

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.



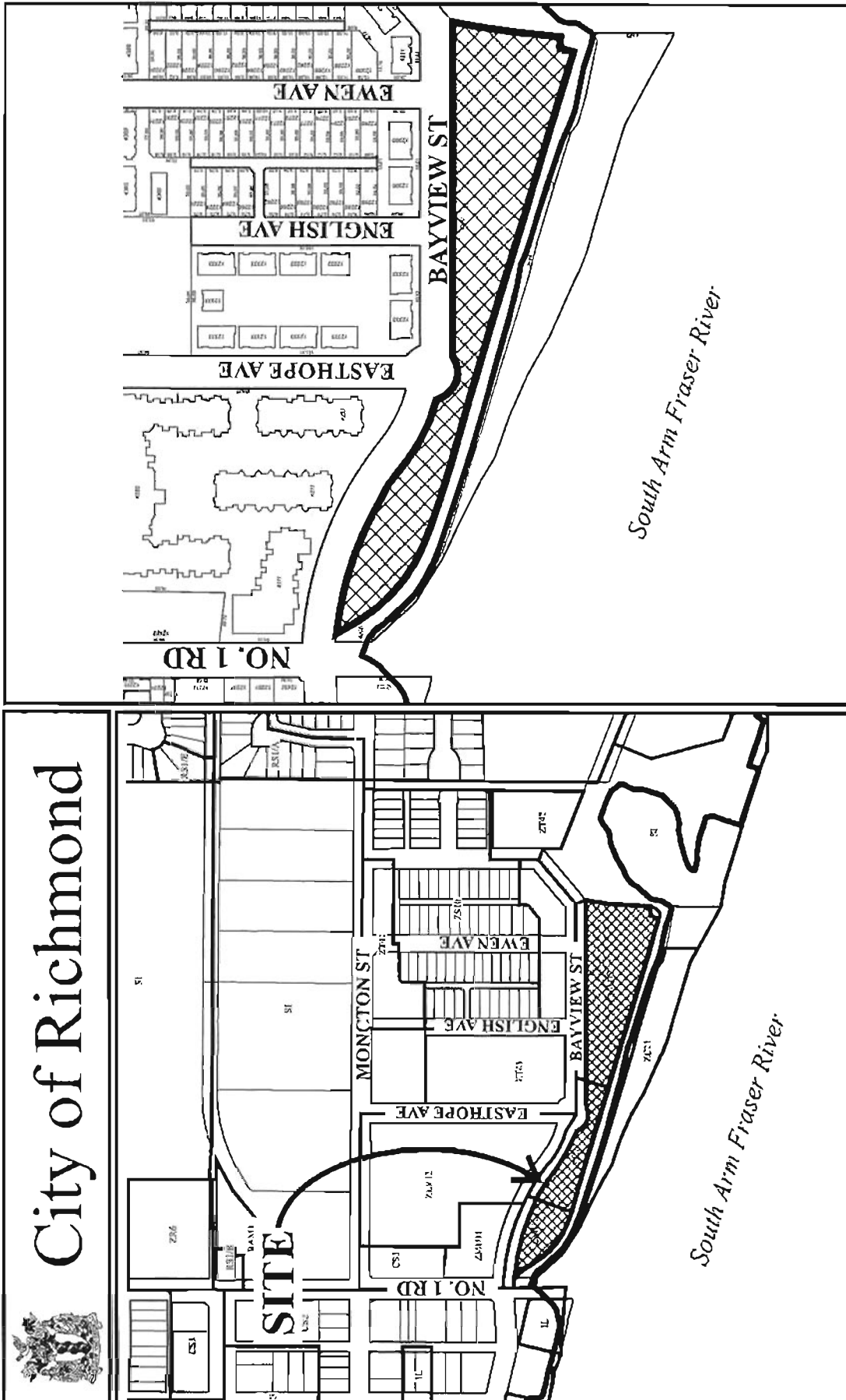
Sara Badyal, M. Arch, RPP
Planner 2



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



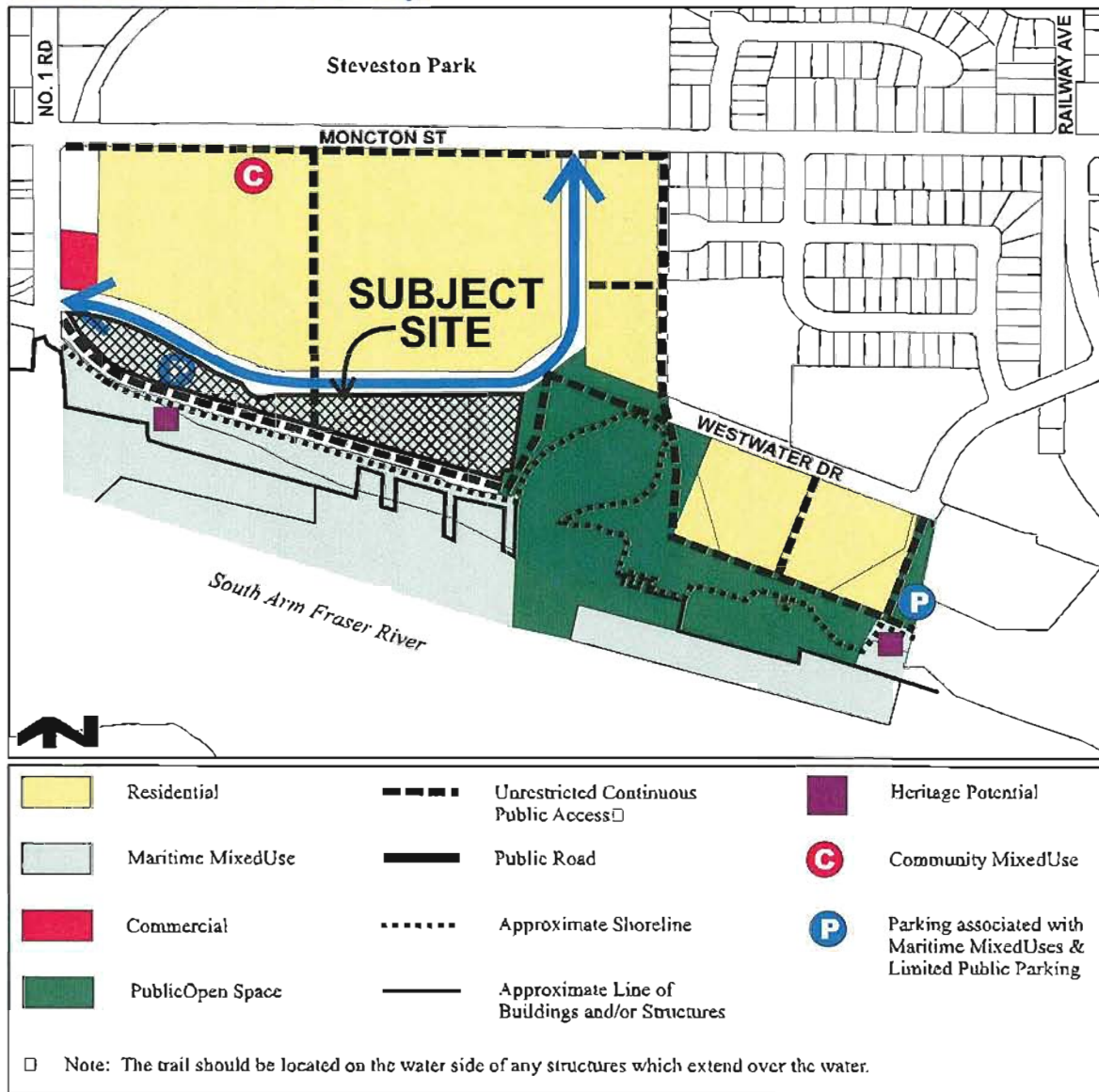
RZ 13-633927

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)

