402 |
| RISA COLBY | 4628 Duneliffe Rd | 604 272-2858 |
| Larry Hudson/Kinda Hudson | 7757 Decourcy Cres | 604 274 7624 |
| J Lee | 4280 moncton ST | leeewx@hotmail.com |
| B. Shown | 5999 Andrews RD | b.r.tbrn@shaw.ca |
| FRANCIS LITNY | 11796, RAILWAY AVE | 604-278-8378 |
| MARK SARKIS | 11762 PENNINGTON PI. | masak@telus.net |
| Kathy Luck | 4980 Branscombe Ct. | KatherineLuck@hotmail.com |
| Lori Rilling/David Wendell | 12517 Wescott St | davisjwendell@gmail.com |
| Barb Elliott | 4388 Bayview St. | |
| TIM SACKMANN | 230-12931 RAILWAY | he-shoots.he-scores@shaw.ca |
| April Pi | 800 Ash Street | april-Union@gmail.com |
| Simon Xie | 8280 Canadaville | SimonXie@live.ca |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|--------------------------------|--|---------------------------------|
| <i>Angela Chaudhary</i> | <i>2-4410 Larry St. Chatham</i> | <i>acheslock@gmail.com</i> |
| <i>Shirley Hardwell</i> | <i>3911 Moncton St Steveston Family Dish</i> | <i>604-277-6866</i> |
| <i>Saya Sinton</i> | <i>1-3993 Chatham St.</i> | <i>604-282-7050</i> |
| <i>J. Lindson</i> | <i>4375 Bayview St</i> | <i>604-278-6165</i> |
| <i>BRUCE & RUTH TRIGGS</i> | <i>417-4600 WESTWATER DR</i> | <i>604-272-2621</i> |
| <i>Andrews</i> | <i>24-5700 Andrews</i> | <i>Andrews.king@ic63.com</i> |
| <i>Elizabeth Hudson</i> | <i>11157 Smallwood Dr.</i> | <i>604 277 5422</i> |
| <i>Gregory Turner</i> | <i>12251 HAZARD CR</i> | <i>604 271 7779</i> |
| <i>Tony Turner</i> | <i>" " "</i> | <i>" " "</i> |
| <i>Denise Joffe</i> | <i>12333 Denbigh</i> | <i>DeniseJoffe@gmail.com</i> |
| <i>Sheldm Joffe</i> | <i>" "</i> | <i>" "</i> |
| <i>Clair Lam</i> | <i>11781- Railway Ave-Richmond</i> | <i>ylgangelaire@hotmail.com</i> |
| <i>Richard Fierndl</i> | <i>12333 Enbridge Ave,</i> | |
| <i>Wally</i> | <i>4800 Moncton St.</i> | |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|-----------------|-----------------------|-----------------------------|
| Junda Gray | 28-4080 Garry St. | 604-277-1270 |
| Kayla Dolinell | 4280 Bayview | Kdha15@hotmail.com |
| Assie Bain | 808 Martindale | (604) 818-8197 |
| Bob Stewart | 606-1177 Knight St | 604-241-2576 |
| KILIAN WILLIAMS | 224-12639 no 2 Road | 604 241 1301 |
| ALAN WILLIAMS | 224 12639 no 2 Road | 604 241 1301 |
| Pick Humphrys | 129 5600 Andrews | 604-641-1451 |
| M. BARTIGAN | 431 Country Dr Lm7 | 604 271-0381 |
| MIKE DEWAR | 110-4600 WESTMONTENOR | 604-340-8225 |
| Alan Dolinell | 414-4211 Bayview St | 778-228-3268 |
| | | |
| | | |
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| | | |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|------------------------|----------------------------|-----------------------------|
| A. McCornick | 11751 Yoshida Court | 604-271-7423 |
| Jennifer Taylor | 4333 Bayview | 604-241-1120 |
| Thomas Taylor | " | " |
| Jamie Ojefranta | 102-5800 Andrews Rd | 604-284-2445 |
| Penry Grant | 112-4600 Westward Dr | 604-277-6684 |
| PLN Diem Hopkins | 216-12633 No. 2 | 604-644-8052 |
| Antonio Anita Colautti | 303-4233 Bayview | 604-448-8857 |
| Richard Zheng | 326-123931 Railway Av. | 604-298-6697 |
| Tanya Janice Preist | 3640 Hunt St | 604-271-9070 |
| Maclean Family | 14-12331 Phoenix Dr. | 604.241.2571 |
| Linda Posao | 201-4600 Westwater | (604) 275-4806 |
| Phil Karlsson | 3560 Broadway St Steveston | 604 277-7099 |
| Gregor | 4420 Bransell Ct. | Kathy Kell@delmonte |
| George | 4520 Houdon St | martin 229 of whistler.com |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|--------------------|-----------------------------|-----------------------------|
| Philip FRANSSEN | #229-12934 RAILWAY | freda@franssenagmail.com |
| John Bulmer | " " " | |
| Ph. Dubbe | #279 4080 Garry St | 604.312.2610 |
| Odile Gagne | 333-4280 Moncton St | 604-271-1625 |
| DOUG HARBOE | 105-3900 Moncton | 604 448 9234 |
| PLN - 325 | 116-12871 RAILWAY AVE. | 604-278-6175 |
| KEVIN KENNEDY | #25-16655 64th Ave. Surrey | 604.249.3325 |
| G. R. Sore | 7008-149A St. Surrey | R.SORE@shaw.ca |
| Tim Campbell Korte | 28-12133 English St. Surrey | allaport@agmail.com |
| PAM ELDOR | 329-4280 MONCTON ST. | |
| Marge Dorozio | 206- Bayview St | MDorozio |
| Gileen Williams | 201- 4233 Bayview St. | |
| | | |
| | | |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|------------------------|--------------------------|-----------------------------|
| Rose Finlay | 11220 Galoon Court Road. | irma1073@yahoo.ca |
| Rhonda Graham | 4600 Westwater Dr Road. | 604-277-6684 |
| Jules Fabros | 309-4280 BAYVIEW ST. | jules.fabros@bp.com. |
| SIEW MCINTOSH | 8071 DUNCAN RD | 604-277-2396 |
| Kim Console | 9080 PARKSVILLE DRIVE | Kconsole@hotmail.ca |
| FRED BRONE | 308-4280 Bayview | FRED@FREDBRONE.COM. |
| Edith Turner | 3411 Chatham St. | returmer2@shaw.ca |
| RALPH TURNER | ✓ ✓ ✓ | ✓ - ✓ |
| ZITA MORIN | #10-4388 Bayview | zitamorin@shaw.ca |
| M. MILLOS | 225-12873 RAILWAY | 604 271 1263 |
| Carl HAZZIT | 408-12633 #2 Road | 604 274 3771 |
| Patrick Ho | 4635 BRANNAN DR. | 778 828 8870 |
| Louise + Penny MAZZONE | 12100 Imperial Dr. | mazzones@telus.net. |
| Kristin Campbell | 109-4211 Bayview St. | nitsirk35@hotmail.com |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|---------------------------|------------------------|-----------------------------|
| Cheryl Nelson | 10199 Lawson Drive | noslenea@show.com |
| Paula Torben | 10199 Lawson Drive | bccanuck1@shaw.ca |
| Keith & Carol Ingram | 111-4600 Westwater Dr. | carolingram@show.ca |
| Tim & Rhonda Locke | 5611 Plake Crt. | |
| Michelle Delong | 202-3031 Wilbur Rd. | |
| PLN - 327 Dana Johnson | 11220 GALESON COURT | |
| Georget L. deVries | 5-4311 Bayview | |
| Gail McIntosh | 8171 Dolamore Rd Road | |
| Ann Uyeyama | #127-12873 Radway Ave. | |
| Ashley Consolo | 9080 Parkville Estates | ashleyconsolo@hotmail.ca |
| DAVID NORMAN DENN | 203-4211 Bayviewest | eporkmand5@shaw.ca |
| Ava Haddessan | 12506 Westcott St. | amadrassan@yahoo.com |
| Betty Hsiao | 6237 Hermitage Dr | |
| Robert & Vibeke Lewis | 5177 Hollycroft Dr. | Robert.Lewis@telus.net |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|--------------------|------------------------------------|-----------------------------|
| Shawn Tolan | 4233 Bayview | 778-297-0157 |
| M. BACARRA | 4300 Westwater Drive | 241 3044 |
| Gabriela Cordero | 4388 Bayview #12 | 604 272 9921 |
| Danab | 750 W. Pender St | |
| TONY DALES | KAYMAZAN ADVENTURE TOURS | KATDOCKOPS@GMAIL.COM |
| TERREY TOMASK | 4666 Bonaville Dr. | 604 715 3060 |
| PLN - 328 | | |
| Anne Maunich | 34-12337 English Ave | |
| Dale Enno | 3333 Regent St. | |
| ERNESTO BOLD | 52-11291 7 th AVE, RICH | 604 274 2100 |
| THEATRE | 405-4233 Bayview Str. | 604-448-9695 |
| VERA GAMMERT | 409-5700 TURNERS Rd. | gammerto@telus.net |
| LARIKA BEESLEY | 411-5700 TURNERS RD. | LARIKABEESLEY@CICU.CA |
| CATHIE CUNE | 444-12333 ANDERSON RD | CH74@SNAW.CA |
| Joanne Wenden | 4331 Bayview | jwilk2@shaw.ca |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|--------------------------|--------------------------|-----------------------------|
| Valerie & Phil Thompson | Encinitas Avenue | valphil.thom@gmail.com |
| Don - Spencer Smith | #328-1243: Rowing | |
| Arnold + Frances Maclean | 404-4233 Bayview St. | - |
| DAVID WONG | 403-4233 " " | - |
| JACK & HELEN BURNINGS | 203-4233 " " | - |
| Don Grant | 215-3451 Springfield Dr. | dhgrant@gmail.com |
| Kyla Hochbley | #110 4280 Moncton St. | kluchbley@hotmail.com |
| BRUCE WAINC | 4335 Bayview St | BANDJ LAINC@shaw.ca |
| Rona Hennig | 4280 Moncton St. #207 | ronahen@gmail.com |
| Bill & Mary Westlands | 12331 Buchanan St | |
| John Roston | 12362 Ewen Ave. | |
| Alex Faria | 4500 West Lake Dr | afaria@theffteen.org |
| Andy Highton | 328-12633 No. 2 Rd | andyhighton77@hotmail.com |
| Charles Highton | 12633 #2 Rd. | chse9@gmail.com |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|-----------------------|---------------------------|-----------------------------|
| Kathy Jones | #7-12333 English Ave | Kathy Jones 747@yahoo.com |
| Jeff Jones | #7-12333 English Ave S.W. | Jeff Jones 747@yahoo.com |
| Mihos Philippe Leroux | 2-3891 Chatham St. | mihophilippe@hotmail.com |
| R Craig Hansen | 303-4280 Moncton St. | 604-274-1497 |
| R+B Kirgoubnek | 44-12331 Phoenix Dr | rickpatrick_98@yahoo.ca |
| Karen Pycia | #3-4311 Bayview St | karen@stogryn.ca |
| Derek Williams | 11777 Yoshida St | bopakderek@gmail.com |
| Georgina Petho | 290-12420 No. 1 Rd. | georgina_p@shaw.ca |
| S I Petho | 4 | 4 |
| CAD ELDER | #17-12331 Phoenix Dr | skydriver@shaw.ca |
| JENNIFER ANDERSON | 406-4500 WESTWATER DR. | |
| WILSON | 5431 WARBLED AVE | |
| Matthew & Stella Wong | 409-4080 Moncton St. | |
| Cecilia Masini | 402-12911 Railway St. | |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|------------------------------|--------------------------|-----------------------------|
| Susan Barnes | 318-4280 Moncton St | alsuz2@shaw.ca |
| Judith Ellis | 317-4280 Moncton | |
| Alice Danvers | 407-4280 Moncton | samworth@telus.net |
| Peter Tony | 105-12420 NO. 1 RD | pwtton9@gmail.com |
| Annie Ross | 102-4280 Moncton St | annie.v@telus.net |
| V-Flag | 307 4211 Bayview | — |
| D. Smith | #3 4340 STEVENSON HWY | debbie@lindaairservices.com |
| D. Henriquez | 4280 - Moncton St - 207 | henriques77@gmail.com |
| B. F. F. F. F. F. | # 202 6077 WOODWARD | |
| B. Howard BIGGS | 12262 Ewen | 604-274-2721 |
| E. Gaudet | 4646 Brunswick Rd. | 604-274-6370 |
| P. B. 110 | 11291 7th Ave | 604 274 2100 |
| W.B. Kenyon | 4280 moncton St. 1 | 604 247 0332 |
| M H Lee | 203-4500 Westwater Drive | mmonhlee@telus.net |

Submitted at
Open House

July 11, 2013

Opposed

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

to comply with original zoning!!

Ch. L. L.

35-12931 Rastany Ave. Richmond

(Address)

PLN - 333

Feedback Form

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

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

Please tell us about yourself:

Name: Annie Ross

Address: Imperial Landing Village

E-mail (optional): /

Phone (optional): /

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

Do you support the rezoning? YES ☐ NO ☒

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

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

NEVER WANTED YOU HERE IN THE
FIRST PLACE - BRING IN THE GREEN
SPACE - SOME SMALL BUSINESS - NO BIG
ENTERPRISE.

What do you think is missing from this community?

GREEN SPACE INTEGRITY
TRUTHFULNESS - CARE OF THE
COMMUNITY
STOP TRYING TO BLACK BALL
THIS TOWN

Thank you for your feedback!

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

Feedback Form

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Please tell us about yourself:

Name: John Bulmer

Address: #29 4080 Garry St LMD V7E 6S9

E-mail (optional): _____

Phone (optional): 604-312-2610

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

Do you support the rezoning? YES ☐ NO ☒

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

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

Marine Use!

What do you think is missing from this community?

Green Space - lawns, Trees etc.
Honesty

Thank you for your feedback!

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Please tell us about yourself:

Name: LINDA GRAY

Address: 28-4080 GARRY ST.

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

Phone (optional): 604-277-1270

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

MARITIME

What do you think is missing from this community?

GREENSPACE

Thank you for your feedback!

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Please tell us about yourself:

Name: A. Brance

Address: 12931 Railway Ave #325 Richmond

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

*Absolutely not.
(trying to get in the back door)*

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

YES ☐

NO ☐

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

Keep as per initially stated & agreed upon
Marine Services which should (could)
include a library, a marine museum.

What do you think is missing from this community?

No "village feel". Whole site cemented - ugly
Remove cement & bricks & put some
grass in. Complex looks terrible - latter
looks on this site as to "how to not to build on the
waterfront". No look of history of the village,
Thank you for your feedback! Fishing, etc. No heritage look!
This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-
mailed to Brendan Yee at byee@onni.com. For further information please visit the entire site.
www.waterfrontrezoning.com or call 604-602-7711

Feedback Form

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Please tell us about yourself:

Name: Brent Kirkpatrick

Address: 44 1234 Phoenix Dr

E-mail (optional): bkirkpatrick-98@yahoo.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

I think the zone should have been sorted
before building. If the current zone will not work
share the space with Richmond for community based
programs

What do you think is missing from this community?

