



City of Richmond

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

**Development Application
 Data Sheet**

RZ 04-287989 **Attachment 3**

Address: 4020 and 4300 Bayview Street

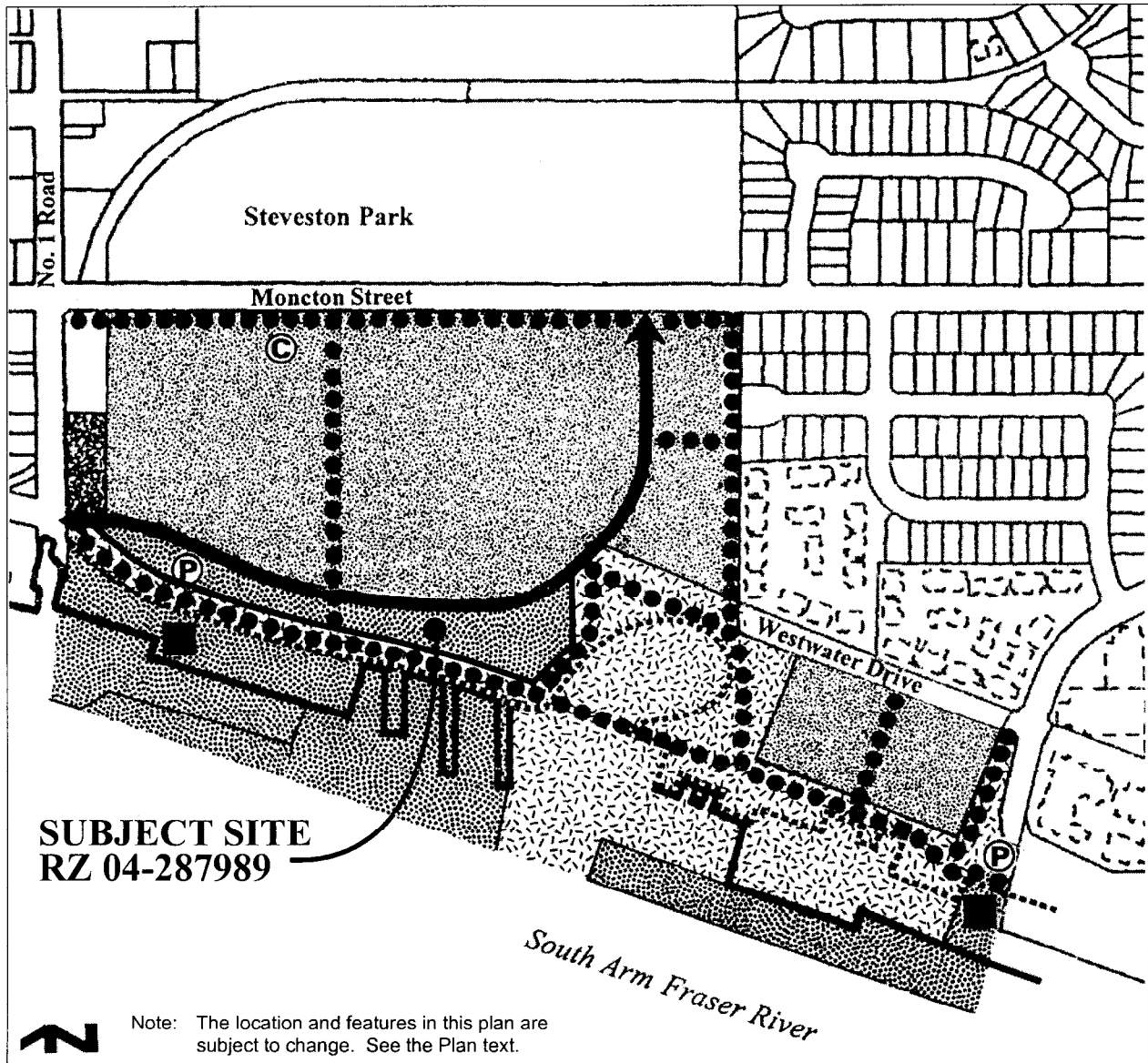
Applicant: Onni Development (Imperial Landing) Corp.