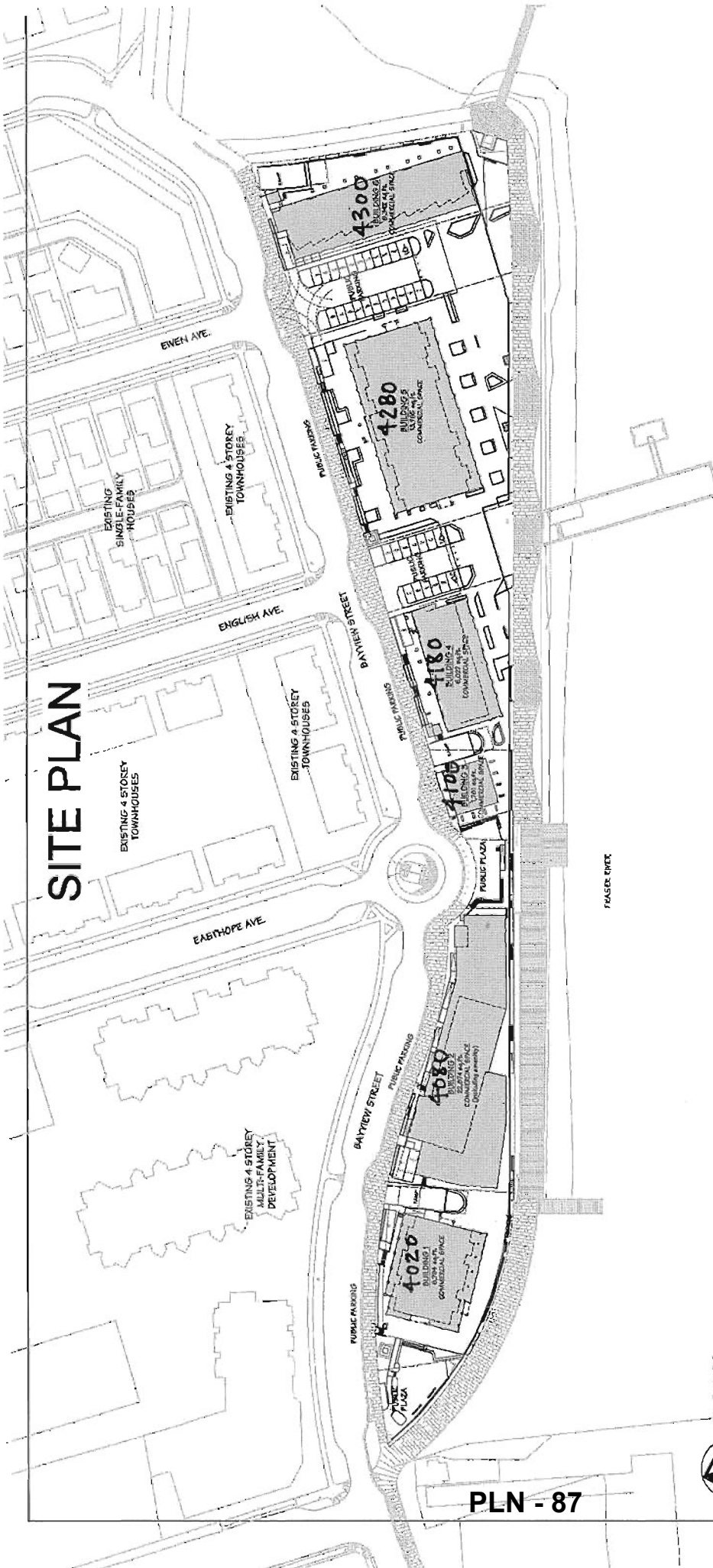
Applicant: Onni Development (Imperial Landing) Corp.

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

	Existing	Proposed																								
Owner:	Onni Development (Imperial Landing) Corp.	No change																								
Site Size (m²):	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

SITE PLAN



PLN - 87

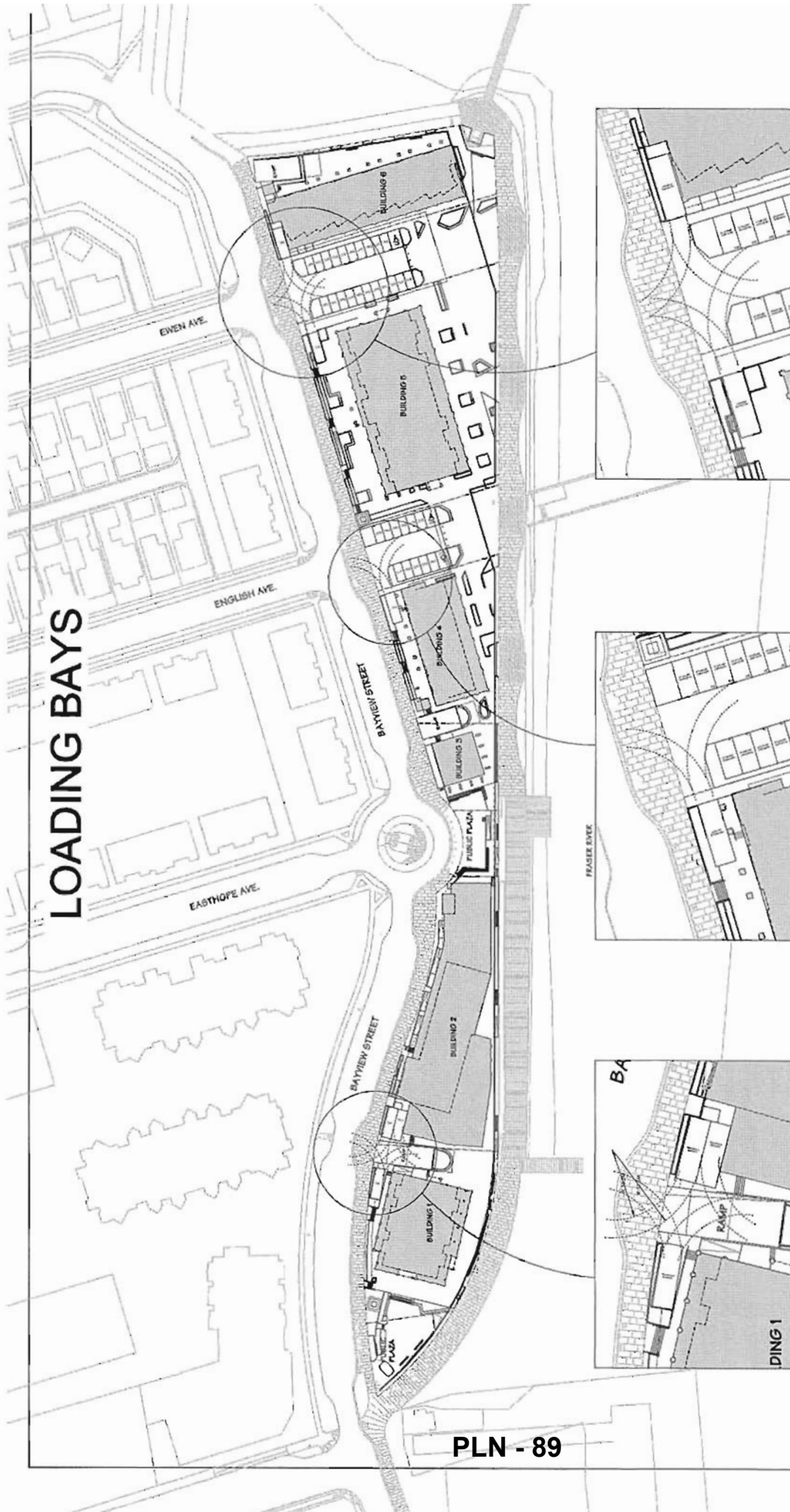


PROJECT	Yamamoto Architecture Inc.
PREPARED BY	Yamamoto Architecture Inc.
DATE	2024-01-15
PROJECT NO.	2024-01-15
PROJECT NAME	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT LOCATION	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT OWNER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT ARCHITECT	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT ENGINEER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT LANDSCAPE ARCHITECT	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT CIVIL ENGINEER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT ELECTRICAL ENGINEER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT MECHANICAL ENGINEER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT PLUMBING ENGINEER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT STRUCTURAL ENGINEER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT ENVIRONMENTAL ENGINEER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT HISTORIC PRESERVATION	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT TRANSPORTATION ENGINEER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT UTILITIES ENGINEER	INDUSTRIAL LAND USE DEVELOPMENT
PROJECT SPECIALTY CONSULTANTS	INDUSTRIAL LAND USE DEVELOPMENT

PLN - 88

[illegible][illegible]

LOADING BAYS



PLN - 89



SITE PLAN SHOWING LOADING BAYS

SCALE: 1:500



NO.	DATE	REVISIONS
1	2010	1

Yamamoto
Architecture Inc.