More community based activities.

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: Peter Tong

Address: 105 - 12420 NO. 1 RD, Richmond, BC V7E 6N2

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

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

/ please keep existing zoning
do not need more retail
office use is good as part of

What do you think is missing from this community?

/ current zoning.
- would have appreciated more a discussion on
why this should NOT be rezoned rather
than a discussion on what should come.
- whether this should be rezoned is a
much more appropriate question.

Thank you for your feedback!

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

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Please tell us about yourself:

Name: ALAN WILLIAMS

Address: 224-12639 #2 RD

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

NO MASSAGE CENTRES
NO AMUSEMENT CENTRES
NO - NO - NO

What do you think is missing from this community?

GREEN GRASS IN PARKLAND
RE STEVESTON AS IS.

Thank you for your feedback!

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

HOW MUCH LONGER ARE
GOING TO GET REZONING?
PLN - 340
ANOTHER 10 YEARS!!!

Feedback Form

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Please tell us about yourself:

Name: _____

Address: _____

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

THE REST OF "VILLAGE" WAS ENOUGH.

What do you think is missing from this community?

NOT MUCH.

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: DAVE FAIRWEATHER

Address: 4225-12931 BAYVIEW ME.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

ONLY IN BUILDINGS 1+2. OFFERING SERVICE PRODUCTS (COFFEE, PASTRY, SANDWICHES, etc.)
OF CUSTOMER CONVENIENCE. FRUIT & VEGETABLE STORE,
LAUNDRY/DRY CLEANING 6/49 OUTLET.

What do you think is missing from this community?

GREEN SPACE NEEDED FOR PUBLIC RECREATION - OPEN
TO THE WATERFRONT.

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: J. LeBRUN

Address: 102-4233 Bayview St

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

leave it Maritime. Do not Manipulate
any more than you have. You have
caused so much distrust in
your profession

What do you think is missing from this community?

We are a Village. Keep it

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: WILLIAM WILLIAMS

Address: 224-12639 no 2 Road

E-mail (optional): _____

Phone (optional): 604 241 1301

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

Do you support the rezoning? YES ☐ NO ☒

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

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

None
None
None

What do you think is missing from this community?

Green Grass and open space

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: SSA Eades

Address: _____

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

Mixed maritime use as per
the original zoning
This is so wrong

What do you think is missing from this community?

The view that used to be here.
Onni has no vested interest in
this community and has caused a huge
rift in our village for residents
& businesses.

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: Genessee Langdon

Address: 311 - 11673 7th Ave

E-mail (optional): ness.adele@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

Consideration should be given to the other businesses that struggle 9 months out of the year.

What do you think is missing from this community?

Thank you for your feedback!

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Submitted at
Open House

July 11, 2013

Other

Feedback Form

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

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

Please tell us about yourself:

Name: Kira YBN Stahl

Address: _____

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

Grocery, Fitness, arts

What do you think is missing from this community?

Arts, music

Thank you for your feedback!

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Please tell us about yourself:

Name: AILEEN CORMACK

Address: 427-12931 RAILWAY RICHMOND V7E 6M5.

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

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

Would you like general retail, ^{ONLY} office and service based tenants?

YES ☒

NO ☐

What retail ^{ONLY} commercial or services do you think should be considered at Imperial Landing?

HIGH QUALITY TENANTS - LEASES 5-10 YRS.
NO EMPTY STORE - NO BILLBOARDS ON WINDOWS -
NO DRY CLEANING - NO 7-11'S - CLEAN - NO GARBAGE

What do you think is missing from this community?

NO GREEN SPACE - DANGEROUS WALKWAYS

Thank you for your feedback!

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Please tell us about yourself:

Name: L. Rosas

Address: # 201 - 4600 Mackinac Dr.

E-mail (optional): _____

Phone (optional): (604) 275-4806

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

Do you support the rezoning? YES ☐ NO ☐

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

Some but not all could be the above
What retail, commercial or services do you think should be considered at Imperial Landing?

Performing arts center, Jazz / Music / Coffee Wine Bar
Club Art Gallery, Canadian made only gift souvenir shop.
Massage, reflexology, Kito shop,

What do you think is missing from this community?

Performance arts center in the village,
Art Gallery
greenery in the waterfront, MARINA

Thank you for your feedback!

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Feedback Form

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

Please tell us about yourself:

Name: Bill McCoamien

Address: 11751 YOSHIDA CRT

E-mail (optional): WAMCCOAM@YAHOO.CA

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒ NO ☐

Do you support the rezoning?

YES ☒ / NO ☒

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

YES ☒ NO ☐

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

DAY CARE (FREE), SENIOR CENTRE (DROP IN)
ROW BOAT RENTAL, TRIPS TO SHADY ISLAND ETC.

What do you think is missing from this community?

FREE PARKING, 3 HRS IS NOT ENOUGH
TIME TO BROWSE, WALKS TO GARY POINT ETC.

Thank you for your feedback!

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

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Please tell us about yourself:

Name: ALISON CORNACK

Address: 427-12931 RAILWAY AVENUE

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

Phone (optional): 604-244-8569

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

GROCERY STORE ONLY
* BIGGER LIBRARY

What do you think is missing from this community?

GREEN SPACE FOR THE STEVESTON COMMUNITY
SUFFICIENT PARKING - FREE

Thank you for your feedback!

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Please tell us about yourself:

Name: Thomas Taylor

Address: 4333 Bayview Street

E-mail (optional): _____

Phone (optional): 604-241-1120

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

Do you support the rezoning? YES ☐ NO ☐

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

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

I object to large trucks driving past my
single family dwelling. When the construction
was going on it was most inconvenient.

What do you think is missing from this community?

Urban Fare or Thrifty's
Daycare Gym facilities for community
Centre

Thank you for your feedback!

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Please tell us about yourself:

Name: Jennifer Taylor

Address: 4333 Bayview St.

E-mail (optional): _____

Phone (optional): 604-241-1120

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☐

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

YES ☒

NO ☐

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

On the North-South end of East Bayview Street
we have free simple houses and object to large
delivery trucks bringing their goods to the retail stores.

What do you think is missing from this community?

Daycare, library and large community
centre gym and facilities

Thank you for your feedback!

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Please tell us about yourself:

Name: Tristan Fajardo

Address: #37-12331 Phoenix Drive Richmond BC, V7E 6C4

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

Whole foods grocery, coffee shop, boutiques

What do you think is missing from this community?

Keep the town feeling "quaint"
-I do not support these structures

Thank you for your feedback!

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Please tell us about yourself:

Name: Heidmeier Irma

Address: 405-4233 Bayview Str. Rmd. A.C. V7E 6T7

E-mail (optional): _____

Phone (optional): 604-448-9695

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

Do you support the rezoning? YES ☐ NO ☐

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

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

What do you think is missing from this community?

Grocery Store Bakery, Restaurants.

Thank you for your feedback!

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Please tell us about yourself:

Name: Angele Fajardo

Address: 37-12331 Phoenix Dr Puel BC V7E 6C4

E-mail (optional): _____

Phone (optional): 604 _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☐

maybe

I believe this "rezoning" was part of initial plan!?!?

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

YES ☒

NO ☐

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

Whole foods, grocery + public theatre areas
+ area for musicians to support the arts
- Studio area?

What do you think is missing from this community?

parking - not sure how you will accomodate
visitors & keep ~~local~~ parking available
accessible to locals.

Thank you for your feedback!

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Please tell us about yourself:

Name: T. DOUGAN

Address: 222-12873 RAILWAY AVE RICH V7E6K3

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

* one exception: We need a grocery store with adequate parking. Other than parking, the Super Grocer does a good job serving this area. Offer them an opportunity to move into Building #2. We do not need another grocery store to be in competition with the Super Grocer.

What do you think is missing from this community?

Nothing - we ^{already} have dentists, florists, and all other services that you are suggesting. Ask for rezoning of one building only - for a grocery store. You know what the zoning was before you built these buildings - live with it.

Thank you for your feedback!

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By providing additional services in Steveston, you will only hurt the present businesses.

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Please tell us about yourself:

Name: PATKO SI

Address: 12420 No 1 Rd.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☒

Parts

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

YES ☒

NO ☐

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

Office, Bank, Restaurant, Supermarket.

What do you think is missing from this community?

Affordable housing for buyers

Thank you for your feedback!

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Please tell us about yourself:

Name: GEORGINA PATKO

Address: 290. 12420 No. 1 RD.

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

RESTAURANT OFFICES BANKING SUPERMARKET

What do you think is missing from this community?

AFFORDABLE HOUSING

Thank you for your feedback!

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Please tell us about yourself:

Name: J. Moloney

Address: 4233 Bayview St.

E-mail (optional): —

Phone (optional): 778-299-0157

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☐

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

Bank
Large grocery store - Thrift + Whole
Legal services Foodst, etc.

What do you think is missing from this community?

PARKS! Green space - especially
along the river
Public gardens - quiet spaces
without cement
Senior Center

Thank you for your feedback!

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Please tell us about yourself:

Name:

Elizabeth Wainwright

Address:

11151 Swallow Dr

E-mail (optional):

Wainwrightgerry@telus.net

Phone (optional):

604-277-5422

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☐

unsure

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

YES ☐

NO ☐

unsure

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

*Seafood restaurant - enjoy what view is left in
Steveston - Mid-priced clothing store
European deli/bistro.*

What do you think is missing from this community?

*Park areas, Groceries, bigger library,
less "Knick Knack" stores!*

Thank you for your feedback!

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Submitted at
Open House

July 11, 2013

Support

Dear Mayor and Council of the City of Richmond,

I, KEITH INGRAM (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

111-4600 WESTWATER DRIVE
RICHMOND (Steveston)
(Address)

604 908 3324
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Denise Jaffe (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

D. Jaffe

(Name: Signature)

#11-12333 English Ave

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Rong (Richard) Zhang (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

326-12431 Railway Av.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, JEFF JONES (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

[Signature]
(Name: Signature)

117-12333 ENGLISH AVE
(Address) STEVESTON VILLAGE

604-241-4153
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Sheldon Jaffe (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

#11-12333 English Avenue

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Vera Gammart (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

[Signature]

(Name: Signature)

409-5700 Andrews Rd

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Robert Lewis (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Robert Lewis

(Name: Signature)

5177 Holmcroft Dr.
(Address) Richmond, B.C. V7E4T9

604-644-7330

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Vibeke Lewis (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Vibeke Lewis

(Name: Signature)

5177 Hollycroft Dr

(Address)

604-702-7920

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Kathryn Mannas (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

K. Mannas

(Name: Signature)

#404-5800 Andrews Rd.
(Address) Richmond, BC V7E 6M2

604-241-9976

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Brett Brown (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Brett Brown

(Name: Signature)

43-5999 ANADOUIS RD

(Address)

604-271-4604

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, KATHY JAMES (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

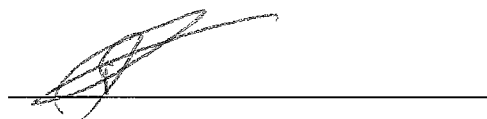
K. James
(Name: Signature)

#7-12333 ENGLISH AVE
STEVESTON VILLAGE
(Address)

604 - 241-4153
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Ka Chun Lau (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

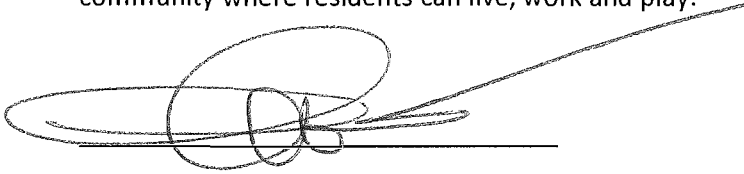
3571 Springthorne Crescent V7E 1Z8

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Linda Lunn (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

206 - 5600 Andrews Rd.
(Address) Richmond, BC
V7E 6N1

604-271-0607

(Phone number **optional**)

Emmie Wessels

emmiewessels@telus.net
2291 Alliance Drive

I support the re-zoning application.

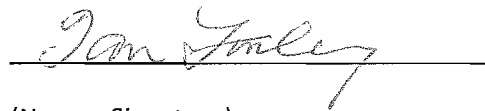
I would like general office + retail space.

I believe the following would be a great addition to the community

- Grocery store
- Fitness gym.
- casual dining restaurant (family oriented)
- Jazz bar / dessert destination
- Walk in Dr's clinic

Dear Mayor and Council of the City of Richmond,

I, IAN FINLAY (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

11220 GALLEON COURT, RICHMOND, B.C. V7E4L3

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, JULES FABLOS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

309-4280 BAYVIEW ST

(Address)

778 387 4188

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Xiaolan Chen (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

4991 Branscombe Ct. Richmond
BC V7E 6N8

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Risana Bolco (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

P.S. Bolco

(Name: Signature)

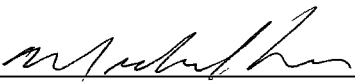
52-11291 7th Ave Richmond

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Michael Lee (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

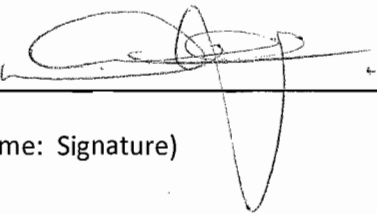
6251 Spender Drive Richmond B.C.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Don Grant (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

218-3451 Springfield Dr.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Erlinda Bell (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Erlinda Bell

(Name: Signature)

43,5999 Andrews Rd. Richmond


(Address)

604-271-4604

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, BARBARA E. Kruyer (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

308-7280 Mariton St.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, JANICE DEFEITAS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

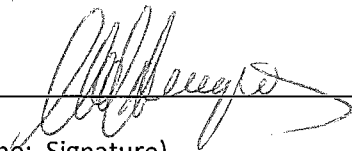
J. Defeitas
(Name: Signature)

102-5800 ANDREWS RD
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, DEREK HENRIQUES (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)


207- 4280 Moncton St.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Betty Hertz (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

4297 Hermitage Dr
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, ERNESTO BULLO (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

ERNESTO BULLO 

(Name: Signature)

52-11281 74 AVE, RICHMOND, B.C. V7E 4J3

(Address)

604 274 2100

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, GAIL MCINTOSH (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

G. McIntosh

(Name: Signature)

8171 Dalenore Rd
Richmond, BC
(Address)

604 277 2396

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Phyllis Auble (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Phyllis Auble

(Name: Signature)

333-4280 Moncton Stn

(Address)

604-271-1625

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

WE, VANDERLIP & PHIL THOM

(please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

VANDERLIP T. [Signature]
PHIL T. [Signature]

(Name: Signature)

12302 ENDLESIA AVENUE

(Address)

(Phone number **optional**)

** WITH THE
EXCEPTION OF
PUBS / RESTAURANTS /
COFFEE SHOPS DUE
TO NOISE, PARKING
AND CROWDS.*

THANK YOU.