Planning Area(s):	Bayview Street & BC Packer's Riverfront Character Sub-Area (Steveston Village Character Area), Steveston Area Plan
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	Existing	Proposed
Owner:	Onni Development (Imperial Landing) Corp.	Unknown
Site Size (m²):	14,057 m ² as per applicant	No change
Land Uses:	Vacant	Commercial and Residential
Area Plan Designation:	Maritime Mixed-Use	Area A: Amended Maritime Mixed-Use Area B: Residential
Zoning:	CD/104 & CD/105	Amended CD/104
Number of Units:	None	Area A: 8 commercial units Area B: Approx. 69 dwelling units
Floodplain Designation:	2.6 m BER	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.8	0.8	None permitted
Lot Coverage – Building:	Max. 60%	40%	None
Lot Size:	Min. 14,000 m ²	14,057 m ²	None
Setback:	Min. 1 m	1 m Min.	None
Height (m):	Max. 12 m	12 m Max.	None
Off-street Parking Spaces – Regular (R) / Visitor (V):	Commercial 136 Resident 104 Visitor 14 Accessible 4	Commercial 137 Resident 138 Visitor 14 Accessible 6 Public 61	None
Off-street Parking Spaces – Total:	254	350	None
Amenity Space – Indoor:	Min. 100 m ²	127 m ²	None
Amenity Space – Outdoor:	Min. 414 m ²	Exceeds minimum	None

BC Packers Land Use Map



Note: The location and features in this plan are subject to change. See the Plan text.

Residential	Public Open Space	Approximate Shoreline
Maritime Mixed Use	Unrestricted Continuous Public Access*	Approximate Line of Buildings and/or Structures
Commercial	Public Road	Heritage Potential
Parking associated with Maritime Mixed Uses & Limited Public Parking	Community Mixed Use	

* Note: The trail should be located on the water side of any structures which extend over the water.

Public Letters

2007 February 09 Mr. Dave Fairweather

2007 January 15 Mr. Dave Fairweather

2006 December 18 E & F Whipple

2006 February 23 E & F Whipple

**Mr. Jean Lamontagne
Director of Development
City of Richmond
6911 No.3 Road
Richmond, B.C.**

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

February 9, 2007.

Dear Mr. Lamontagne:

Thank you for your response of February 5th to my letter of January 19th and attachment, to Mayor Brodie; copied to: Councillors and Gen. Mgrs. Urban Dev; Parks, Rec & C.S.

Residential Development

We can probably agree, that thoughts of maximum zoning limits are not particularly relevant in the context of the examination now underway, as we should not anticipate any pressure to seek a move close to such limits. While as you have noted, the present zoning permits up to 80 dwelling units (split 40 east & west), the B.C. Packers proposal was for only 30 – 40 units over the full site. This had approval of the community and Council. I can appreciate that in the logical, but complex move from the zoning which permits only “Maritime Mixed – Use”, any development plan must have a fair balance, which gives adequate recognition to the developer’s interests, but also those of the community and it’s people.

In the B.C. Packers approach to the planning process, the prime objective was to generate a land use plan that was acceptable to the community as a whole. To ensure that this plan was community driven, it was only after 20 months of intense public consultation with input from 600 households and 250 businesses that a Land Use Map for the Steveston Properties was adopted by Council. There is little evidence over the past three years, that Onni Development have given this type of open and thoughtful involvement with the community.

Amenity Contribution:

In making the compromise concessions to Onni, it would be of interest and of importance for the community, if not consulted, at least to be made aware of the reasons and justification for proceeding down this avenue. As Mr. Bob Ransford was quoted in the minutes of the General Purposes Committee Meeting of March 1, 2004 – “What was it the City was trying to achieve?”

Public Consultation:

In my view, the two Public Open Houses by Onni Development were very poorly presented, as they failed to provide an information piece detailing their proposal. It would have assisted greatly in creating an overview and understanding of what was involved.