PROJECT
OFFICIAL LANDING
MARKET-LAND DEVELOPMENT

SITE PLAN
STATISTICS

DATE	BY	REVISION
2010	Y.A.	1
2010	Y.A.	2
2010	Y.A.	3
2010	Y.A.	4
2010	Y.A.	5
2010	Y.A.	6
2010	Y.A.	7
2010	Y.A.	8
2010	Y.A.	9
2010	Y.A.	10
2010	Y.A.	11
2010	Y.A.	12
2010	Y.A.	13
2010	Y.A.	14
2010	Y.A.	15
2010	Y.A.	16
2010	Y.A.	17
2010	Y.A.	18
2010	Y.A.	19
2010	Y.A.	20
2010	Y.A.	21
2010	Y.A.	22
2010	Y.A.	23
2010	Y.A.	24
2010	Y.A.	25
2010	Y.A.	26
2010	Y.A.	27
2010	Y.A.	28
2010	Y.A.	29
2010	Y.A.	30
2010	Y.A.	31
2010	Y.A.	32
2010	Y.A.	33
2010	Y.A.	34
2010	Y.A.	35
2010	Y.A.	36
2010	Y.A.	37
2010	Y.A.	38
2010	Y.A.	39
2010	Y.A.	40
2010	Y.A.	41
2010	Y.A.	42
2010	Y.A.	43
2010	Y.A.	44
2010	Y.A.	45
2010	Y.A.	46
2010	Y.A.	47
2010	Y.A.	48
2010	Y.A.	49
2010	Y.A.	50
2010	Y.A.	51
2010	Y.A.	52
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2010	Y.A.	64
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2010	Y.A.	69
2010	Y.A.	70
2010	Y.A.	71
2010	Y.A.	72
2010	Y.A.	73
2010	Y.A.	74
2010	Y.A.	75
2010	Y.A.	76
2010	Y.A.	77
2010	Y.A.	78
2010	Y.A.	79
2010	Y.A.	80
2010	Y.A.	81
2010	Y.A.	82
2010	Y.A.	83
2010	Y.A.	84
2010	Y.A.	85
2010	Y.A.	86
2010	Y.A.	87
2010	Y.A.	88
2010	Y.A.	89
2010	Y.A.	90
2010	Y.A.	91
2010	Y.A.	92
2010	Y.A.	93
2010	Y.A.	94
2010	Y.A.	95
2010	Y.A.	96
2010	Y.A.	97
2010	Y.A.	98
2010	Y.A.	99
2010	Y.A.	100

A1.0

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: 08/15/2011
BY: JY
SCALE: 1/8" = 1'-0"

PROJECT NO.: A2.1.1
DATE: 08/15/2011
BY: JY
SCALE: 1/8" = 1'-0"

PROJECT NO.: A2.1.1
DATE: 08/15/2011
BY: JY
SCALE: 1/8" = 1'-0"

PLN - 91



MAXIMUM DISCOUNT LONG: 400 PERSONS

<div>  Yamamoto Architecture Inc. </div>		<div>  PROJECT </div>	
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<div>  Yamamoto Architecture Inc. </div>		<div>  PROJECT </div>	
<div>  Yamamoto Architecture Inc. </div>		<div>  PROJECT </div>	

BUILDING 3

COMMERCIAL/
MMU SPACE
(908 SQ.FT.)

COMMERCIAL/
MMU SPACE
(964 SQ.FT.)

PLN - 92

GROUND FL PLAN

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

FLOOR AREA: 1,872 SQ.FT.

GROUND STOCK OFFSHORE JAPPA LUND



PROJECT
OFFSHORE LUND
REDEVELOPMENT

Yamamoto
Architecture Inc.

DRAWING TITLE
BUILDING NO. 3
GROUND FL & ROOF PLAN

DATE
2011.04.14

PROJECT NO.
A23.1

DATE
2011.04.14

PROJECT NO.
A23.1

DATE
2011.04.14

PROJECT NO.
A23.1

PLN - 93



RESEARCH DESIGN AND METHODS

[illegible][illegible]

BUILDING 5

The floor plan shows six units arranged around a central corridor system. Each unit is labeled with its type, dimensions, and area.

- COMMERCIAL/MNU SPACE**
24'0" X 22'0" (528 SQ.FT.)
- COMMERCIAL/MNU SPACE**
26'0" X 44'0" (1144 SQ.FT.)
- COMMERCIAL/MNU SPACE**
21'6" X 44'0" (950 SQ.FT.)
- COMMERCIAL/MNU SPACE**
28'0" X 44'0" (1232 SQ.FT.)
- COMMERCIAL/MNU SPACE**
23'0" X 44'0" (1012 SQ.FT.)
- COMMERCIAL/MNU SPACE**
24'0" X 22'10" (538 SQ.FT.)

Additional features include multiple stairwells, elevators, and various utility rooms throughout the building.

(BAND) FLOOR SPILLAGE: WFA 03-1990

[illegible]

Order No.	REV	5
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PLN - 95



CAROLIN FLOOR SINKER; MAYA 13-1993

[illegible]



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

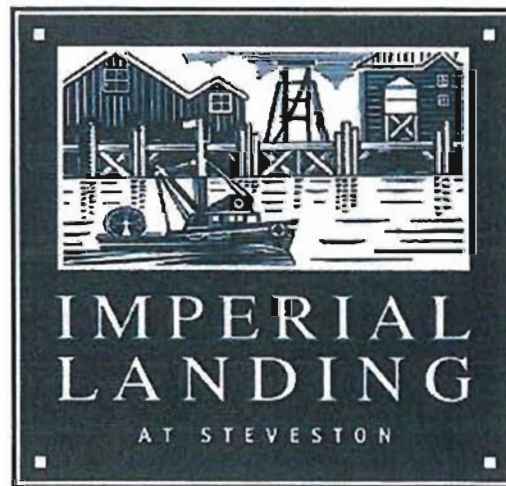
Date

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

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.

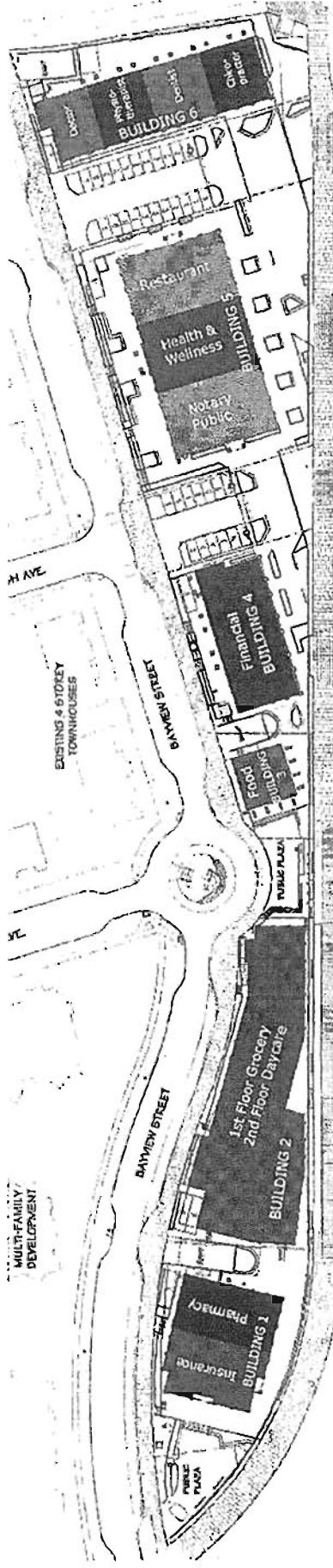
Date & Time: Thursday, July 11, 2013 from 6:30PM – 9:00PM
Saturday, July 13, 2013 from 12:00PM – 2:30PM