I, Liz Harvey (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

(Name: Signature)

(Address) Steve Stern

PLN - 393

Dear Mayor and Council of the City of Richmond,

^{we}
A. BRUCE ARUTH BRIGGS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Timothy R. Briggs

(Name: Signature)

417-4600 WESWATER DRIVE

(Address)

604 272-2621

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, TIM SACKMANN (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Tim Sackmann

(Name: Signature)

230-12931 RAILWAY AVE


(Address)

604-275-2072

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, ROSE FINLAY (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)


11220 Gallion Court, Richmond, BC - V7E 4L3

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, KEVIN SKIPWORTH (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

28-5999 ANDREWS ROAD

(Address)

604-868-3656

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, ALICE SAMWORTH (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

A. Samworth

(Name: Signature)

467-4280 Moreton

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, JENNIFER ANDERSON (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Jennifer Anderson

(Name: Signature)

406-4500 WESTWATER DR. DMND. BC.

(Address)

604.284.2197

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Carol Ingram (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Carol Ingram

(Name: Signature)


111-4600 Westwater Dr.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, M. Balakumar (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


M. Balakumar
(Name: Signature)

205 - 4500, Westwater Drive
(Address)

(604) 241 3044
(Phone number **optional**)

Brenlea Fintelstein
Jeff@brenlea@hotmail.com
(604) 271-5398

3460 Regent St V7E 2N1
Richmond.

Further contact: Yes

Support rezoning: Yes

General office - Retail, service: Yes
missing from community:

~~grocery~~

Restaurant - lunch

- casual dining

- West Coast Cuisine

- Breakfast - full service

late night - after 9:00 pm

- Desert, coffee,

(Not a Bar)

- Cafe

Feedback Form

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

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Please tell us about yourself:

Name: Perry Mazzone

Address: 12160 Imperial Dr.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES

☒

NO

☐

Do you support the rezoning?

YES

☒

NO

☐

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

YES

☒

NO

☐

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

What do you think is missing from this community?

Can you give your lighting poles/stanchions
a good cleaning and put up some banners.

Thank you for your feedback!

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

Feedback Form

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Please tell us about yourself:

Name: Rachel Kirkpatrick

Address: 44 12331 Phoenix Dr

E-mail (optional): rkirkpatrick_98@yahoo.ca

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Restaurant, Higher end Grocery Store
Community Based - Preschool / day care

What do you think is missing from this community?

High end Grocery store

Thank you for your feedback!

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Please tell us about yourself:

Name: ALICE SAMWORTH

Address: 407 - 4280 MONCTON

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

NESTOR OR THE LIKE, MUSICIAN & ART STUDIOS, BISTRO WITH LIVE
MUSIC (JAZZ) SPECIALITY SHOPS (MURCHIES, CHEESE, WINE SHOP,
DELI, STAPLES, TRAVEL AGENT, NOTARY PUBLIC, LAW OFFICE
ETC. PR. & DENTAL OFFICE

What do you think is missing from this community?

NEED TO CONTACT COASTAL JAZZ & BLUES SOCIETY,
KEN PICKERING, NOW AND GET THEM TO BRING IN
SOME FREE EVENTS ON THE PLAZA. THEY CONCENTRATE
ON VAN. AREA BUT DO SOME IN N. VAN OR WHY NOT
RICHMOND?

Thank you for your feedback!

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Please tell us about yourself:

Name: JENNIFER ANDERSON

Address: 406-4500 WESTWATER DRIVE, RICHMOND,

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

Phone (optional): 604, 284, 2197

Would you like to be contacted with further updates?

YES ☒ NO ☐

Do you support the rezoning?

YES ☒ NO ☐

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

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

- BIKE RENTAL (KAYAK ALSO)?
- SPECIALISED GROCERY STORE - EG: CHOICES, CARRIES.
- Something offering healthy/organic foods.
- Def NOT another coffee shop or pharmacy!!

What do you think is missing from this community?

Community is GREAT! what would be
good on this site would be more "green"
areas to break all the bland concrete.
Too stark right now

Thank you for your feedback!

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Please tell us about yourself:

Name: B. EASTON

Address: 5431 WARD BLVD AVE

E-mail (optional): chief.wahoo@gmail.com

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Brewpubs, restaurants, lounge, coffee shop etc
Live music combined with lounge, food. Specialty wine, food, etc
Places to patronize without having to drive to someone else's neighborhood

What do you think is missing from this community?

All of the above

Thank you for your feedback!

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Please tell us about yourself:

Name: MIKE DEWAR

Address: 110-4600 WESTWATER DR

E-mail (optional): Darkside Mike.dewar49@gmail.com

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

- SMALL WALKUP BREW PUB
- CASUAL DINING
- SPECIALTY WINE/BEER STORE

What do you think is missing from this community?

- A BOUTIQUE / UP SCALE GROCERY STORE (URBAN FARE)
- MORE BUSINESSES WITH PATIO SEATING THAT
MAKE PEOPLE WANT TO WALK IN THE COMMUNITY

Thank you for your feedback!

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Please tell us about yourself:

Name: Alex L

Address: _____

E-mail (optional): _____

Phone (optional): 604-312-1883

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Grocery (Urban Fare, Nesters, etc), Tim Hortons (West Richmond
lacks one), Steve Nash Fitness world, Seafood market,
Waterfront restaurants

The added residents in area may need these to encourage walking
What do you think is missing from this community?

An LRT / Canada Line extension to Richmond Brighouse
via Railway Ave corridor - can't have additional
cars in neighbourhood or parking!

Thank you for your feedback!

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- Bring your boat to go shopping like Venice!
- Build a Marina also
- residents could own boats instead of cars!

PLN - 409

False Creek similarity!

Feedback Form

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

Please tell us about yourself:

Name: Carol Ingram

Address: 111-4600 Westwater Dr.

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

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Business related to Kayaking - not fishing unless the existing businesses in Steveston want to re-locate.

- Pet boarding/grooming - many, many dogs in Steveston.

- Seniors' home care outlet for nursing services (maybe for coastal Health Community Nursing)

What do you think is missing from this community?

- A smaller, more upscale grocery/market that offers competition with existing supermarket.

- Natural food & organics

- a cafe (not just coffee please) with outdoor seating.

Thank you for your feedback!

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We don't need another pharmacy.
We have enough coffee shops (18? now).

Feedback Form

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Please tell us about yourself:

Name: Laure Mazzone

Address: 12160 Imperial Dr.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☐

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

YES ☒

NO ☐

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

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: CATHIE CINE

Address: # 44- 12333 ENGLISH AVE RICHMOND BC

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

Phone (optional): 604 808 5770

Would you like to be contacted with further updates?

YES

☒

NO

☐

Do you support the rezoning?

YES

☒

NO

☐

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

YES

☒

NO

☐

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

GYM *** GROCERY SHOP, FLORIST, WINE STORE, SPECIALTY
TERRA BREADS

What do you think is missing from this community?

SIMPLE OCEAN VIEW PUB STYLE RESTAURANT / PUB.
GYM

Thank you for your feedback!

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Please tell us about yourself:

Name: Gerrit deVries

Address: 5-4311 Bayview St.

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Choices, Whole Foods, Nestle

What do you think is missing from this community?

Parking.

Thank you for your feedback!

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

Feedback Form

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

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Please tell us about yourself:

Name: C. FRAZEN

Address: 912-4711 BAYVIEW ST

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

GROCERY - HIGH END

What do you think is missing from this community?

FITNESS CENTRE

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Please tell us about yourself:

Name: Mark Salcai

Address: 11762 Fontmain

E-mail (optional): masako.telus.net

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

A small supermarket (15,000-20,000 sq) would be great.
Also, a small drugstore/general merchandise retailer, like
a "mini-London Drugs" is definitely missing.

What do you think is missing from this community?

There is a shortage of financial institutions (only RB's Coast Cap).
More eco-tourism would be great (nice to see the kayak
place out front). With the recreational opportunities in
Steveston, a sporting/outdoor goods store, perhaps?

Thank you for your feedback!

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Please tell us about yourself:

Name: Brechin Maclean

Address: 14- 12331 Phoenix Dr.

E-mail (optional): —

Phone (optional): —

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Grocery, cafe, banking, professional services
(doctor, lawyer, etc.), daycare,

What do you think is missing from this community?

— Converted some of the current 'cement'
into greenspace: additional trees, small grass areas
A community 'meeting hall' for community events,
rental for business and social functions.

Thank you for your feedback! — Steveston-themed public art.

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Please tell us about yourself:

Name: DONNA PANUSA

Address: 212 - 4211 BAYVIEW ST

E-mail (optional): mysticapprentice@hotmail.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

by email

Do you support the rezoning?

YES ☒

NO ☐

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

YES ☒

NO ☐

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

- GROCERY STORE - like Capers or Choices
high end

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name:

Ann McCormick

Address:

11751 Yoshida Court

E-mail (optional):

grannymcc@gmail.com

Phone (optional):

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☐

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

YES ☒

NO ☐

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

More services that are free to
residents. i.e. bigger library
Some community centre facilities

What do you think is missing from this community?

Tim Hortons

London Drugs

Van City Credit Union

More Daycare

Thank you for your feedback!

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Please tell us about yourself:

Name: Valerie & Phil Thom

Address: Emerson Avenue

E-mail (optional): valphil.thom@gmail.com

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

OK WITH RETAIL AND/OR OFFICES. AM VERY
CONCERNED WITH NEGATIVES TO RESTAURANTS/PUBS/
COFFEE SHOPS; AS BUILDINGS ARE RIGHT ACROSS
FROM RESIDENTIAL HOMES, SO NOISE, LIGHTING, PARKING
What do you think is missing from this community? AND CROWDS ARE A BIG CONCERN.
SPACE -- GREENS --
NATURE.

Thank you for your feedback!

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Please tell us about yourself:

Name: _____

Address: live in "The Village" Condos on Moncton Street
in Steveston

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? Definitely! YES ☒ NO ☐

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

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

WHOLE FOODS MARKET!! (OR CHOICES)
MORE RESTAURANTS.
BANKS (TD/CT) OR BMO

We don't need another pharmacy.
What do you think is missing from this community?

A MARKET LIKE WHOLE FOODS - ~~IS~~ CURRENTLY
HAVE TO DRIVE TO VANCOUVER.

Thank you for your feedback!

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Please tell us about yourself:

Name: _____

Address: Phoenix Drive Richmond.

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Grocery - whole foods, choices, urbanfare, organics, vegetarian.
art; art studios + galleries
if daycare - Rmrl is very short on infant + toddler spaces.

What do you think is missing from this community?

- theatre - live entertainment; community theatre
- night life - jazz + ~~restaurant~~ essert
- more green space + playground, nature, place for kids to play + picnic (a child's wise comment "Skveston is turning into a giant brick keep building + building + building")

Thank you for your feedback!

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Please tell us about yourself:

Name: MARK EDMONDS / Joanne Edmonds

Address: 9-1188 RAILWAY AVE

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

Phone (optional): 604 275-1495

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Restaurants, stores, gym

* DOES NOT * have to be only marine !! NOT INDUSTRIAL

What do you think is missing from this community?

Make one of the new buildings
the new library / community center

Thank you for your feedback!

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Please tell us about yourself:

Name: Phyllis Aubke

Address: # 333-4280 Moncton Street

E-mail (optional): _____

Phone (optional): 604-271-1625

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Kin's Vegetable, Choices, Library, Medical
NO! Pharmacies, NO! Cafes
Want! bigger exercise possibility

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: WALLY DUNSMORE

Address: 11291 7th Ave

E-mail (optional): waldun2@mac.com

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

GROCERIES / MEDICAL ^{DENTAL} CENTRE

What do you think is missing from this community?

MARINE INDUSTRIES

Thank you for your feedback!

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honda Barish

barish@telus.net

4820 Moncton St Richmond - V7E 6B9

further contact - Yes

Yes - Support rezoning

Yes - general office retail

missions in the community

- grocery store ~~store~~

- fitness centre - gym ~~gym~~

- casual dining

- late night snacks - desserts, coffee - not
a bar

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Please tell us about yourself:

Name: ERNESTO BOLLO

Address: 52-11291 7th AVE

E-mail (optional): _____

Phone (optional): 604 274 2100

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

Do you support the rezoning? YES ☒ NO ☐

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

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

HIGH END SUPERMARKET

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: P. Ballo

Address: 11291 7th Ave

E-mail (optional): priscil@telus.net

Phone (optional): 604-274-2100

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

Do you support the rezoning? YES ☒ NO ☐

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

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

New Supermarket needed for expanding
community. Suggest Thrifty's or similar

What do you think is missing from this community?

Supermarkets Parking, Access needs
improvement.
Maximize use of view - restaurants, coffee shops on
waterfront. Supermarket does not need view -

Thank you for your feedback!

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Please tell us about yourself:

Name: Kyla + Louis

Address: 4280 Moncton St

E-mail (optional): Kyla.hochfilzer@hotmail.com

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Building #3: coffee/caf /restaurant to take whole building. Would make great ~~venue~~ ^{venue} for private event hire ~~if left at full size~~. ^{Preference to} ~~keep~~ locally owned businesses for all building tenants.

What do you think is missing from this community?

Sporting goods store. Established yoga/fitness studio. Locally owned specialty grocery store. ~~Animal daycare~~ ^{Animal daycare}. English style tea room. cobbler/keycutter/watch repair shop.

Shared office space that doubles as venue for hire. eg. the Hive in

Thank you for your feedback!
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mailed to Brendan Yee at byee@onni.com. For further information please visit
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Please tell us about yourself:

Name: DEREK HENRIQUES

Address: 207 - 4280 MONCTON ST

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

A grocery store such as "choices" would be welcomed! (Whole Foods too)
The proposals made in the re-zoning application are reasonable
but the increased traffic implications should receive attention.

What do you think is missing from this community?

Another major chartered financial institution.
A community police unit (bicycle type)
The community needs to retain its character. This is
very important.

Thank you for your feedback!

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Please tell us about yourself:

Name: B. Krueger

Address: 4280 Monahan St. Bnd 308

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Food Store - eg. Choices, Thrifty's or other
Higher end grocery

What do you think is missing from this community?

Another park, food store, pub or lounge
with outdoor seating on the Albie like other
cities in Europe. Entertainment would be a plus.
7-11 or such with later hrs.

Thank you for your feedback!

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Please tell us about yourself:

Name: HELEN BURROWS

Address: 203-4233 BAYVIEW ST.

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

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

HIGH-END GROCERY - EC MARKET PLACE - NESTLES
NUTRITION - CARD SHOP & STATIONERY (HALLMARK)
TIM HORTONS - MAGAZINES & NEWSPAPER - BAKERY - (EUROPEAN)
SHOE REPAIR CAKES & BREAD

What do you think is missing from this community?