The General Purposes Committee Meeting of March 1, 2004 is again a key reference:

- As recorded in the last two paragraphs of the first page of my January 19th letter, two important actions were to be taken by staff, but there is nothing in the public record that I can find, which responds to these requested actions.**

While the opportunity for personal consultation with staff is certainly appreciated, the broader community tends to be left in the dark. The void of open communication from Council and staff to the present day, is not appropriate.

The primary objective for Imperial Landing, is to produce a site with commercial on the west end and residential on the east end, which must surely take into consideration, the results of all of the work and funds which were committed in presenting 'visions' for the site, in November 2003 and particularly, the "Summary of Open House Results", dated December 11, 2003, plus subsequent public input.

While Onni's completion of the waterfront walkway and the park east of Phoenix Pond has been very well received, there is little evidence in what has been developed to date, which reflects the site's history and character. Now is the time for Onni to step forward with something special, which will gain public acceptance and provide enjoyment.

Attached for your information, to give you further insight as to where I am coming from, is a copy of my letter of February 8th, delivered yesterday morning at City Hall, for those I have previously communicated with on the Imperial Landing project.

Sincerely,



Dave Fairweather

Cc: ~~Mayor Malcolm Brodie; City Councillors; Gen. Mgrs. Urban Dev; Parks, Rec & C. S.~~

City of Richmond - Planning Committee
Councillor Harold Steves (Chair)
Councillor Bill McNulty (Vice Chair)
Councillors Linda Barnes; Sue Halsey-Brandt; Rob Howard

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

February 8, 2007.

Members of the Planning Committee: Re: Imperial Landing Zoning Application.

My letter of January 19, 2007 (with an attachment), to Mayor Brodie, with copies to yourselves, brought forward my concerns regarding the following:

1. In conceding the elements of an additional 30,000 sq.ft. for residential development, and 7,000 sq.ft toward the specialty grocery store, combined with gaining a significant amenity contribution, it seemed apparent that Council was prepared to sacrifice openness, green space and maximum residential height, on the Imperial Landing site. This was done without open public consultation. The public have expressed their concern and the importance of preserving these features.
2. There has been a lack of communication with the public, regarding the ongoing discussions with Onni Development, dating from March 1, 2004 to the present day.

In that you will soon be reviewing the January 9, 2007 - Re-zoning Application of Onni Development, for the Imperial Landing site, I feel that it is important to highlight the negative consequences of the 'Compromise Option 3' and the apparent thirst of Onni for as much residential density as they can squeeze on this site. They also demonstrate little regard for the 'Overall Major Themes' on record and the opportunity to create something (apart from their work on the boardwalk), to reflect the history and character of this special piece of Steveston.

	<u>B.C. Packers</u>	<u>Onni Development</u>
Residential - area (units)	46,835 sq.ft. (30-40)	91,788 sq.ft. (69)
Additional area offered		<u>30,000 sq.ft.</u>
New area allowed		76,835 sq.ft.

- a) the Re-Zoning Application exceeds the B.C. Packers approved area by: 44,953 sq.ft.
- b) the Application exceeds the new area allowed by 14,953 sq.ft.
- c) the residential units proposed (69). are almost double the (30-40) approved under the B.C. Packers plan and on only three fifths of the whole site.

The attached, records my understanding of the Onni proposal for the residential component and presents some options as 'food for thought', which would assure the openness and green space desired and provide the opportunity to create something special. Some adjustments are called for, in the interests of public acceptance and enjoyment. Also, it would be timely for the City to make a commitment on the water lots, which would provide a link to the water. At the foot of No.1 Road, consider an open public pier with a building for a fish (& produce) market, as well as a marina off the end of Easthope 'Passage'. Both were included in the Vision Statement Option 2.
Sincerely,


Dave Fairweather

Cc: Mayor M. Brodie; Councillors Cynthia Chen; Derek Dang; Evelina Halsey-Brandt
Richmond Review Reporter - Matthew Hoekstra

A summary of info obtained from the Jan.9/07 Onni Re-Zoning Application re: Imperial Landing, covering the residential component.

Area C. Townhomes: Positioned just east of Easthope Ave. to English Ave. A total of 11 units.