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

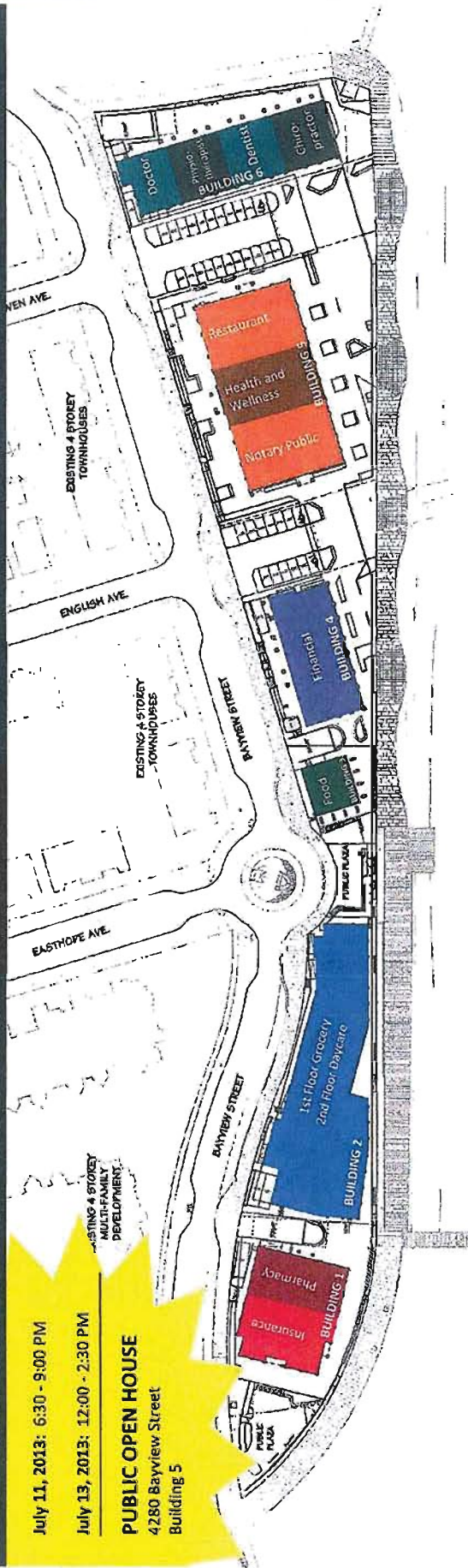
THE VILLAGE AT IMPERIAL LANDING

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



FRAGER 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.



[illegible]

PROJECT SITE PLAN
SCALE 1500

Yamamoto Architecture Inc.	PROJECT BRUNSWICK LABORERS SITE PLANT UTILITIES BRUNSWICK DEVELOPMENT		DRAWING TITLE SITE PLAN	SHEET NO. 101
	DATE: 04-14-2004 DESIGNED BY: [signature] CHECKED BY: [signature]	SCALE: 1" = 40'	A1.0	PROJECT NO. 101

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

4300 BAYVIEW STREET - PARKING

PUBLIC PARKING: _____ **STREET PARKING:** _____

DATE: _____ TIME: _____

NAME: _____ ADDRESS: _____

PHONE: _____

REMARKS: _____

OVERALL PROJECT
U/G PARKING PLAN

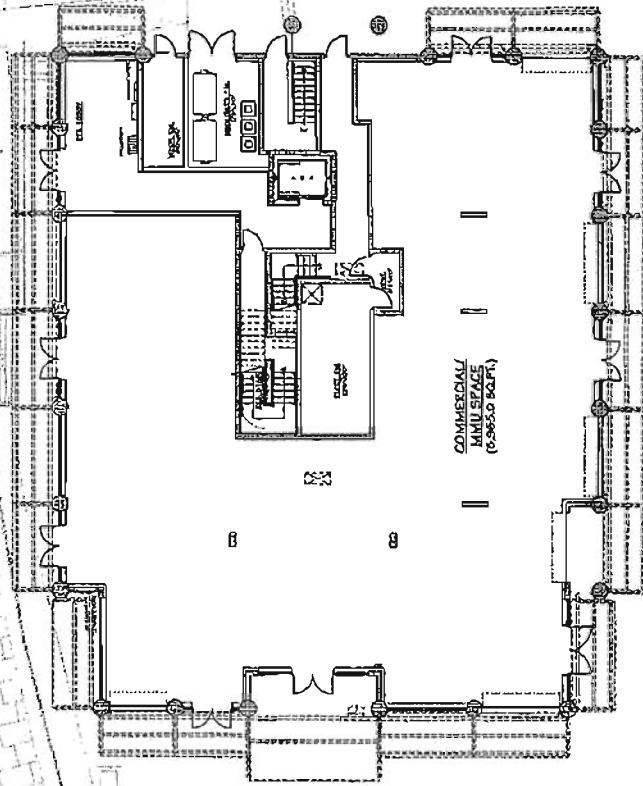
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57-1115

2
2
2
2
2

[illegible][illegible]

BUILDING 1



GROUND FL. PLAN

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

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

GROUND FLOOR FINISHES: 1/2" x 1/2" x 1/2"



**Yamamoto
Architecture Inc.**

PROJECT
CAPITAL LANDMARK
MID-USE DEVELOPMENT

BUILDING NO. 1
GROUND & SECOND FL. PLAN

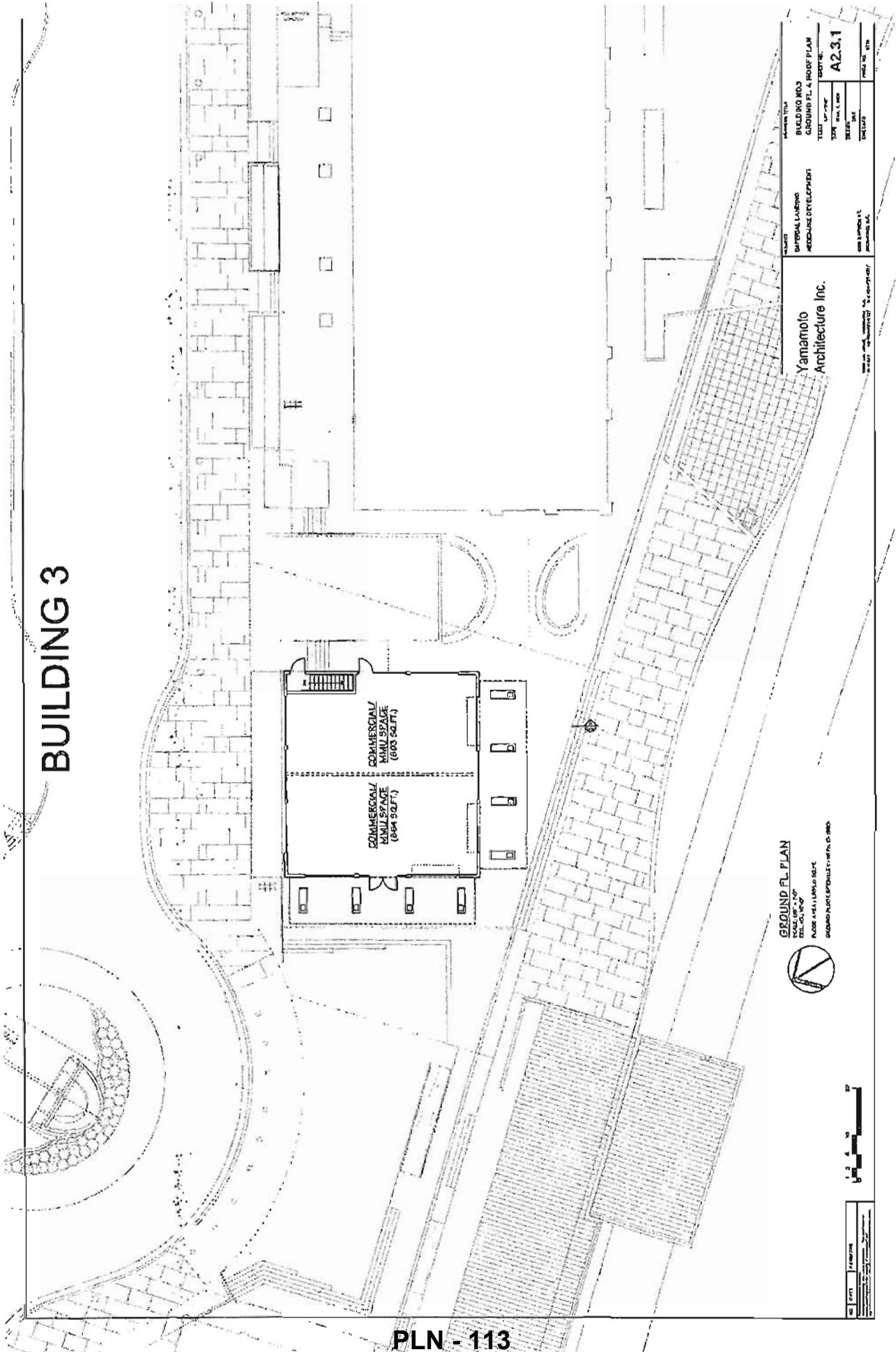
DATE: 10/1/00
SCALE: 1/8" = 1'-0"
SHEET: 10/1/00
PROJECT: A2.1.1