WE DEFINELY DO NOT A PHARMACY - THERE
ARE ENOUGH IN STEVESTON
RESTAURANT ABOVE GROCERY STORE WOULD BE GREAT

Thank you for your feedback!

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Please tell us about yourself:

Name: RALPH Turner

Address: 3411 Chatham St. Steveston

E-mail (optional): returner2@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like ~~general retail~~ ^{Professional} office and service based tenants?

YES ☒

NO ☐

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

Good Grocery Store
- no more coffee shops! no more pharmacy stores

What do you think is missing from this community?

- fish auction & market.

Thank you for your feedback!

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Please tell us about yourself:

Name: Moon Lee

Address: 203-4500 Westwater Drive Richmond V7E 6S1

E-mail (optional): moonhlee@telus.net

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Doctors' offices, medical laboratories (x-rays, blood tests, etc)
natural food grocery stores (Sprouts, Choices, Whole food eg.)
pharmacy.

What do you think is missing from this community?

Doctors' offices, natural food groceries, medical
laboratories, green space.

Thank you for your feedback!

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Please tell us about yourself:

Name: DON GRANT

Address: 218-3451 SPRINGFIELD DR.

E-mail (optional): dhgrant21@gmail.com

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

MEN'S CASUAL WEAR ; RESTAURANT / CAFE WITH PATIO AREA ; OUTDOORS REC.
STONE (clothing, accessories, footwear etc) ; BIKE RENTAL ; SMALL
ELECTRONICS STORE

What do you think is missing from this community?

EVENING NIGHTLIFE ; SUMMER BUSKERS ; MUSIC ;

Thank you for your feedback!

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* PLEASE - NO MORE PHARMACIES, COFFEE SHOPS, CHINESE OR JAPANESE RESTAURANTS, THRIFT STORES, BOOK STORES, SOUVENIR SHOPS

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Please tell us about yourself:

Name: Shawn Smith

Address: 11471 Plover Drive, Richmond

E-mail (optional): shawnmsmith103@gmail.com

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Coffee, grocery, food stores.

What do you think is missing from this community?

tenants!

Thank you for your feedback!

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Please tell us about yourself:

Name: Maha

Address: 4500, Westwater Drive

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

What do you think is missing from this community?

Few fountains along the Boardwalk side.

Thank you for your feedback!

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Feedback Form

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

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

Please tell us about yourself:

Name: Aileen Williams

Address: 201-4233 Bayview St.

E-mail (optional):

Phone (optional): 604-274-1503

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

Do you support the rezoning? YES ☒ NO ☐

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

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

WALK-IN CLINIC

What do you think is missing from this community?

Not much.
just - Tim Hortons No! to Pharmacy!

Thank you for your feedback!

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Please tell us about yourself:

Name: Andy Highton

Address: 328-12633 No. 2 Road

E-mail (optional): andyhighton777@hotmail

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

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

YES ☒

NO ☐

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

Cafe's (not Starbucks) local business only!

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: MARGE DOROZIO

Address: 206 - 4233 BAYVIEW ST

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

Phone (optional): 604 2770293

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Market Place, Nutrition, Card Shop (Stationary)
Jim Horton's, Shoe Repairs
(NO TO PHARMACY)

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: Derek Williams

Address: 1777 Yoshida cat

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

Phone (optional): 604 961 4273

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Highend grocer store (wholefoods, choices etc). Food outlets
coffee shop, Hobbie store bike shop, professional building-
pub. craft stores

What do you think is missing from this community?

bike parking to encourage lots of cyclists. disabled parking.
make other people walk. outside seating + patios
coffee shop at east end of complex

Thank you for your feedback!

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Please tell us about yourself:

Name: DEBBIE SNITHUR

Address: #3-4340 STEVESTON HWY RMD B C

E-mail (optional): debbie@lindairservices.com

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

WE NEED A BETTER GROCERY STORE
IN STEVESTON AND A GOOD BIKE SHOP
AND A NEIGHBOURHOOD PUB.

What do you think is missing from this community?

I DON'T SEE ~~ANY~~ ANY HANDICAPPED PARKING
AND NO BIKE RACKS IN FRONT OR BACK

Thank you for your feedback!

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Please tell us about yourself:

Name: VELA GAMMECT

Address: 409-5700 Andrews Rd. Richmond

E-mail (optional): gammectv@telus.net

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Upscale Grocery Store, Fitness Center, Restaurant with Patio then Jazz Club/etc.

What do you think is missing from this community?

Refill Botique Clothing stores, Recreation equipment store (M.E.C.) Bike, hiking etc.
Good Adult Fitness Centre (good fit-fitness)
Granville Island Style Market.

Thank you for your feedback!

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Please tell us about yourself:

Name: KATY JONES

Address: #7-12333 ENGLISH AVE STEVENSON VILLAGE

E-mail (optional): _____

Phone (optional): 604 241 4153

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

Do you support the rezoning? YES ☒ NO ☐

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

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

#1 Grocery Store.
Gym.
Day care.

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: LAURA BEESLEY

Address: 411 5700 ANDREWS RD.

E-mail (optional): LAURA BEESLEY@LIVE.CA.

Phone (optional): 604.244.7703

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Specialty grocery store, proper vegetable market

What do you think is missing from this community?

more retail clothing stores - not chain stores - like Gap etc.

Thank you for your feedback!

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Please tell us about yourself:

Name: JEFF JONES

Address: #7-12333 ENGLISH AVE STANSTON VILLAGE

E-mail (optional): jeff@plymoe-shoe.com

Phone (optional): 604-741-4153

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

Do you support the rezoning? YES ☒ NO ☐

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

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

PROCUR BANK
Gym
DAYCARE

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: TIM STICKMANN

Address: 230-12931 RAILWAY AVE

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

ALTHOUGH DAYCARE IS GIVEN AS A ILLUSTRATIVE
OPTION, I BELIEVE THIS IS AN EXCELLENT IDEA.
There's a serious shortage of daycare spaces in this area.

What do you think is missing from this community?

We need more choice in terms of retail grocery or
farmers' market vegetable shops. We would like to
see a generalist drug store (eg. London Drugs or
Shoppers Drug Mart) to provide more competitive pricing
for drugs and house ware/personal goods. A TD Canada Trust
Thank you for your feedback!

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A branch would be helpful. A home repair store (eg.
Home Depot, but on a much smaller scale) would be
very desirable. How about Lululemon or Uniqlo?

Feedback Form

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Please tell us about yourself:

Name: JACQUI TURNER

Address: 12251 HAYASHI CRT

E-mail (optional): _____

Phone (optional): 604 271 7779

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Urban Fair Fitness centre (Leisure SSC).
Coffee shop.

What do you think is missing from this community?

Being a resident for 28 years our community
is better now so good luck with the changing
of zoning.

Thank you for your feedback!

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Please tell us about yourself:

Name: Kathryn Mannas

Address: #404-5800 Andrews Road, Richmond
VTE 6M2

E-mail (optional): -

Phone (optional): 604-241-9976

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

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

YES ☐

NO ☐

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

Make the mix of retail/service
exactly like Granville Island.

What do you think is missing from this community?

- ① A community theatre/gym/auditorium
by the river (like Arts Club) Neighborhood
pub/restaurant/patio.
 - ③ IT boutique supermarket (that will not force
Super Grocer in Steveston to close - SG is unique.
- Thank you for your feedback!

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

- ④ Pet store
- ⑤ Nothing touristy - build for residents
Small
- ⑥ Play area for children (like Small and at IKEA)
- ⑦ Community art gallery
- ⑧ PLN-448 Amenities by ONNI in
exchange for rezoning - some trees in large pots
on boardwalk, gardens (New West Quay), a classy over

waterfall Japanese garden somewhere
on the newly built ~~big~~^{stack} cement
boardwalk (designed by world class
Japanese gardener). A few trees
mixed with floral shrubs all along
the length of the shoreline where
the new boardwalk is. Add some
nautical/fishing motifs of colorful tile-
work on boardwalk &/or garden walls.

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Please tell us about yourself:

Name: Leslie Gilker Donna booth Donna ~~Booth~~ Nimi

Address: ~~donnanin~~ dmbooth@shaw.ca

E-mail (optional): leslie.gilker@gmail.com donnanimi@shaw.ca

Phone (optional): _____

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

Do you support the rezoning? YES ☒ NO ☐

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

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

Grocery store - Specialty - Whole Foods / Choices
Restaurants - eg. Burgoo / Soup + Sandwich
late night dessert place. - homemade style
- good quality.

What do you think is missing from this community?

Bistro Style Restaurant.

Thank you for your feedback!

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- Ramp concerns - too steep + narrow
- Curb drop off

**Submitted at
Open House**

July 13, 2013

W

Onni Group of Companies

Date

July 13

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|--------------|-------------------------|-----------------------------|
| TONY BUSKE | 17300 ENTEN AVE. | tonytisoy14@hotmail.com |
| Lynne Waller | Kingsfield Dr. Richmond | — |
| | | |
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Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|-------------------|-------------------------|-----------------------------|
| Broda Stacey Kahn | 4-13400 Princess St. | coachbrado1@gmail.com |
| Daniel Blackman | | |
| Carlie Holland | 12294 Imperial Dr. | 604-271-7217 |
| LYNDA BAAR | 14-5999 ANDREWS RD | 604-277-0556 |
| MARTEN COMYN | 12471 BRUNSWICK PLACE | mcomyn@telus-net |
| Macey ter Borg | 41-12411 trikes Rd | |
| Michael | 8227 Colclake Ct. | — |
| Jim Ritchie | 11360 2ND AVE. | |
| G.M. HARROD | #102- 4111 Bayville St. | 604-271-5148 |
| | | |
| | | |
| | | |
| | | |
| | | |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|------------------|------------------------|-----------------------------|
| David Nichols | 130-12931 Railway Road | jandg@telus.net |
| Lucy KENT | 303 12911 Railway RMD | lucydanny@shaw.ca |
| Allyson J. J. J. | 203 4500 Webster Dr. | |
| W. J. J. | 130-12931 Railway | |
| S. J. J. | 310-4500 Webster Rd. | |
| M. J. J. | — — — | |
| Pat Montgomery | 2400 Westminster Hwy | montypat@hotmail.com |
| Sue, D. J. | 12875 Railway Ave #133 | |
| J. J. J. | 8800 Glen Castle Rd | |
| J. J. J. | " " | |
| J. J. J. | | |
| N. J. J. | 309-12911 Railway Ave | |
| J. J. J. | 401-4600 W. J. J. | |
| J. J. J. | Levin J. J. | STONESTON |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|-----------------------------|------------------------------|-------------------------------|
| Carole Pettipiece | | carolypett@shaw.ca |
| Helen Pettipiece | | hpettipiece@sasktel.com |
| XIN ZHAO | | zx198717@126.com |
| Jack Digne Ritchie | | Queen of pearls @dignetch.com |
| Jack Ritchie | | RITCHIE |
| CAROLE ENG. | | carole.eng5@yahoo.com |
| LEANOR HAMILTON | 4233 Bayview St. | |
| Steve Lee | | Steve@shaw.ca |
| Alan Wagner | 12880 Railway St. | |
| Sam Wagner | 12880 Railway Ave | |
| David Lee | 4500 Westwater | 607 7636555 |
| David Lee | 12331 Phoenix Dr. | |
| Greg + Evelina Halsey-Brown | #706-8560 General Currie Rd. | |
| Graig + Winnie Hamilton | 11100 Railway Ave | grandmapook@shaw.ca |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|---------------------------|--------------------------|-----------------------------|
| MIKE. G | 4500 Westwater Pl | 604-719-7293 |
| JaAnn & Al Logan | 409-4233 Bayview St | 604-275-1939 |
| Chi Yu Hong | 5291 Lancing Rd | 604-715-9665 |
| YAS+MIN NAKANO | 305-4288 Moncton Rm. | 604-227-6940 |
| Shirley Ren | 208-5700 Ardmore | 604-241-2033 |
| VICTORIA RUSCITO | 29-12331 Phoenix | 604-274-5253 |
| Bruce Rozenhart | | rozenhart@comtempint.ca |
| Fred Sveinson | 4655 Britannia Drive | fsveinson@shaw.ca |
| Mary Walsh | 4233 Bayview St | |
| Ben Bourrie & Dan Gredick | 2247 62nd St | bbourrie@earthlink.net |
| Ian Bourrie | 73 Church Dr. Regina, SK | Ibourrie33@gmail.com |
| Jerry | 1840 Stuart Road | Jamie21@Sire.com |
| JREY CHAN | 5999 Fiddlers | 416-720-8017 |
| GUY POTH, BOON | 12486 TRITES RD, RHMD. | |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|---------------------|----------------------|-----------------------------|
| C. Marin | 12911 Railways Ave. | — |
| J Espinoza | 8993 ST. ALBANS RD | — |
| Rm TAYLOR | Richmond. | |
| N. STONE | Moncton ST. | |
| S. Svensen | 4655 Britannia Drive | |
| H. Becker | 5200 Andrews Rd | |
| Giara Kelly | 5700 Andrews Rd | |
| S. Boussie | 6430 187 St. | |
| B. & R. B. B. B. B. | 10741 Hollywood Dr | |
| Donald T. B. B. | Nanaimo | |
| S. B. B. B. | (S. B. B.) | |
| Kennie M. B. B. | Delta. | |
| Stephen Griffiths | — | |
| Carole Pothibeau | 13486 Trites Rd. | |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|---------------|-----------------------------------|-----------------------------|
| Herb Boeke | 107-4211 BAYVIEW ST. | herb_boeke@mac.com |
| M. Whitely | 403-12633 #2 Road | — |
| T. Burke | 405-12911 Railway Ave. | — |
| LISAMAK | 4600 Westwater Drive. | lisamak2001@yahoo.com |
| None | 12880 Railview Ave | |
| Paragon Hill | 21 South Boundary Lane | — |
| ROBERT OYE | 4671 BREITSPRINT DR. | roblea2@shaw.ca |
| DANIEL McLean | 11571 South Pine Ridge Road, B.C. | |
| Leo Tardio | 4305 Bayview St. Richmond | 604-272-4513 |
| Hayel Absalom | 20-12011 Greenland Dr. Rich. | |
| Bill Absalom | " " " " | |
| Michael Lauer | 4747 GARDAS PLACE | 604-275-0143 |
| Danney Carney | " " " " | " |
| K. Shin | 1350 Lang | 778 808 8476 |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|-------------------------------------|-----------------------|-----------------------------|
| KEN FALES | 207-4111 Bayview St | kenj54@hotmail.com |
| OPHARIE + JOAN NAWS | 305-4600 WESTWATER DR | |
| ACIA SUNDASI | 3940 Lathrop St | almsunderji@shaw.ca |
| WILL CARLA BRUNSTADT | UAS D. | WILL BRUNSTADT@shaw.ca |
| Val Stone | 415-12931 Railway Ave | V. Stone |
| Jeff + Megan Goddard | 3208-1495 RICHARDS ST | 778 239 2121 |
| PLN - 460 H. Salmon-De-Friedberg | 4111 Bayview #305 | henrysd@telus.net |
| Elvira Johnson | #43-12880 Railway | N/A |
| BEVERLY UNSWORTH | 412-4233 BAYVIEW ST. | 604. 277 4801 |
| Kathy Soot | 251 Woodbine Crt VIC | Kathy-5104251@hotmail.com |
| Sarah Bianchini | 12086 osprey Drive | sidavie@shaw.ca |
| ANDY BONE | 4880 DUNCLEFFE RD | abone2010@gmail.com |
| Graeme Bone | 9298 Odlin Rd. | — |
| Shannon Loughery | 5600 Andrews Rd. | irsko@yahoo.com |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|-----------------|---------------------------|-----------------------------|
| Yukiko Pasut | 12228 Ewen Ave | pasut.yukiko@gmail.com |
| Greg Badingli | 42-6233 London Rd | |
| Mike Gong | | mike_gong@owfg.com |
| Brise-Ho | 3111 Broadway St. | |
| EDITA WHIPPLE | #406 4233 BAYVIEW | EDITA.WHIPPLE@GMAIL.COM |
| Margot Spronk | #31 12331 Phoenix Dr. | |
| BARBARA JACKSON | 324 - 4500 WESTWATER DR | (604) 271-1519 |
| Julie Maxwell | 436-5700 Andrews Rd. | julienot@me.com |
| Willie Bone | 4880 Dandiffe Rd Richmond | bonewj@gmail.com |
| Sharon Hampel | 20507 Louvre Ave VR | menster-3@yahoo.ca |
| Nancy Dickinson | 17931 Railway #216 | 604 274 1984 |
| Mark Baggio | 5791 149 St | |
| Kristie | " " | |
| Cale | " " | |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|---------------------|----------------------------|-----------------------------|
| Gary McDermid | 6480 Juniper Dr | gary.mcdermid@outlook.com |
| Vytas Abramaitis | 4468 Moncton St. | vyta.abramaitis@gmail.com |
| Dan Lu | 7571 Acherson Rd. Richmond | Frank.nana9988@gmail.com |
| B.T. Byrne | — | — |
| Kukry Kostorov | Richmond 13c | |
| Bob Muecke | Richmond BC | |
| DENISE THORSTEINSON | 4300 WILLOW JAMMER DR. BC | deniset@shaw.ca * |
| Pak WILLIAMS | 225 12639 no 2 Road | |
| LYNDA GORGOPA | 4111 BAYVIEW ST | |
| PAT BJORVATN | 4211 BAYVIEW ST | |
| Peren RONIA | #54, 12311 49-2 Rd. | perenrona@gmail.com |
| Jim Vanduit | 3031 William Rd. | |
| Irish | Hidden Drive | |
| Sarah | 1935 W 14th Ave | sarah.assad@hotmail.ca |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|-----------------------------|-----------------------------|-----------------------------|
| Muhammad Mahmood | 6480 Fenner Dr, Richmond | m.mahmood@outlook.com |
| Florence Lin | 6520 Yeats W. | florence269@gmail.com |
| Julian Cheung | 4546 Lakeside Ave. | jc.110@outlook.com |
| Carole Yung | 8571 Myrow Court | |
| S. Copland | 12333 English Ave | |
| PLN - 463 | 3586 Riverfront St | |
| Peter & Vivienne Lowenstein | 3371 Richards St. | |
| Corrinne Dalk | #105-4100 Chatham St. | 604-618-2514 |
| Patricia Norman | 599 Henkage Blvd | farbass@comcast.ca |
| Cathy Xu | 2935 Wilkitt Ave, Vancouver | richard.cathy@outlook.com |
| Melinda Wilber x2 | 11360 2nd Ave, Steveston | 604-2412277 |
| Robert Foreman | 4100 Chatham Street | |
| Michelle Breton | 6333 Princess Lane #4 | toton.microm007@gmail.com |
| Tom Moss | " " | " " |