- 3 large one floor units at ground level (Nos. 1.3.5), with the ground floor of 2 two level units (Nos. 2,4), positioned between the 3 large units.
 - above each of the 3 large units are 2 two level units.
- This results in 6 units at the three storey height, with 2 in between with two levels.
When I put this puzzle together, my reaction was that it was a ridiculous and excessive hodge-podge conglomeration of housing units!! This is just not an acceptable structure, let alone, on this relatively narrow section of land.

Area D. Condominium: Parallels Bayview Street, between English and Ewen Aves. A total of 29 units.

- 9 units at ground level, with lobby and amenity space. 4 on the north side; 5 on the south side.
 - 10 units on the second and third stories, split 5 and 5.
- There is some set-back from the boardwalk, with areas of grass, paths and plantings.
There is a ramp down to underground parking off the end of Ewen Ave.
The three stories plus roof, along with the footprint of the structure, will impact negatively on public access and the openness to the boardwalk and waterfront.

Area E. Condominium: Positioned on the eastern limit of the site, running north/south. A total of 29 units.

- the set-up is the same as the D building, with a small lobby and amenity space. Underground parking off Ewen Ave.
- The south end of the structure comes quite close to the tower structure now in place and the boardwalk.
The tree stories and roof will result in a very unpleasant block of the outlook to the west, for those proceeding over the bridge at Phoenix Pond.

Total residential units – 69: All structures are three stories in height.

**Some suggested Options to bring the proposal more into line with the
'Overall Major Themes' derived from the Open Houses and other feedback.**

<u>C. Townhomes</u>	<u>Option 1.</u>	<u>Option 2.</u>	<u>Option 3.</u>
<p>No structure Create an open park-like area; possibly a water feature incl. a memorial to recognize the history of the site and all those who gave support to the fishing industry.</p>	<p>No structure as in Option 1.</p>	<p>As indicated for Options 1. & 2.</p>	
<u>D. Condominium</u>	<p>Two stories only 19 units</p>	<p>Two stories only 19 units</p>	<p>Two stories only 19 units</p>
<u>E. Condominium</u>	<p>Two stories only Reduce the south end by one section of 4 units. 15 units</p>	<p>Two stories only 19 units</p>	<p>The west side of the structure would be two stories, with a terrace roof. The east side could be three stories in height. Reduce the south end by one section of 5 units. 19 units</p>
<u>Total Units</u>	<u>34</u>	<u>38</u>	<u>38</u>

Mr. Gianni Laudisio
Development Manager
The ONNI Group
Fax: 604 688-7907

RECEIVED
JAN 15 2007

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

BY:
KZ 04287883

December 18, 2006.

Dear Mr. Laudisio:

I visited the 'Open House' on December 12th which presented the proposed Rezoning and Development of the Imperial Landing Waterfront and was surprised that ONNI did not provide an information piece, describing the various elements of sections: A,B,C,D & E. It would have been most helpful in getting a quick feel for the proposal and in viewing the numerous display boards.

Just about everyone recognizes that the Imperial Landing area is a very important and historic part of Steveston. The waterfront and boardwalk have become an enjoyable part of the landscape. A significant part of the pleasure experienced by those walking/cycling along, arises from the openness on both sides.

In my experience in talking with many residents of the Steveston Community, there is a generally negative reaction to the high density of townhomes and condominiums which the ONNI Group have been allowed to force into the B.C. Packers site.

I have no particular issue with what I understand of the planned commercial areas: A,B ~~E~~, however, the proposal for blocks C,D & E, incorporates an excessive commitment of residential units and virtually eliminates any openness north of the boardwalk This is just not acceptable.

I was hoping that ONNI might recognize the opportunity at this time, to make a significant contribution in the best interests of the Steveston Community, by providing a sizeable, open and welcoming green park/plaza area, adjoining the boardwalk. A much improved project vision could be accomplished by reducing the residential commitment east of Easthope Street. *AVL*

If the ONNI Group wish to be remembered in a positive light (you've got some ground to make up), I respectfully urge that changes be made to include more openness north of the boardwalk, to gain public acceptance and enjoyment.

David M. Fairweather
David M. Fairweather

Cc: Mayor Malcolm Brodie; City Councillors; General Manager, Parks, Rec. & CS.
See attachment, referring to Committee Minutes dating from Dec. 15/16, 2003.