DATE: 10/1/00
SCALE: 1/8" = 1'-0"
SHEET: 10/1/00
PROJECT: A2.1.1

[illegible][illegible][illegible]

Yarnamoto Architecture Inc. <small>1000 West 10th Street, Suite 200, Los Angeles, CA 90015 Tel: (213) 481-7777 Fax: (213) 481-7778</small>	PROJECT: JPMORGAN LANGRISH ROSEDALE CENTER OFFICE		BUILDING NO.2 2221		TOILET FAN A22.1
	OWNER: JPMORGAN LANGRISH 1000 West 10th Street, Suite 200 Los Angeles, CA 90015		DATE: 10/1/99		DATE: 10/1/99
	DESIGNER: YARNAMOTO ARCHITECTURE INC. 1000 West 10th Street, Suite 200 Los Angeles, CA 90015		REVISION: 10/1/99		REVISION: 10/1/99
	NOTES: 1. See also drawings A22.1 through A22.10.		REVISION: 10/1/99		REVISION: 10/1/99

BUILDING 3



GROUND FL. PLAN

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

DATE: 05/14/07

PLANNED AREA: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

GROUND FLOOR: 1,050 SQ. FT.

Yamamoto
Architecture Inc.

BUILDING NO. 3
GROUND FL. & ROOF PLAN
A23.1

DATE: 05/14/07
SCALE: 1/8" = 1'-0"

Yamamoto
Architecture Inc.

BUILDING NO. 3
GROUND FL. & ROOF PLAN
A23.1

DATE: 05/14/07
SCALE: 1/8" = 1'-0"

Yamamoto
Architecture Inc.

BUILDING NO. 3
GROUND FL. & ROOF PLAN
A23.1

DATE: 05/14/07
SCALE: 1/8" = 1'-0"

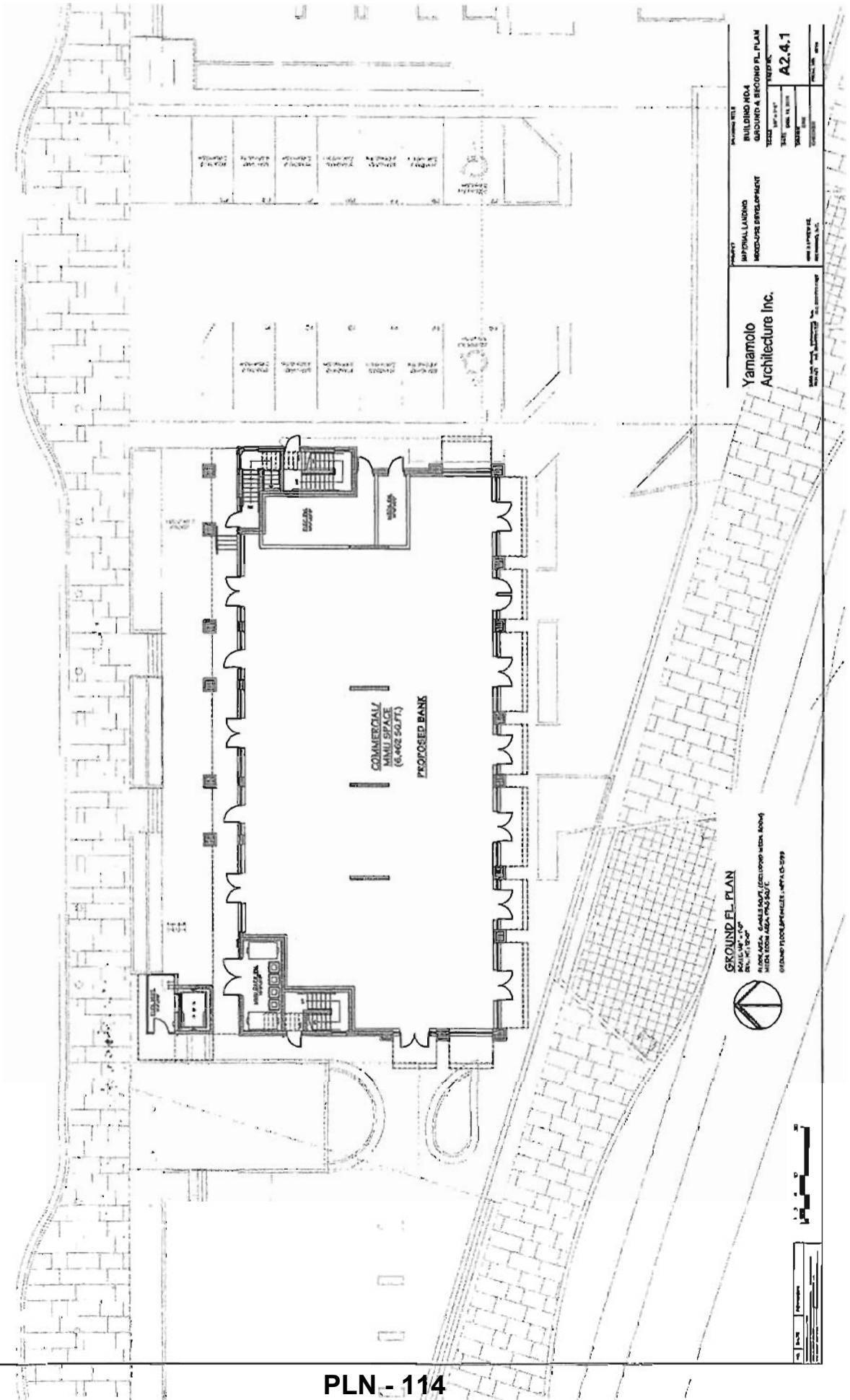
Yamamoto
Architecture Inc.

BUILDING NO. 3
GROUND FL. & ROOF PLAN
A23.1

DATE: 05/14/07
SCALE: 1/8" = 1'-0"

GROUND FLOOR: 1,050 SQ. FT.