July 13/13

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|-------------------------|---|-----------------------------|
| Sumit | 755 Alderbrook, Victoria | N/A |
| Kelly Kochert | 4211 Bayview St. | N/A |
| Suzanna Fawc | 12333 English Ave. | N/A |
| Nancy Lamprecht | 31-12333 English Ave. | N/A |
| Mal Ritchie | 11360 - 2nd " | " |
| Linda Qin | 2835 WIC | N/A |
| Susan | 4500 West 70th | N/A |
| Gonne Koo | 2471 McCrease Street | N/A |
| Dave & Christine Greene | 4803 48th Ave Delta | N/A |
| Ann Smedley | 21-4460 Sarry Str. | N/A |
| Kevin Ho | 3111 Broadway St | N/A |
| ANNALIZIA BIGGAR | 10071 SPRINGHILL CR. | N/A |
| Richard & Joan Beckman | Box 3690 VAN 1 TO Caribou Highlands BC | N/A |

Registration Sheet

| NAME | ADDRESS | EMAIL (PHONE # if no email) |
|---------------------|----------------------------|-----------------------------|
| Chelsea Wilkerson | #42-12331 Phoenix Dr. Rm 1 | 604-209-1349 |
| Philip Blumenthal | 410-2149 Zornicki Ave. | 604-377-3099 |
| Souwan Ruan | 15 | 15 |
| Sahir Maroke | 7811 Thornbury Cree | 604-274-4908 |
| Robert Wibeke Lewis | 5177 Hollycroft Dr | 604-644-7330 |
| Casale E. Ellwyn | 4100 Cathlamet Rd | 604-275-0469 |
| P. Nimmo | 44489 11460 4th AVE | 604-274-3228 |
| T. Bender | #21-6600 Lucas Rd | 604-277-9670 |
| M. Morris | #106-4233 Bayview | 604-231-9708 |
| S. Morris | #106-4233 Bayview | 604-231-9708 |
| Robert Smith | | |
| Shirley M. Smith | | |
| M. Azogi | #332-4280 Moncton | 604 277-2968 |
| A. Cameron | 3691 BROADWAY ST. | 604 277-1064 |

Submitted at
Open House

July 13, 2013

Opposed

Feedback Form

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

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

Please tell us about yourself:

Name: ELVERA JOHNSON

Address: #43 - 12880 Railway Ave
Richmond

E-mail (optional): NA

Phone (optional): N/A

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

Do you support the rezoning? YES ☐ NO ☒

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

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

I note that there is a spot
designated for a pharmacy. There
are already 4 pharmacies in
Steveston & we do not need another
one.

What do you think is missing from this community?

Nothing except the green
space we were promised
10 years ago!!

Thank you for your feedback!

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

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Please tell us about yourself:

Name: Glenn

Address: Steveston

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

as we have said each time Onni shows its plan we
do NOT want a grocery store or another pharmacy (already
4 in Steveston

What do you think is missing from this community?

the green space we were promised

Thank you for your feedback!

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

Please tell us about yourself:

Phone (optional): _____

NO ☒

NO ☐

NO ☒

no more !!

What do you think is missing from this community?

- where is the Stevenston I used to know?
- everything is now cement!!
- too much - no grass for dogs & people!
- don't want more traffic - don't
- want raised crosswalks etc.

Thank you for your feedback!

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

*Don't try to make it a Yale town!!!

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Please tell us about yourself:

Name: Shannon

Address: 5600 Andrews Rd.

E-mail (optional): irsko@yahoo.com

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

None. And no more changes. The "community
benefits" are ruining Steveston!! Keep it old, keep it
historical! This is not Yaletown!!

What do you think is missing from this community?

Nothing!! Maybe put back the green space you
removed!!

Thank you for your feedback!

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Please tell us about yourself:

Name: LYNDA BAAR

Address: 14-5999 ANDREWS RD

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

What do you think is missing from this community?

landscaping

Thank you for your feedback!

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

Please tell us about yourself:

Phone (optional): 604-271-5148

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

What do you think is missing from this community?

STEVESTON IS A VILLAGE & WE WOULD
LIKE TO KEEP IT THIS WAY. IF BIG BUSINESS
COMES IN IT WILL BE THE END OF STEVESTON
AS WE KNOW IT & WHY WE LIVE HERE !!!

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WE HAVE FOUND LIVING IN AN ONNI BUILT
BUILDING WE CANT EXACTLY TRUST ONNI
TO MEET RESPONSIBILITY.

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Please tell us about yourself:

Name: Kate Correll

Address: 6233 London Rd -302

E-mail (optional): —

Phone (optional): —

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

Do you support the rezoning? YES ☐ NO ☒

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

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

What do you think is missing from this community?

The serenity needs to be maintained -
rezoning will increase traffic noise &
commercialism that is antithetical to the
core spirit of Steveston.

Thank you for your feedback!

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Please tell us about yourself:

Name: Pat Montgomery

Address: 2400 Westminster Hwy

E-mail (optional): montypat@hotmail.com

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

What ~~retail, commercial~~ or services do you think should be considered at Imperial Landing? only No to more stores

No to Retail. Onni should give back to the community.
Suggestions - a reasonable child care centre, an extension
to Steveston Community centre - meeting rooms for community groups
a Visitor Info Centre, Artists studios, a centre that focus
is the history of ST

What do you think is missing from this community?

Where is the green space that Onni promised
at the beginning of their proposal for the area

Thank you for your feedback!

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

What Onni has done on the Imperial Cannery property has had a negative impact on Steveston as an historic fishing village! Any **PLN 1474** changes to the original plans should support and enhance the historic importance of Steveston

Feedback Form

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Please tell us about yourself:

Name: Brian Howe

Address: 6233 London Rd #302

E-mail (optional): _____

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

as is - quiet services

What do you think is missing from this community?

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: D.B. FRANKLIN

Address: 226 - 1231 Railway

E-mail (optional): dona22@shaw.ca

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

Library Seniors Centre

What do you think is missing from this community?

a development company (Onni)
that lives up to their original
commitment.

Thank you for your feedback!

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Submitted at
Open House

July 13, 2013

Other

Feedback Form

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

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

Please tell us about yourself:

Name:

Mary Nasho

Address:

4233 Bayview St Richmond.

E-mail (optional):

Phone (optional):

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☐

NO ☒

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

YES ☐

NO ☒

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

What do you think is missing from this community?

TD Bank, Day care !!! D' office
Grocery Art !!!
No Pharmacy !!!

Thank you for your feedback!

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Dear Mayor and Council of the City of Richmond,

I, Mary Vasho (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Mary Vasho

(Name: Signature)

No!!!!

305-4233 Bayview

(Address)

(Phone number **optional**)

Feedback Form

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

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

Please tell us about yourself:

Name: ED WHITBY

Address: LOCAL

E-mail (optional): _____

Phone (optional): 604-839-2343

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

Do you support the rezoning? YES ☐ NO ☐

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

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

Prefer Professional offices Gallery type
retail Maritime related businesses
wherever possible

What do you think is missing from this community?

As Mentioned Above

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: ANNE CAMERON

Address: 3691 BROADWAY ST.

E-mail (optional): annecameron@hotmail.com

Phone (optional): _____

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

Do you support the rezoning? YES ☐ NO ☒

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

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

community mid level grocery store

What do you think is missing from this community?

Community spaces for youth clubhouse,
senior meeting area, day care.
Present Community Centre cannot support the
population of Onni residences. Donation to
Richmond Council should be designated
to Steveston Community Centre.

Thank you for your feedback!

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

The development is and looks industrial, so if you want to change the zoning CHANGE the physical layout and make it more like a residential/commercial area.

Feedback Form

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Please tell us about yourself:

Name: HAZEL ABSOLOM

Address: 20-12011 GREENHARD DR. RICHMOND BC

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

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☐

NO ☐

NOT SURE

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

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

CAFE - OFFICES - PET SHOP - VET
family & small businesses
on

What do you think is missing from this community?

People come here for the Beauty and
quiet Too much commerce would
Spoil it I don't think anything
is missing

Thank you for your feedback!

This form can be dropped in the secure box, submitted directly to the City of Richmond, or e-mailed to Brendan Yee at byee@onni.com. For further information please visit www.waterfrontrezoning.com or call 604-602-7711

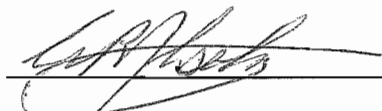
Submitted at
Open House

July 13, 2013

Support

Dear Mayor and Council of the City of Richmond,

I, WILLIAM R. ABSOLOM (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

20-12011 GREENLAND DR. RICHMOND. V6V 2E8.
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Junie A Maxwell (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

J. Maxwell

(Name: Signature)

434-5700 Andrews Rd.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Maureen McDermid (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Maureen McDermid

(Name: Signature)

6480 Juniper Dr.

(Address)

604-294-5946

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Suzanna Law (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Paul

(Name: Signature)

20-12333 BINGHAM AVE RICHMOND

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, H. ABSOLOM (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

H. Absalom

(Name: Signature)

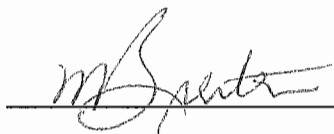
20-12011 GREENVALE DR

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, MICHELLE BRENTON (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

6333 Princess Lane, Unit 4

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, _____ (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

V. Battersby

(Name: Signature)

45 - 11771, KING FISHER DR.
RICHMOND

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, MAREY MORRIS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Marey Morris

(Name: Signature)

4233 - Bayview

(Address)

604 - 231-9708

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Vytas Abromaitis (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

V. Abromaitis

(Name: Signature)

4468 Moncton St.

(Address)

604-274-1909.

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Sheila Price (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Sheila Price

(Name: Signature)

10741 Hollymound Dr.

(Address)

604-277-2845

(Phone number **optional**)

PS. How about outdoor patios / pub /
restaurants too.

Dear Mayor and Council of the City of Richmond,

I, _____ (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Bob Row

(Name: Signature)

10741 Hollymont Drive

(Address)

604-277-2845

(Phone number **optional**)

Build us a neighbourhood pub /
seafood restaurant on the plaza

Bob

Dear Mayor and Council of the City of Richmond,

I, Helen Pettipiece (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Helen Pettipiece

(Name: Signature)

5811 Sandpiper Crt Richmond

(Address)

604-341-7997

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, B.D. MURPHY (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

B.D. Murphy
(Name: Signature)

#28- 12880 Railway Ave
Richmond.
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Cara Kelly (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Cara Kelly
(Name: Signature)

5700 Andrews Rd
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Michael Carey (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

4477 GERRARD AVE
(Address)

604-275-0143
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, CHARLES FLOWS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

C. Flows

(Name: Signature)

#305 WESTWATER DR.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, JOAN HAWS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

J. Haws

(Name: Signature)

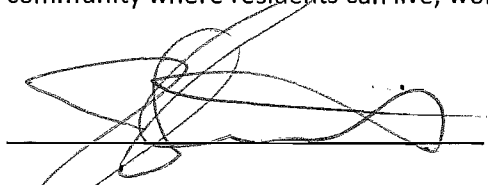
#305-4600 WESTWATER DRIVE

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Jamie Stewart (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

48-11491 7TH Ave
(Address)

604-862-6016
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Yukiko Pasut (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Y. Pasut

(Name: Signature)

12228 Ewen Ave, Richmond V7E 6S8

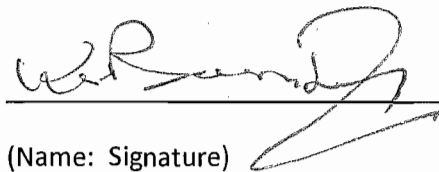
(Address)

604-291-8131

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, KEVIN BATTERSBY (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

#45-11771, KING FISHER DR
RICHMOND
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, WILLIAM J. WEIGAND (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

W. J. Weigand

(Name: Signature)

223-4500 WESTWATER DRIVE
RICHMOND V7E6S1

(Address)

604 271 7272

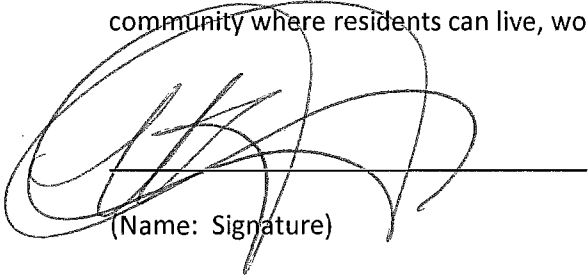
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

*that do not compete with
existing Steveston Village*

I, John Karlsson (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be ~~in addition to~~ the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

instead of


(Name: Signature)

421-5600 Andrews Rd., Richmond
(Address)

604 272 3702
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, C. HAMBLETTON (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

11100 Railway Ave

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

HAPPY WITH
COMMERCIAL
RESTAURANTS, GROCERIE

I, SUZANNE MCKINLAY (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Suzanne McKinlay

(Name: Signature)

#115-4600 WESTWATER
RICHMOND, B.C. V7E 6S2

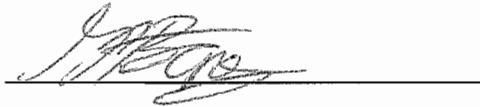
(Address)

604/241-8220

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Graeme Bone (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

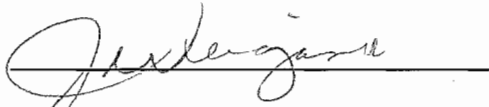
407-9288 Odlin Rd.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, TERRINE WEIGAND (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

223-4500 WESTWATER DRIVE, RICHMOND, B.C.
V7E 6S1

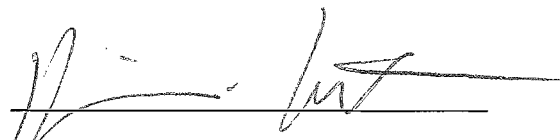
(Address)

604) 271-3272

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, J.M. Ritchie (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

1136 2ND AVE
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Nancy Stone (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Nancy Stone
(Name: Signature)

#335 4280 Moncton St.
(Address)

604-272-5299
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Shirley K. Regan (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Shirley K. Regan

(Name: Signature)

206-5700 Andrews Road

(Address)

Richmond, BC.
604-241-7033 V7E 6N7

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, SHELLEY MORRIS (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Shelley Morris

(Name: Signature)

106-4233 Bayview

(Address)

604-231 9708

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, PETER HU (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

3111 BROADWAY ST, RICHMOND

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, LEAH KOCHUT (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

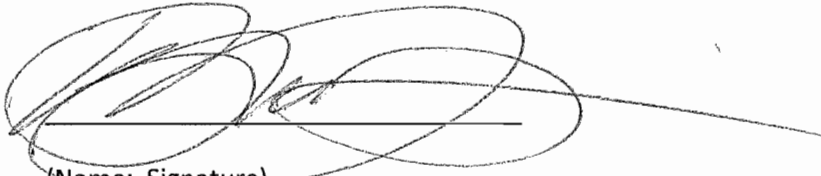
[Signature]
(Name: Signature)

108-4211 Bayview ST
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, BARBARA BARNETT (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

40-11551 KING FISHER
(Address) RICHMOND

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, M. Khan Patel (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

8271 Alder St.
(Address) Richmond, BC V7C 4X3

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Tom Moss (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

JRM

(Name: Signature)

4-6333 Princess Lane

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, EDITA WHIPPLE (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Edita Whipple

(Name: Signature)

#406 4233 BAYVIEW ST. RICHMOND, B.C

(Address)

604 270 3421

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, BEVERLEY UNSWORTH (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Beverley Unsworth

(Name: Signature)

412 4233 Bayview St.
(Address) Richmond, B.C.

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Leo Tardoli (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

4395 Bayview St.

(Address)

604-272-4513

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Angela Tsang (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Angela Tsang
(Name: Signature)

#901-13251 Princess St, Richmond BC

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Donna Carey (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Donna Carey
(Name: Signature)

4877 GERRARD PL
(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, BARBARA JACKSON (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Barbara Jackson
(Name: Signature)

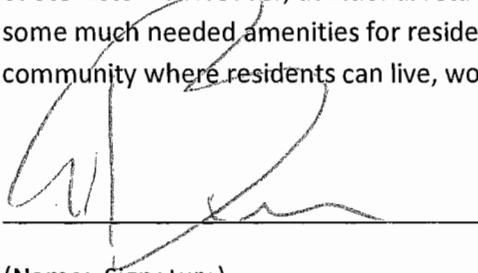
324 - 4500 WESTWATER DR.
(Address) RMD, BC. V7E 6S1

(604) 271-1519
(Phone number **optional**)

P.S. I would like to see a
T.D. Canada Trust &
a grocery store.

Dear Mayor and Council of the City of Richmond,

I, William Bone (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

4800 Dundiffe Rd. Richmond BC V7E 3N2

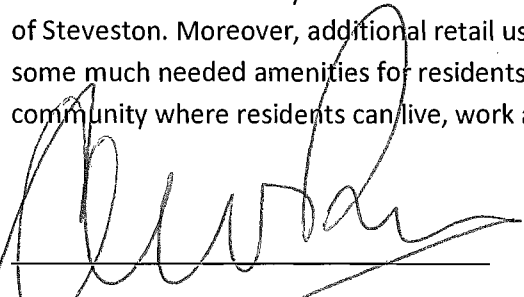
(Address)

604-314-4846

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, ANDREW W. BONE (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

4880 DUNCLIFFE RD RMD V7E3N1
(Address)

778-995-4151
(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Sarah Bianchini (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

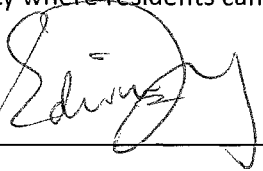
12086 Osprey Drive

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, EDWIN TSANG (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.



(Name: Signature)

#301-13251 Princess St. Rmd.

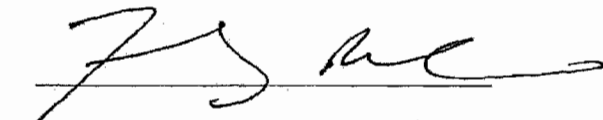
(Address)

604.537-6471

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, FRANK BARAC (please print) am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical uses such as general retail, personal services, financial services and office uses that will enhance the residential community as opposed to the Mixed Maritime uses that the property is currently zoned for. The current zoning of Mixed Maritime use is outdated and would provide no benefit to the community. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents living in the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

10620 REYNOLDS DR.

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Joyce Barac (please print) am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical uses such as general retail, personal services, financial services and office uses that will enhance the residential community as opposed to the Mixed Maritime uses that the property is currently zoned for. The current zoning of Mixed Maritime use is outdated and would provide no benefit to the community. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents living in the surrounding area, creating a community where residents can live, work and play.

J Barac

(Name: Signature)

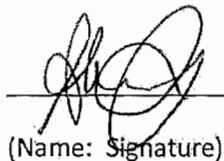
10620 Reynolds Drive

(Address)

(Phone number **optional**)

Dear Mayor and Council of the City of Richmond,

I, Shirley Lyons (please print) am in support of additional community-based retail/commercial uses to be added to the current zoning at 4300 Bayview Street. As a member of the community, I would prefer more practical uses such as general retail, personal services, financial services and office uses that will enhance the residential community as opposed to the Mixed Maritime uses that the property is currently zoned for. The current zoning of Mixed Maritime use is outdated and would provide no benefit to the community. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents living in the surrounding area, creating a community where residents can live, work and play.


(Name: Signature)

30-5999 Andrews Rd.

(Address)

(Phone number **optional**)

Feedback Form

Thank you for attending! Please tell us what you think.

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

Please tell us about yourself:

Name: BRUCE BRIGGS

Address: 417-4600 WESTWATER DRIVE RICHMOND

E-mail (optional): ~~604 272 2621~~ brucebriggs@shaw.ca

Phone (optional): 604 272 2621

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

PRIORITY SHOULD BE ON A GROCERY OUTLET. ALSO
BANKING, RESTAURANT, RECREATIONAL RENTAL, SOME
FOOD SERVICES & HEALTH SERVICES

What do you think is missing from this community?

THE MAIN SERVICE MISSING IS A GOOD FULL
SERVICE GROCERY STORE.

Thank you for your feedback!

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Feedback Form

Thank you for attending! Please tell us what you think.

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Please tell us about yourself:

Name:

Gary McDermid

Address:

6480 Jumper Dr.

E-mail (optional):

gary.mcdermid@outlook.com

Phone (optional):

604 214 5946

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

services - medical, child support.

retail - groceries if parking is accommodated.

- most anything else - leave that to retailers

What do you think is missing from this community?

- ① The current ~~zoning~~ zoning does not complement what Steveston has been redeveloped into. No manufacturer of right mind would
- ② Counter Numbysism! Set up shop here.

Thank you for your feedback!

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Please tell us about yourself:

Name: EDITA WHIPPLE

Address: # 406 4233 Bayview St. Richmond, B.C. V7E 6E7

E-mail (optional): EDITA.WHIPPLE@GMAIL.COM

Phone (optional): 604 270 3421

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

MOST IMPORTANT: "HIGH END" GROCERY STORE !!

NUTRITION - HEALTHFOOD

AND ALL OF THE BELOW

What do you think is missing from this community?

X "HIGH END" GROCERY STORE (WHOLE FOODS = ~~MISSING~~)
FRENCH BAKERY + OUTSIDE CAFE (i.e. ORANVILLE ISLAND)
NUTRITION + HEALTHFOOD, WINE BAR, INTERN. MAGAZINE
TRAVEL AGENCY, BANK, MEDICAL-DENTAL

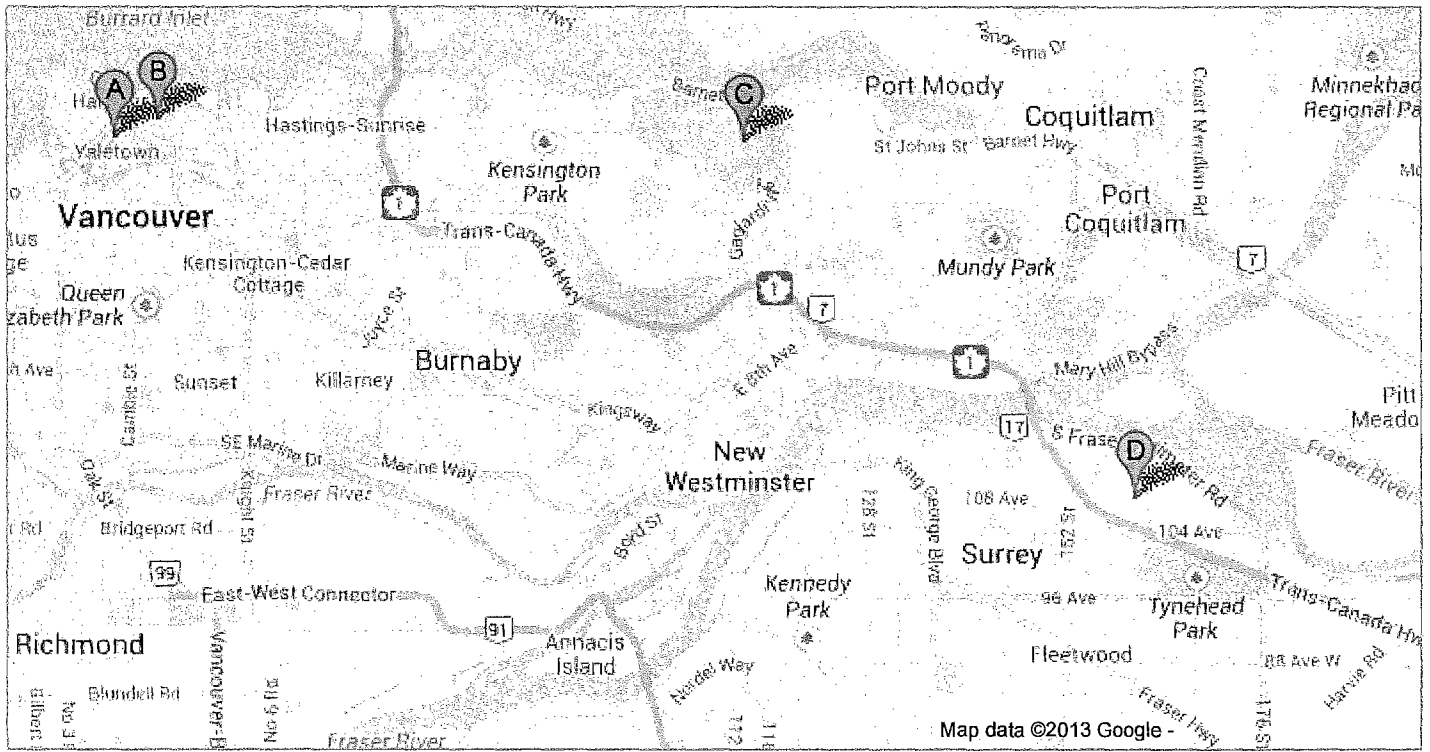
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Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Business listings distributed by YellowPages.ca™

"NESTERS"
LOCATIONS
(NONE IN RICHMOND)

[+Edita](#) [Search](#) [Images](#) [Maps](#) [Play](#) [YouTube](#) [News](#) [Gmail](#) [Drive](#) [Calendar](#) [More](#)

whole foods vancouver

Edita W...