BUILDING 4



[illegible]

[illegible]

DATE	10/1/78
NAME	JOHN J. HARRIS

THE VILLAGE AT IMPERIAL LANDING

PARKING SYNOPSIS

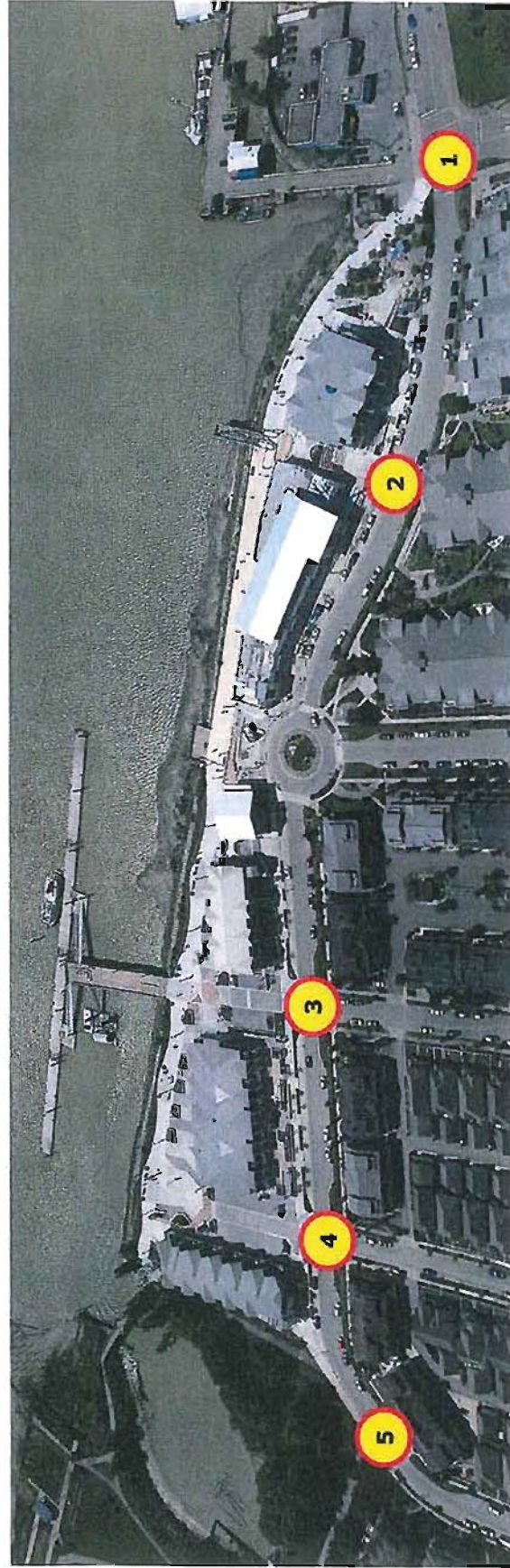


The table below is a parking synopsis executed to the best knowledge of Onni representing some tenants with contingent deals in place and other possible tenants, estimated to allow for an accurate representation. The table is meant to serve as an unbiased example representing a variety of tenants with 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



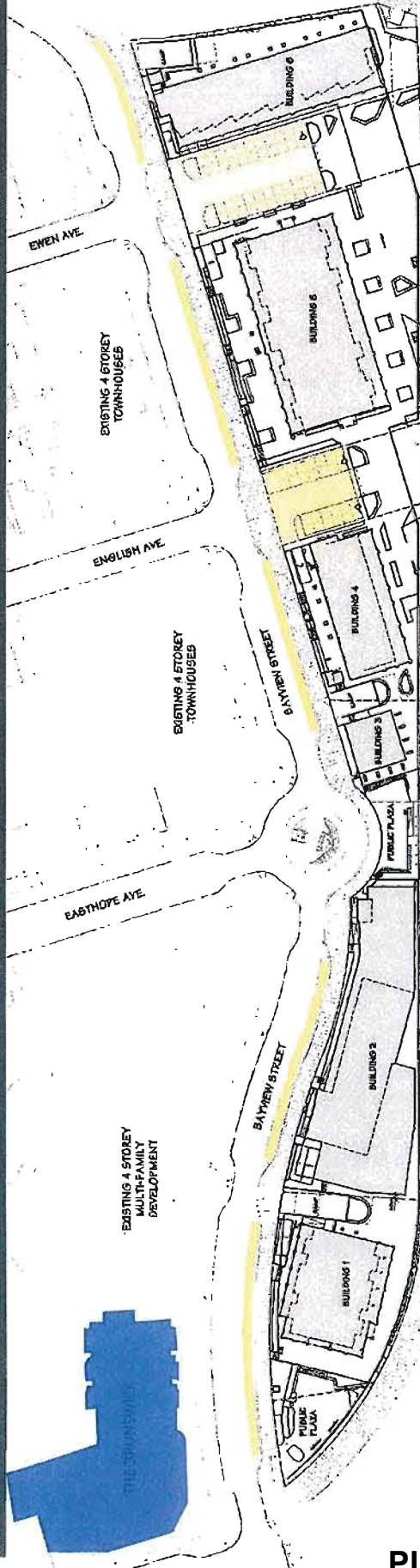
Current Zoning – ZC21 (Steveston Maritime) & ZMU12 (Steveston Maritime Mixed Use)

- 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.

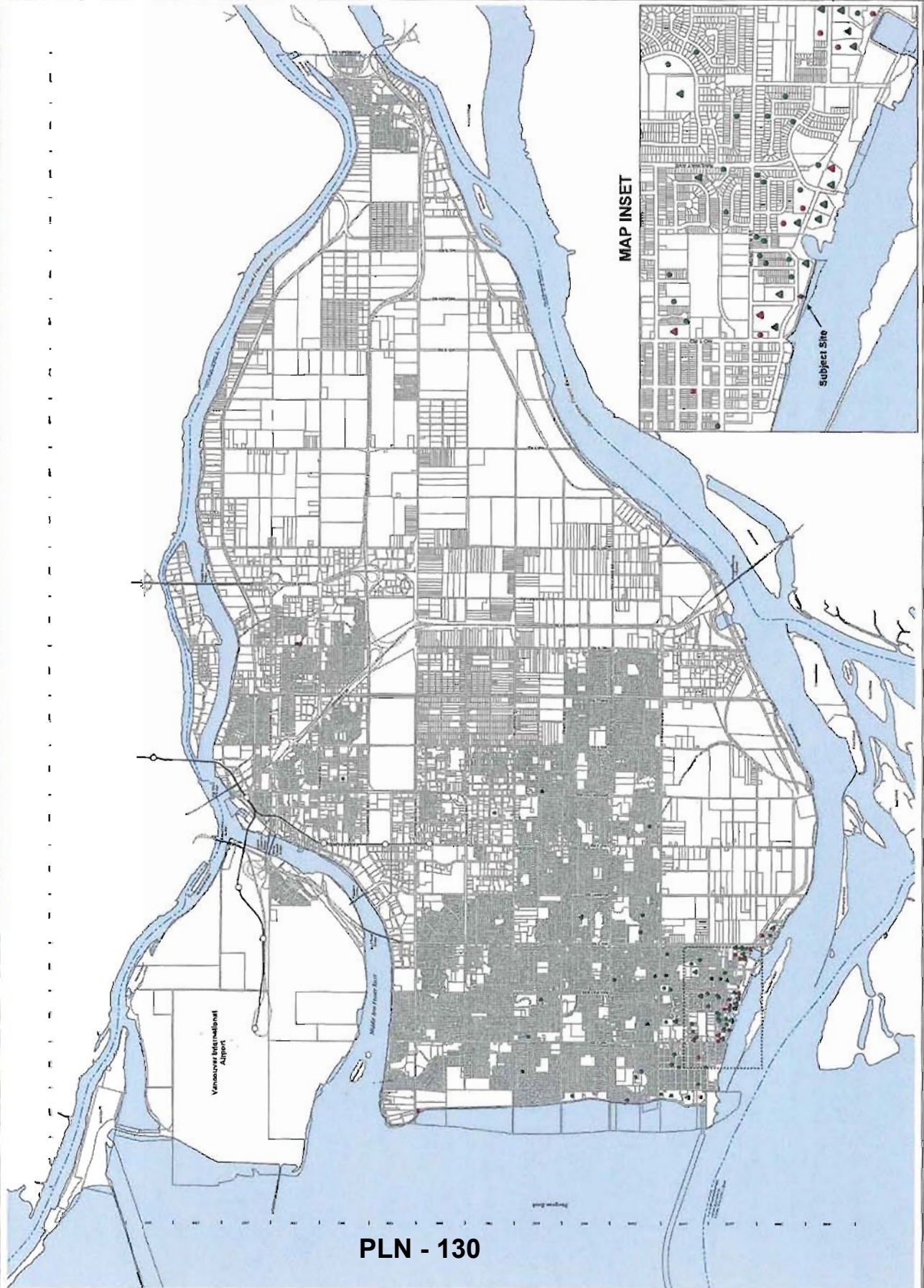


Imperial Landing Public Consultation Summary									
At the first open house 165 people signed in and at the second 164 people signed in.									
Feedback has been broken into 3 categories: Supportive, Not Supportive, and Unsure or Unclear									
Feedback was classified as unsure/unclear if it specifically 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.	jeffjones@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 Ekpyer	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	*		

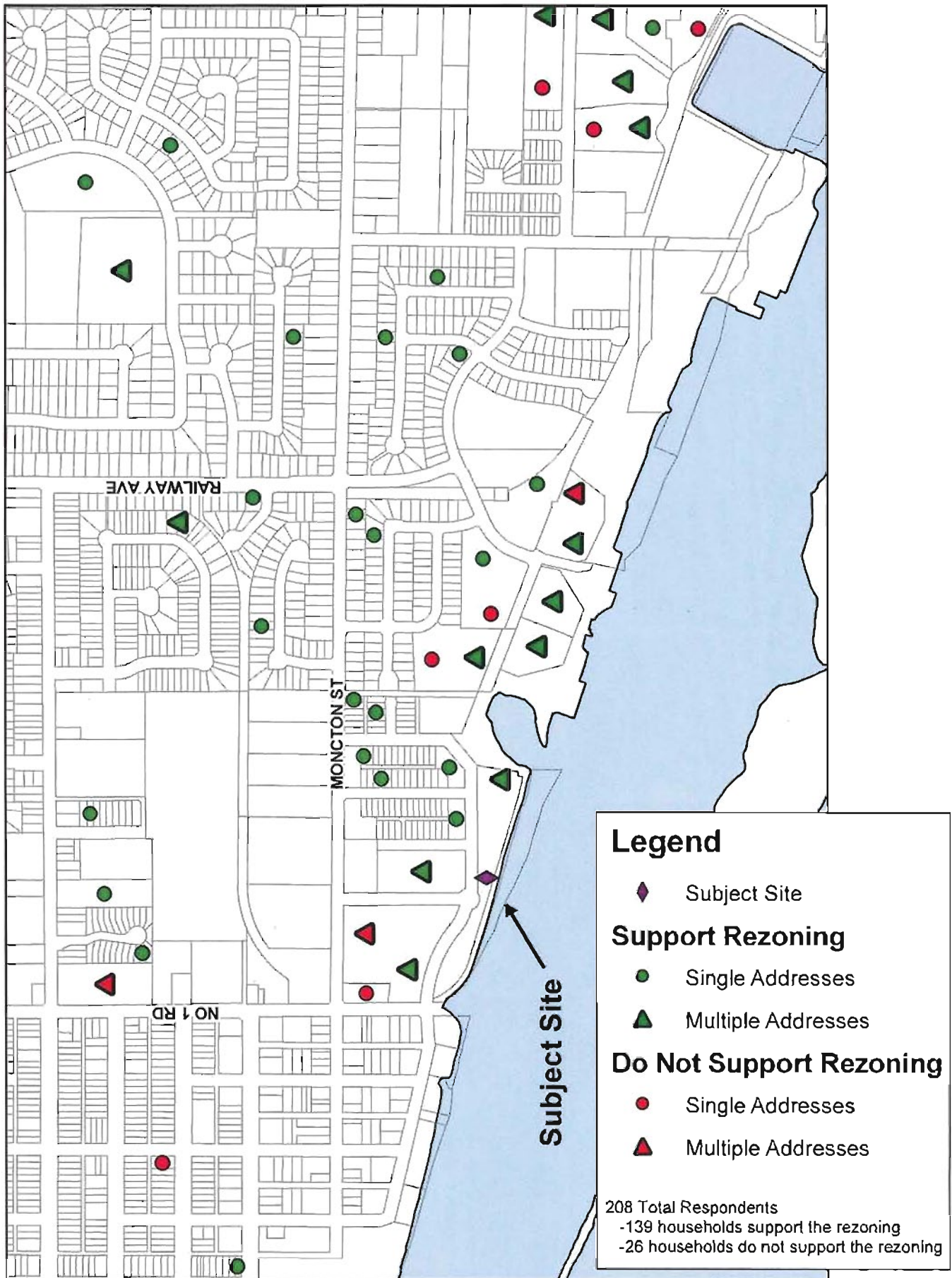
11-Jul-13	Physicists Aubbe	333-4280 Moncton st.		604-271-1625	yes	yes	**
11-Jul-13	Valerie and phil Thom	12300 English ave.	valphil.thom@gmail.com		yes	yes	**
11-Jul-13	Liz Havres	5600 Andrews Rd.			N/A	yes	*
11-Jul-13	Bruce and Ruth Briggs	417-4600 Westwater Dr.		604-272-262	N/A	yes	*
11-Jul-13	Tim 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 Finley	11220 Galleon court			N/A	yes	*
11-Jul-13	Kevin Skipworth	28-5999 Andrews Rd.		604-868-3656	N/A	yes	*
11-Jul-13	Alice Samworth	407-4280 Moncton St.			no	yes	**
11-Jul-13	Jennifer Anderson	406-4500 Westwater Dr.	jennifera@shaw.ca	604-284-2197	yes	yes	**
11-Jul-13	Brenlea Finklestein	3460 Regent St.	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		yes	yes	
11-Jul-13	Alex L.			604-312-1883	N/A	yes	
11-Jul-13	Louise Mazzone	12160 Imperial Dr.			no	yes	
11-Jul-13	Gerrit De Vries	5-4311 Bayview St.			N/A	yes	
11-Jul-13	C. Franzen	212-4211 Bayview St.			no	yes	
11-Jul-13	Mark Sakai	11762 Fentiman	masak@telus.net		yes	yes	
11-Jul-13	Brechin Maclean	14-12331 Phoenix Dr.			no	yes	
11-Jul-13	Donna Panusa	212-4211 Bayview St.	mysticapprentice@hotmail.com		yes	yes	
11-Jul-13	Ann 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	Shella 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	Sharie K. Reagan	206-5700 Andrews rd.		604-241-2033	yes	yes	**
13-Jul-13	Shelley Morris	106-4233 bayview st.		604-231-9708		yes	*
13-Jul-13	Peter Ho	3111 broadway st.			yes	yes	**
13-Jul-13	Kelly 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@dcnnet.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 Britannia	fsveinson@shaw.ca			yes	yes	
13-Jul-13	Sandy Sveinson	4655 Britannia	ssveinson@shaw.ca			yes	yes	
13-Jul-13	E. Perez	8371 Rosehill				no	yes	
13-Jul-13	Valerie Stene	12931 Railway				yes	yes	
13-Jul-13	Carole Utting	8571 Myron Court				no	yes	
13-Jul-13	Margot Spronk	#31 - 12331 Phoenix Dr.	mspronk@shaw.ca			yes	yes	
13-Jul-13	Mary Nasho	4233 Bayview				no	unsure	**
13-Jul-13	Ed Whitby	Local		604-834-2343		yes	unsure	
13-Jul-13	Anne Cameron	3691 Broadway St.	annecameron@hotmail.com			yes	unsure	
13-Jul-13	Hazel 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	