[Web](#) [Images](#) [Maps](#) [More](#) [Search tools](#)

About 6,570,000 results (0.28 seconds)

Cambie | Whole Foods Marketwww.wholefoodsmarket.com/stores/cambie510 West 8th Avenue. **Vancouver** British Columbia V5Z 1C5, Canada. 7am to 10pm seven days a week. P: 778.370.4210. F: 778.370.4821. [Map & Directions](#)**whole foods near Vancouver, BC****Whole Foods Market**wholefoodsmarket.com

Score: 19 / 30 · 32 Google reviews

510 W 8th Ave
Vancouver
(778) 370-4210**Whole Foods Market**wholefoodsmarket.com

6 Google reviews

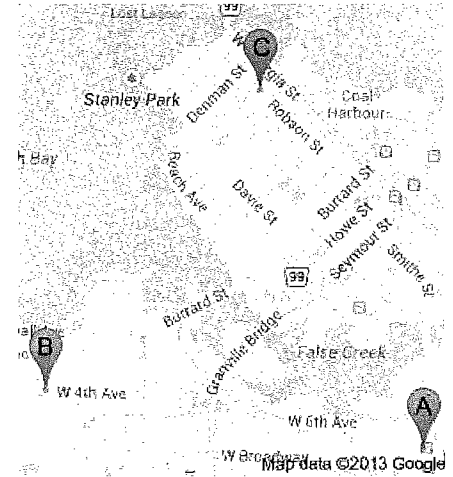
SMALL SPACE

2285 W 4th Ave
Vancouver
(604) 739-6676**Whole Foods Market**www.wholefoodsmarket.com

9 Google reviews

1675 Robson St
Vancouver
(604) 687-5288See results for **whole foods vancouver** on a map »**West Vancouver | Whole Foods Market**www.wholefoodsmarket.com/stores/westvancouverWest **Vancouver** British Columbia V7T 2Z3 ... Well, we seek out the finest natural and organic **foods** available, maintain the strictest quality standards in the ...**Store List - Canada | Whole Foods Market**www.wholefoodsmarket.com/stores/list/canada**Vancouver** British Columbia V5Z 1C5, Canada. Phone: ... **Whole Foods Market Square** One, 155 Square ... West **Vancouver** British Columbia V7T 2Z3, Canada.**Robson | Whole Foods Market**www.wholefoodsmarket.com/stores/robsonThe West End of **Vancouver** is a lively and out going community and **Whole Foods** Market Robson makes sure to celebrate annual events like the **Vancouver** ...**Whole Foods Vancouver BC, Hours & Locations - ForLocations.ca**www.forlocations.ca/wholefoods-vancouver-hours-locations/bc**Whole Foods Vancouver** BC locations, hours, phone number, map and driving directions.**Whole Foods Market - Fairview Slopes - Vancouver, BC - Yelp**www.yelp.ca › Food › Grocery

Rating: 3.5 - 109 reviews - Price range: \$\$\$

109 Reviews of **Whole Foods Market** "Q. Why does this **Whole Foods** feel so much better than the one on Robson or West 4th? A. Cos it wasn't a Capers in ...**Whole foods Vancouver, BC - Yelp**www.yelp.ca/search?find_desc=Whole+Foods&find...Vancouver%2C...Reviews on **Whole foods** in **Vancouver, BC** **Whole Foods Market**, **Whole Foods Market**, **Whole Foods Market**, **Whole Foods Market**, **Whole Foods Market**, ...**Whole Foods Market West Vancouver - West Vancouver, BC ...**<https://www.facebook.com/WholeFoodsMarketWestVancouver>**Whole Foods Market West Vancouver**, West **Vancouver**, BC. 1699 likes · 71 talking about this · 2276 were here. Well, we seek out the finest natural and organic ...

Map for whole foods vancouver

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Please tell us about yourself:

Name: Flurence Lin

Address: 6520 Yontz Cr. Richmond

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: ANDREW W. BONE

Address: 4880 DUNCLIFFE RD RMD, V7E3N1

E-mail (optional): abone2010@gmail.com

Phone (optional): 778-995-4151

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

HIGH END (ORGANIC) GROCERY STORE (THURLEY'S,
NESTLÉ'S, TRADER JOES ETC), BETTER RESTAURANTS,
TD CANADA TRUST, COFFEE/TEA SHOP, "SOME"
FOOD CARTS, OPEN AIR MUSIC

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: William Bone

Address: 4070 Dundas Rd Richmond BC V7E 3N2

E-mail (optional): bonewj@gmail.com

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

I like the idea of Nester's
Grocery, Restaurant, Daycare, ^{independent} coffee shops, convenience store, brew pub, specialty foods, TD Bank, Street Food/Food carts, lounges

What do you think is missing from this community?

High-quality grocery store, better quality restaurants, traffic mitigation needs to be improved, bicycle parking w/ good security, higher transit frequency

Thank you for your feedback!

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Please tell us about yourself:

Name: (MRS) BARBARA JACKSON

Address: 324 - 4500 WESTWATER DR. RMID

E-mail (optional): V7E-6S1

Phone (optional): (604) 271-1519

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

TD CANADA TRUST
BOOK SHOP ?
GROCERY STORE

What do you think is missing from this community?

AS ABOVE

Thank you for your feedback!

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Please tell us about yourself:

Name: JAMIE STEWART

Address: 45-11491 7TH AVE Richmond

E-mail (optional): RUBA BRAT PROD@GMAIL.COM

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

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Please tell us about yourself:

Name: Chelsea Nilander

Address: #42-12331 Phoenix Drive

E-mail (optional): chelseanilander@gmail.com

Phone (optional): 604-275-2529

Would you like to be contacted with further updates? YES ☒ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Grocery Store!!! A MUST!! Super grocer
is not adequate for the growing community.

What do you think is missing from this community?

Grocery Store!
I would like to see more greenery
around here... too much concrete.!!

Thank you for your feedback!

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Please tell us about yourself:

Name: MICHELLE BRENTON/TOM MOSS.

Address: 6333 Princess Ave, #4, Richmond, B.C.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

RETAIL - GROCER (similar to Whole Foods), WINE SHOP, DELI /CAFÉ, RESTAURANT
GYM or FITNESS CENTRE
CIBC BANK
VET

What do you think is missing from this community?

NOT MUCH

Thank you for your feedback!

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Please tell us about yourself:

Name: CARLA VASSILOPOULOS

Address: 4805 7A AVE DELTA V4M 1R3

E-mail (optional): carlav@deenet.com

Phone (optional): 604-943-4198

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: LUCY KENT

Address: 303 - 12911 RAILWAY AVE RM)

E-mail (optional): lucydanny@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates?

YES

☒

NO

☐

Do you support the rezoning?

YES

☒

NO

☐

Would you like general retail, office and service based tenants?

YES

☒

NO

☐

What retail, commercial or services do you think should be considered at Imperial Landing?

TIM HORTONS
~~VEGIE~~ VEGGIE MARKET
HEALTH & WELLNESS

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: GREG HARSEY-BRANDT

Address: #106 - 8560 GENERAL CURRIE RD

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

GROCERY
The parking references are challenging. The Brunswick building should not be part of the count unless staff are required to park there. On street parking is not to be part of the count publically owned!

What do you think is missing from this community?

Public art ^{or landscaping} on the extensive ~~to~~ concrete in front of shops.

Thank you for your feedback!

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Please tell us about yourself:

Name: Carlie Holland

Address: 12294 Imperial Dr

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

CHOICES OR THRIFTY'S SUPERMARKET
LIBRARY, ~~WALKWAY~~
CITY-RUN FITNESS FACILITY

What do you think is missing from this community?

GREEN SPACE,
WATER FEATURES
VEGETARIAN OR SIMILAR "HEALTHY" RESTAURANT
OR A CACTUS CLUB CAFE

NO MORE PHARMACIES
NEEDED
(OR COFFEE SHOPS)!

Thank you for your feedback!

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Please tell us about yourself:

Name: LUCY KENT

Address: 303-12911 RAILWAY AVE RmD

E-mail (optional): lucydanny@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

WORRIED ABOUT THE HAZARD OF THE
LEVEL BETWEEN THE DIKE & ~~PARA~~ PLAZA
THERE IS A VERY DANGEROUS DROP OFF
IT HAS SOME ORANGE ON IT NOW THIS NEEDS
TO BE HIGHLIGHTED I ALREADY HAD A FRIEND
Thank you for your feedback! FALL.

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Please tell us about yourself:

Name: FRAN BARNES

Address: 4206 GARRY ST

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☐ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

TIM HORTONS
Wal Mart

GROCERY STORE - SAGEON / PRICE SMART

Thank you for your feedback!

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Please tell us about yourself:

Name: Kelly Kodlot

Address: 408-4211 Bayview ST

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

HYM, FOOD STORE, LIBRARY SPACE
MOVED FROM COMMUNITY CENTRE

What do you think is missing from this community?

- GREEN SPACE
- GIVE SOME COMMERCIAL SPACE
TO THE STEVESTON COMMUNITY CENTRE

Thank you for your feedback!

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www.waterfrontrezoning.com or call 604-602-7711

- RESIDENT PARKING PASS ON
BAYVIEW, EASTHILL, FWEH

Feedback Form

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Please tell us about yourself:

Name: PETER HO

Address: 3111 BROADWAY ST, RICHMOND, V7E 2X1

E-mail (optional): PETER-HO@TELUS.NET

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

THE COMMERCIAL OR SERVICES TO BE CONSIDERED SHOULD AUGMENT THE EXISTING SERVICES THAT ARE ALREADY IN THE AREA RATHER THAN A DUPLICATION OF THE CURRENT THESE SERVICES. FURTHER MORE, THE SERVICES SHOULD BE AIMED TO SERVE THE MAJORITY OF THE POPULATION IN STEVESTON. FOR EXAMPLE, A FITNESS CENTRE WOULD BE AN EXCLUSIVE TYPE OF SERVICE INSTEAD OF ONE SERVING THE GENERAL POPULATION.

I DON'T BELIEVE WE ARE MISSING ANY SERVICES IN OUR COMMUNITY. HOWEVER, I THINK A BOUTIQUE STYLE OF GROCER WOULD BE A SERVICE THAT WOULD AUGMENT THE EXISTING SERVICES.

Thank you for your feedback!

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Please tell us about yourself:

Name: Shirley K. Regan

Address: 206-5700 Andrews Road

E-mail (optional): RedRobin@shaw.ca

Phone (optional): 604 241-2033

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Thrift's, Whole Foods, Pizzaz &
Ice cream,

What do you think is missing from this community?

A good health food store!

Thank you for your feedback!

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Please tell us about yourself:

Name: KEN BATHURST

Address: #45-1171, KINGFISHER DR. RICHMOND VTB 3T1

E-mail (optional): —

Phone (optional): —

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

CHOICES FOODS

FARMERS MARKET

ARTISAN BAKERY

GREEK/ITALIAN FOOD STORE

What do you think is missing from this community?

A MARKET - FARMERS

WINE STORE

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: GAIL NICHOLS

Address: 130-12931 RAILWAY AVE RICH

E-mail (optional): jandg@telus.net

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

upscale grocery ie Capers or Marketplace
gym, library, offices, doctor, dentist
daycare, dance studio

What do you think is missing from this community?

large "nice" grocery store!

Thank you for your feedback!

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Please tell us about yourself:

Name: NANCY STONE

Address: #335 4280 MONCTON ST.

E-mail (optional): _____

Phone (optional): 604-272-5299

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

CHOICES (GROCERY STORE), KINS FARM MARKET,
ARTISAN BREAD BAKERY (Like "La Baguette" Granville Island)
VETERINARY/Animal Hospital

What do you think is missing from this community?

ALL OF THE ABOVE

Thank you for your feedback!

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Please tell us about yourself:

Name: ANNAMARIA BIGGAR

Address: 10471 SPRINGHILL CR. /RMD.

E-mail (optional): _____

Phone (optional): 604-447-0774

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

AGREE WITH PROPOSALS SET OUT ON MAP EXCEPT
FOR PHARMACY - HATE TO SEE THE ONES WE
HAVE GO UNDER AS THEY ARE NOT OWNED BY CORP.

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: Graeme Bone

Address: 407-9288 Odlin Rd

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Nesters!
Grocery store, restaurants, day care, coffee shops,
convenience store, general retail (clothing, books etc.),
food carts & other vendors on the boardwalk

What do you think is missing from this community?

A high quality grocery store, more bike parking,
high frequency transit

Thank you for your feedback!

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Please tell us about yourself:

Name: MIRIAM MANN

Address: #37-2960 - STEVENSON HWY - RICH - B.C. V7E 6C

E-mail (optional): miriammann2004@yahoo.ca

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

LIBRARY - DAYCARE - RESTAURANT - COFFEE/FOOD -
DOCTOR - DENTIST - FINANCIAL - GROCERY - PHARMACY
- GYM

What do you think is missing from this community?

NOT MUCH! IMPORTANT TO MAINTAIN THE
SEMI PEACEFUL INTEGRATED HISTORICAL VIEWS
AND NATURE OF THIS AREA AND ENVIRONMENT
AND NOT TO OVERLOAD IT WITH GROSS CONSUMERISM
AND NUMBERS IN PEOPLE LIVING OR VISITING.

Thank you for your feedback!

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Please tell us about yourself:

Name: CRAIG HAMBLETON

Address: 11100 RAILWAY AVE

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

GROCERY, FLORAL SHOP, SPORTING GOODS
RESTAURANTS, FABRIC STORE, OFFICES

What do you think is missing from this community?

SPORTING GOODS, FABRIC SHOP, FLOWER SHOP

Thank you for your feedback!

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Part 1 of 2

Feedback Form

Commercial fishing related uses zoning was a BIG mistake; totally unviable!

Thank you for attending! Please tell us what you think.

AND ALWAYS WAS
Council completely unrealistic!

Thank you for attending the Imperial Landing public consultation session. This meeting is being held as part of our rezoning process to gather the community's feedback in regards to adding additional commercial uses to the zoning. It is Onni's goal to create a community where residents can live, work, and play.

A performing arts facility would be fun but would require the City to pay the rent.

Please tell us about yourself:

Name: John Karlsson

Address: 421-5600 Andrews Rd, Richmond

E-mail (optional): john.karlsson@ausenco.com

Phone (optional): 604 272 3702

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

not pharmacies, food stores

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

None that compete with existing businesses in Skagit. No more pharmacies or food stores. Rather, recreational water front use that does not generate much vehicular traffic unless there is a lot more than parking. Choose uses that are river-front oriented.

What do you think is missing from this community?

A pleasure-craft, recreational boat using marina for sailboats, and power boats and personal watercraft. Riverfront waterfront under-used and legacy uses such as fishing have diminished almost to the point of extinction, and slightly so. Need more recreational water use, and on-shore support of that.

Thank you for your feedback!

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such as pharmacies or food stores,

Uses should not be ones that do not require a river front, but commercial fishing orientation totally unviable. Recreational waterfront uses and support: pleasure-craft marina, and support facilities for boat users and visitors from Seattle, Victoria, Nanaimo.

PLN - 560

Part 2 of 2

Feedback Form

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Please tell us about yourself:

Name:

John Karlsson

Address:

421-500 Andrews Rd, Richmond

E-mail (optional):

john.karlsson@ausp.com

Phone (optional):

604 272 3702

Would you like to be contacted with further updates?

YES ☐

NO ☒

Do you support the rezoning?

but not ones competing with existing Steveston Village enterprises

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Steveston Village has to compete with, Burnaby, a destination mall. So, lots of free parking, and stores, etc., with appeal to shoppers and strolling visitors. Integrate these with the existing character of the Village, with its "1950's British architecture."

What do you think is missing from this community?

So that you end up with a charming planned viable interesting convenient destination area that also has local housing.

Require craft marina needed, but likely outside scope of Imperial Landing

Thank you for your feedback!

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Please tell us about yourself:

Name: WILLIAM J. WEIGAND

Address: 223-4500 WESTWATER DRIVE - V7E 6S1 RICHMOND

E-mail (optional): B - bweigand@shaw.ca

Phone (optional): 604 271 3272

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

THEME Pub- TOURISM RELATED STORES -
REFRESHMENT and FAMILY EVENTS - HEALTH
AND RECREATION FACILITIES -

What do you think is missing from this community?

PUB - OR RIVER THEME RESTAURANTS

Thank you for your feedback!

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Please tell us about yourself:

Name: JERRINE WEIGAND

Address: 223- 4500 WESTWATER DR, RICHMOND, V7E6S1

E-mail (optional): JERRINEWEIGAND@SHAW.CA.

Phone (optional): 604- ~~223-4500~~ 271-3272

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

GROCERY STORE — CLOTHING STORE
PHARMACY
DOCTOR ETC.

What do you think is missing from this community?

A COMMUNITY PUB — (SMALL)
TOURIST STORE!
~~CLUB~~

Thank you for your feedback!

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Please tell us about yourself:

Name: RICK DUFF

Address: #133 12875 RAILWAY AVE RICH BC V7E6K3

E-mail (optional): 2RICKDUFF@GMAIL.COM

Phone (optional): 604 812 9806

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

FOOD, GYM, & PUB

What do you think is missing from this community?

ANOTHER PUB

Thank you for your feedback!

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Please tell us about yourself:

Name: Yukiko Pasut

Address: 12228 Even Ave.

E-mail (optional): pasut.yukiko@gmail.com

Phone (optional): 604-271-8131

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

upscale vegetable store, cafe, restaurant, gym
boutique, hair salon, spa, doctors, dentist,

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: DONNA CAREY

Address: 4877 GERRARD PL

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Restaurants, Grocery, Pharmacy, Health & Fitness
Reasonable hotels. Outlets no pubs.

What do you think is missing from this community?

Better Landscaping. Onni's Landscaping
is not of a great quality. Even the
soil they used for the lawns on the
homes in the neighborhood are of
poor quality & looks dried.

Thank you for your feedback!

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need more green space & flowers around
the new grounds around the waterfront
Bldgs.

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Please tell us about yourself:

Name: Sarah Bianchini

Address: 12086 Osprey Drive

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Running room; Day care - donated to the City and run with a subsidy similar to the Vancouver model; decent small grocery store with local produce; restaurant with summer patio.

What do you think is missing from this community?

The community currently has most things but most importantly a community feel. I would like to see this at Imperial Landing and avoid any kind of generic strip mall feel. A running room would attract pedestrians to the area and enhance the community feel. Hopefully pricing will not deter this type of tenant.
Thank you for your feedback!

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Please tell us about yourself:

Name: MS. P. NIMMO

Address: 11460 4th AVE STEVESTON BC. V7E 3G9

E-mail (optional): andy-penny@hotmail.com

Phone (optional): —

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

A Grocery Store, please.

What do you think is missing from this community?

Any of the other proposed uses (after rezoning)

Thank you for your feedback!

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Please tell us about yourself:

Name: CHARLES HAWES

Address: #305 - 4600 WESTWATER DR.

E-mail (optional): CWHAWES@STHAW.CA

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

NESTLE'S GROC. OR SIMILAR TYPE GROCERY.

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: MRS. JOAN HAWES

Address: #305-4600 WESTWATER DR RICHMOND, B.C. V7E-6S2

E-mail (optional): CW.HAWES@SHAW.CA

Phone (optional): (604) 271-6469

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

NESTERS - GROCERIES!
RETAILERS THAT WILL DRAW WALKING PATRONS
MORE PARKING

What do you think is missing from this community?

LARGER LIBRARY

Thank you for your feedback!

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Please tell us about yourself:

Name: Fred Sveinson

Address: 4655 Britannia Ave.

E-mail (optional): fsveinson@shaw.ca.

Phone (optional): 6

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

In favour of a new grocery store
Fitness centre

What do you think is missing from this community?

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Please tell us about yourself:

Name: SANDY SVEINSON

Address: 4655 BRITANNIA DRIVE

E-mail (optional): SSVEINSON@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Very much in favour of a grocery store and the other
proposed uses are all good as well.

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: B. D. MURPHY

Address: #28-17888 Railway

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

all

What do you think is missing from this community?

Family Restaurant - like Swiss
Chalet
Chicken

Thank you for your feedback!

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Please tell us about yourself:

Name:

Michael Carey

Address:

4477 GERRARD PLACE

E-mail (optional):

Phone (optional):

Would you like to be contacted with further updates?

YES ☐

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

- GROCERY STORE BOOTIQUE
- HIGH END RESTAURANT - LIMITED HOUS
- AFFORDABLE FAMILY RESTAURANT

What do you think is missing from this community?

* GREEN SPACE ON WATERFRONT - too much CONCRETE

Thank you for your feedback!

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Please tell us about yourself:

Name: E. Perez

Address: 8371 Rosehill

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Food Store, Restaurants, Doctor-Clinic/
Drug store

What do you think is missing from this community?

More waterfront restaurants - preferably ~~more~~
something like OLIVE GARDEN, RED LOBSTER
ETC.

Thank you for your feedback!

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Please tell us about yourself:

Name: Valerie Stene

Address: 12931 Railway Ave.

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

No drug store - we have 4 in Stedeston.
Please - grocery, gym, daycare.

What do you think is missing from this community?

Nothing

Thank you for your feedback!

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Feedback Form

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Please tell us about yourself:

Name: CAROLE UTTING

Address: 8571 MYRON COURT

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☐

NO ☒

I will keep up to date on my own

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Grocery ; life fare food service ; veggie store ;
drug store ; liquor store - any store you can walk
to to sustain life while living here - competition

What do you think is missing from this community?

see above

Thank you for your feedback!

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Please tell us about yourself:

Name: VIOLET BATTERSBY

Address: 45 11711 KINGFISHER DR. RICHMOND

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

ORGANIC GROCERY (WHOLEFOODS?) UPSTAIRS RESTAURANT
ITALIAN DELI ARTISAN BAKERY WINE SHOP
ORGANIC FARM MARKET GREEK BAKERY

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: Vytas Abromaitis

Address: 4468 Moncton St.

E-mail (optional): vkabromaitis@gmail.com

Phone (optional): 604-274-1909

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? Absolutely. Let's get on with it!!! YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

Anything that is not a huge chain - Nesters, Urban Fare, Choices, etc.

What do you think is missing from this community?

Nothing - we are well served in Steveston. The only thing that needs expansion is the Library + Fitness Centre in the Community Centre!!!

Thank you for your feedback!

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Please tell us about yourself:

Name: Margot Spronk

Address: #31 12331 Phoenix Dr.

E-mail (optional): mspronk@shaw.ca

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☐ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

grocery; bank. financial services; artist studios live/work
space; library; yoga/fitness studios
No SALONS; coffee shops; souvenir/craft stores

What do you think is missing from this community?

- concerned about glut of ~~retail~~ space in Steveston
- Community Centre exercise/fitness rooms need expanding
- create library @ Imperial Landing to allow for
Steveston comm centre expansion
- art studios (artist live/work space)

Thank you for your feedback!

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Please tell us about yourself:

Name: Leo Tardoli

Address: 4395 Bayview St

E-mail (optional): mayleo@telus.net

Phone (optional): _____

Would you like to be contacted with further updates? YES ☒ NO ☐

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

grocery, restaurant, dental/medical

What do you think is missing from this community?

- parking availability for residents
- additional driving access begins to Moncton St.
- more green along boardwalk

Thank you for your feedback!

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(for example,
Even,
English...)

Feedback Form

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Please tell us about yourself:

Name: SUZANNA PAUL

Address: 2012333 English Ave Richmond

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

GROCERY

LIBRARY SPACE FROM COMMUNITY CENTER

What do you think is missing from this community?

GREEN SPACE

RESIDENT PARKING (DESIGNATED)
BAYVIEW / EASTHOPE

Thank you for your feedback!

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Please tell us about yourself:

Name: June Maxwell

Address: 434 - 5700 Andrews Rd. Richmond, BC

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

As would be determined by market demand.

What do you think is missing from this community?

Nothing, but change is good.

Thank you for your feedback!

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Please tell us about yourself:

Name: WILLIAM R. ABSOLOM

Address: 20-12011 GREENLAND DR. RICHMOND B.C. V6V 2E8

E-mail (optional): _____

Phone (optional): _____

Would you like to be contacted with further updates? YES ☐ NO ☒

Do you support the rezoning? YES ☒ NO ☐

Would you like general retail, office and service based tenants? YES ☒ NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

What do you think is missing from this community?

Thank you for your feedback!

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Please tell us about yourself:

Name: Maureen McDermid

Address: 6480 Juniper Dr.

E-mail (optional): mmcdernid@outlook.com

Phone (optional): 604-274-5946

Would you like to be contacted with further updates?

YES ☒

NO ☐

Do you support the rezoning?

YES ☒

NO ☐

Would you like general retail, office and service based tenants?

YES ☒

NO ☐

What retail, commercial or services do you think should be considered at Imperial Landing?

grocery, retail services (pharmacy, dental, daycare/pre-school), bank, hardware/small appliances, restaurant/food service, meeting space for small community gatherings & some marine service for recreational boating!

What do you think is missing from this community?

Reasonable assessment of the space available to meet the needs of a "walk-in" community. The setting is ideal for people gathering, community building - not marine manufacturing & services of an industrial nature.

Thank you for your feedback!

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www.waterfrontrezoning.com or call 604-602-7711

Dear Mayor and Council of the City of Richmond,

I, XIAOXIA HUANG (please print) am in support of adding community-based retail/commercial uses such as general retail, personal services, financial services and office uses to the current zoning at 4300 Bayview Street. The new proposed uses should be in addition to the Mixed Maritime uses that the property is currently zoned for. The current zoning of exclusively Mixed Maritime use is outdated and may limit the tenant mix, which may detract from the vibrant mixed-use community of Steveston. Moreover, additional retail uses and services will complement the village and provide some much needed amenities for residents in Steveston and the surrounding area, creating a community where residents can live, work and play.

Ailia

(Name: Signature)

746 Alderside Rd. Port Moody BC.

(Address)

604-525-8839.

(Phone number **optional**)

Even though I am not living here, but I am a frequent visitor coming here to walk by the river. ~~So~~ I would like to see more coffee shops, amenity stores here if all these well-done building keeps empty. It is a big waste for the city and the people coming from all over lower mainland.

You have the chance to do something amazing in this area and development. Make it a tourist attraction, a popular place. The infrastructure is already built, don't waste time over spoilt milk, take advantage and make use of this development.



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9062 (RZ 13-633927)
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing and replacing the existing "Maritime Mixed Use" land use in Appendix 1 (Definitions) to Schedule 2.4 thereof with the following:

"Maritime Mixed Use means an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including:

- i) Custom Workshops;
Enclosed Storage Facilities;
Fish Auction and Off-loading;
Laundry and Drycleaning;
Light Industrial;
Maritime Educational Facilities;
Moorage;
Offices;
Other Services Related to Maritime Uses;
Parking;
Service and Repair of Boats and Marine Equipment.
- ii) General retail and service uses are accommodated as additional uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road.
- iii) Between Phoenix Pond and No. 1 Road, residential uses are accommodated above grade and only over the dry land portions of the Maritime Mixed Use area as a secondary use. In addition, residential uses are to be situated so as to minimize potential conflicts with other uses."

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062”**.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

| | |
|-------|---|
| _____ | CITY OF RICHMOND |
| _____ | APPROVED by  |
| _____ | APPROVED by Manager or Solicitor  |
| _____ | |
| _____ | |

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9063 (RZ 13-633927)
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - (a) by inserting the following into subsection 20.12.2 (Permitted Uses):
 - “• **Animal Grooming**
 - **Child Care**
 - **Education, commercial**
 - **Health Service, minor**
 - **Library and exhibit**
 - **Recreation, indoor**
 - **Restaurant**
 - **Retail, convenience**
 - **Retail, general**
 - **Retail, secondhand**
 - **Service, financial**
 - **Service, business support**
 - **Service, household repair**
 - **Service, massage**
 - **Veterinary service**”
 - (b) by deleting subsection 20.12.11 (Other Regulations) and substituting the following:
 - “1. An **apartment housing building** is a **permitted use** in this zone only if there is no **habitable space** on the **building's** ground floor.
 2. The following **secondary uses** shall be located only in **apartment housing**:
 - a) **boarding and lodging**;
 - b) **community care facility, minor**; and
 - c) **home business**.

3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

(c) by inserting the following into subsection 22.21.2 (Permitted Uses):

- "• **Animal Grooming**
- **Child Care**
- **Education, commercial**
- **Health Service, minor**
- **Library and exhibit**
- **Recreation, indoor**
- **Restaurant**
- **Retail, convenience**
- **Retail, general**
- **Retail, secondhand**
- **Service, financial**
- **Service, business support**
- **Service, household repair**
- **Service, massage**
- **Service, personal**
- **Veterinary service"**

(d) by deleting subsection 22.21.11 (Other Regulations) and substituting the following:

- "1. The following permitted **uses** in this **zone** shall be restricted to **maritime** or commercial fishing related **uses** only on the site located at P.I.D. 025-077-929, LOT H SECTION 11 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN LMP 49897:

- a) **industrial, general;**
- b) **manufacturing, custom indoor;**
- c) **office; and**
- d) **parking, non-accessory.**

2. The following permitted **uses** in this **zone** are not permitted on the **site** located at P.I.D. 025-077-929, LOT H SECTION 11 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN LMP 49897:

- **Animal Grooming**
- **Child Care**
- **Education, commercial**

- Health Service, minor
- Library and exhibit
- Recreation, indoor
- Restaurant
- Retail, convenience
- Retail, general
- Retail, secondhand
- Service, financial
- Service, business support
- Service, household repair
- Service, massage
- Service, personal
- Veterinary service

3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

4. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9063**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

| | |
|-------|---|
| _____ | <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">CITY OF RICHMOND</p> <p style="text-align: center; margin: 0;">APPROVED by <i>BLC</i></p> <p style="text-align: center; margin: 0;">APPROVED by Director or Solicitor <i>HL</i></p> </div> |
| _____ | |
| _____ | |
| _____ | |
| _____ | |

MAYOR

CORPORATE OFFICER