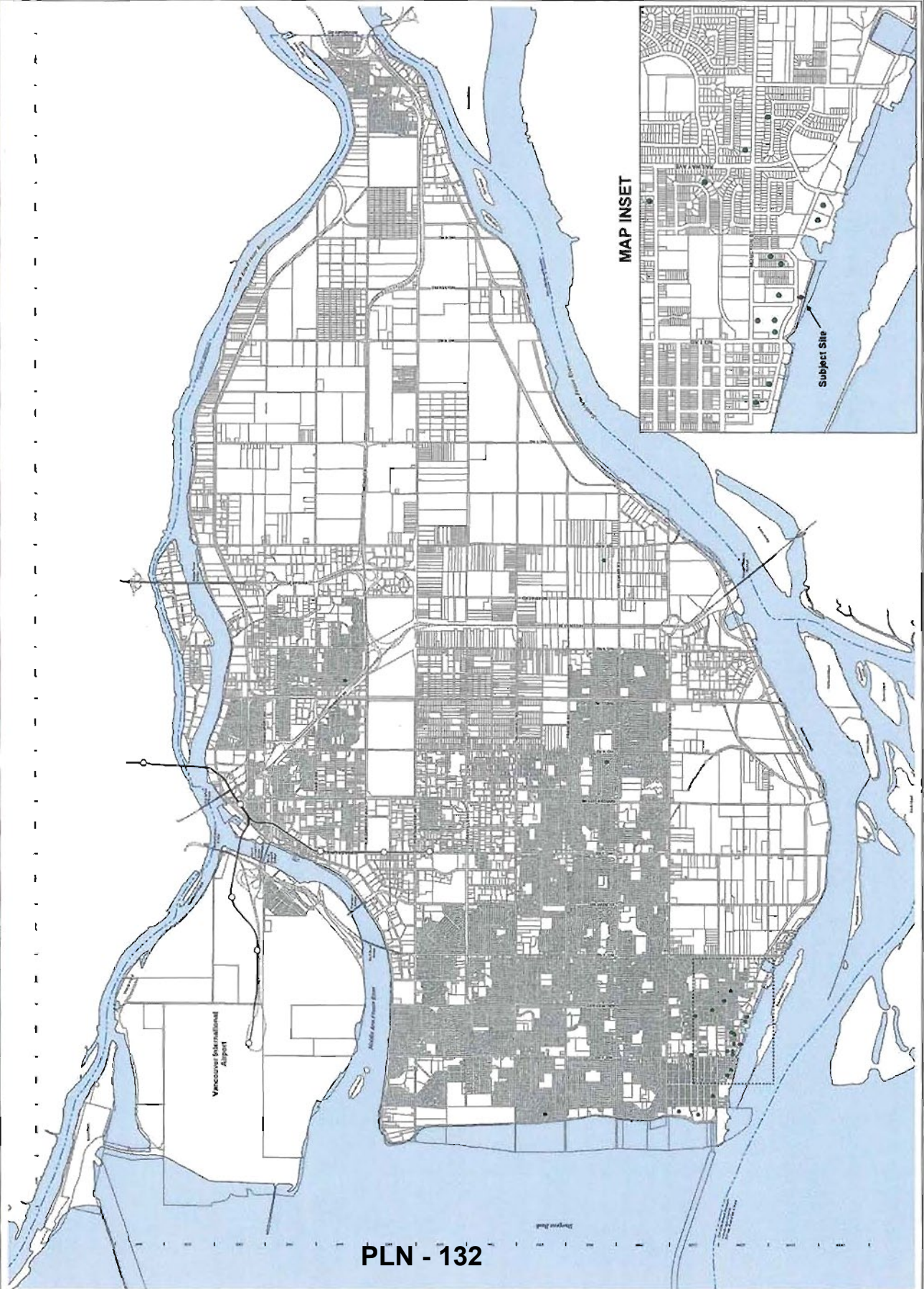


4020 Bayview Street Open House Feedback Map Inset

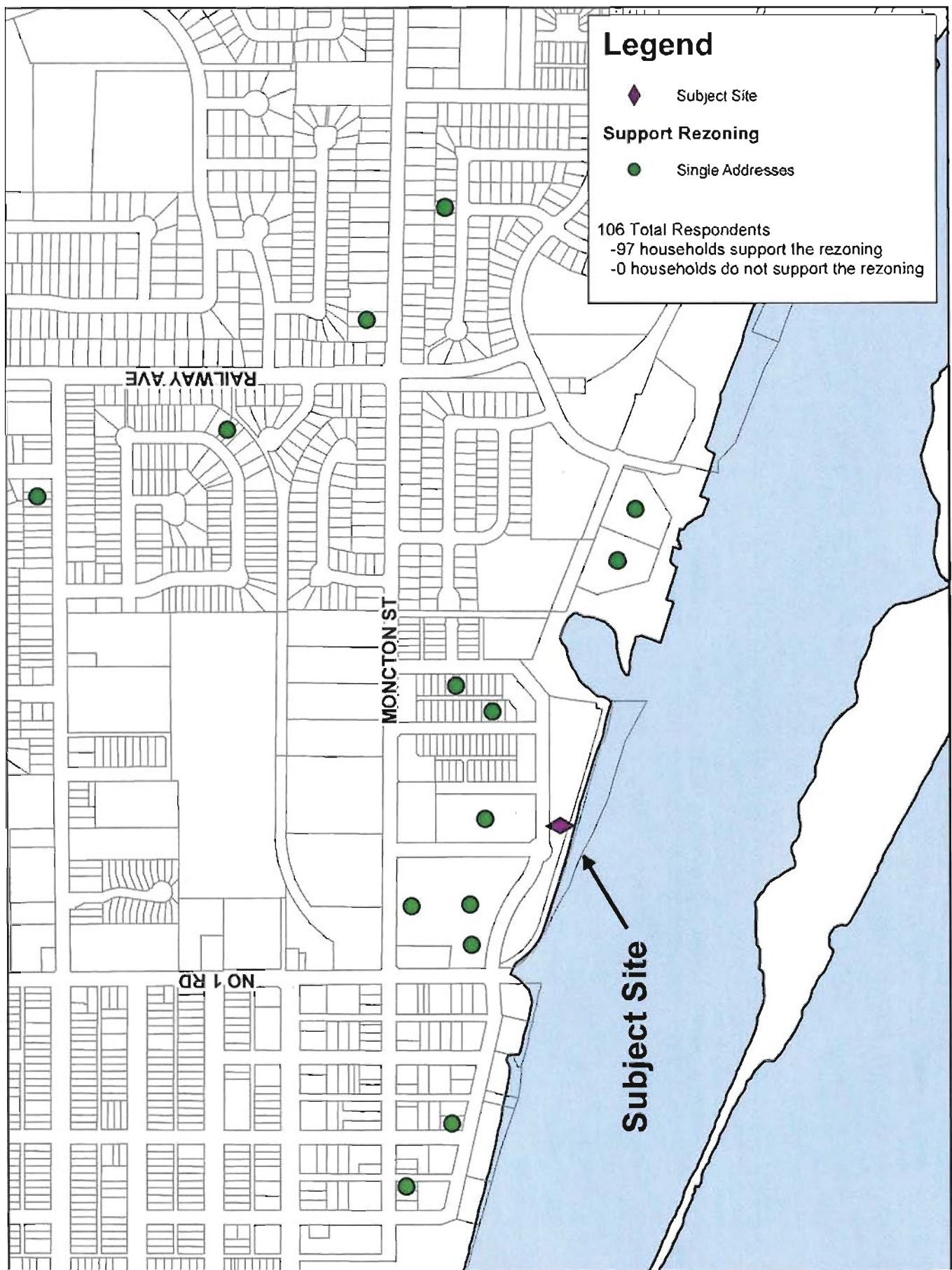




4020 Bayview Street: Public Correspondence Submitted to ONNI



4020 Bayview Street - Public Correspondence Submitted to ONNI Map Inset





4020 Bayview Street - Public Correspondence Submitted to the City