*A 2006.12.18
3/20/07
PROCESSED
ALL INFORMATION
QUESTIONABLE
- RECEIVED
- INFORMATION*

Imperial Landing Proposals and Issues

The following is provided to highlight in part, what the City seemed to want to accomplish in resolving proposals for the Imperial Landing site.

General Purposes Committee – December 15th & 16th 2003, (excerpts).

- . the commercial and residential space contained in the vision could be modified to allow more open space.
- . the green space and parkland contained in the existing 1998 area plan vision should be retained.
- . a question as to whether the vision complemented or detracted from the City's Greenways program and the existing Steveston Waterfront area plan vision.
- . The report 'Feedback – Imperial landing Open Houses' (dated December 11th 2003) from the Gen. Mgr., Parks, Rec & Cultural Svcs be referred to staff for further consideration of the following:
 - (4) review the maximum residential and/or commercial density wanted in the area.
 - (9) on the Onni proposal show how the .5 acre of City public parking is to be provided.
 - (10) clarify the status of the 25,000 sq.ft. of community space contained in the 1998 area plan vision for the site.
 - (13) keep green and open spaces.
 - (14) keep the openness to the water.
 - (15) identify the public amenities contained in the proposed vision.

Quotes from my letter of Dec. 18, 2003 to Mayor Brodie – Nothing has changed

- . "It was obvious in their proposal that they have a total lack of appreciation or interest in the importance of the waterfront and 'boardwalk', to the enjoyment and character of this special part of Steveston".
- . "They are clearly putting aside the best interests of the Community in a further push on the 'density pedal' which they have pursued to the hilt. It is really appalling and cannot be allowed to proceed.

General Purposes Committee Meeting – March 1, 2004, item 11.

- . Mr. Crowe accompanied by acting Manager Development Applications, Holger Burke reviewed with Committee the charts which were on display, to explain the modified development proposal for the Imperial Landing MMU area and the north-east corner of Bayview Street and No.1 Road (south-east??).

Discussion ensued:

- . the increase in the square footage of residential development and the impact this would have on the adjacent area;
- . the recommendation that staff work with ONNI Development on the development of a modified proposal and whether, by approving this recommendation, Committee would be prejudging the process;
- . possible uses for the MMU area.

Advice was given during discussion, that approval of the staff recommendation would allow staff to clarify a number of issues with ONNI, after which the new proposal would be submitted to Council through the usual process.

Discussion ensued:

- . on the lack of green space on the site, and on the public input received regarding the current proposal;
- . the three options available to Committee, the advantages and disadvantages of each, and the impact which these options would have on the surrounding neighbourhood;
- . whether area residents would support the increased residential component;
- . the feasibility of locating the higher density component closer to No.1 Road and Bayview Street;
- . the feasibility of using City assets, such as the City-owned property at 4320 Moncton Street, as part of the negotiations;

It was moved and seconded :

- (2) that staff report to Committee with visions for the Imperial Landing MMU area and the north-east corner of Bayview Street and No.1 Road, without pre-commitment, on alternatives for the site, including:
- (a) an examination of the additional space for the grocery store on No.1 Road;
 - (b) additional density increases to be located towards No.1 Road;
 - (c) provision of green space and open space in significant areas of the MMU area;
 - (d) public and private parking to be highlighted and addressed;
 - (e) the consideration of the City's .9 acre parcel at 4320 Moncton Street in the negotiations;

Planning Committee – December 20, 2005

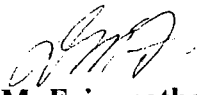
Managers Report:

- . Mr. Burke advised that staff were currently reviewing the revised plans, which had increased the size of the residential component and decreased the size of the commercial element. He added that the key components were still included in the design.
- . Joe Erceg, General Manager, Urban Development advised that full vehicular access had been negotiated through the ONNI property to the City-owned waterfront property, and as well, the developer had agreed to organize the property in such a way to increase the outdoor plaza area for use by the City.
- . Reference was made to the current zoning of the City-owned property (water lots) as it related to the ONNI proposal, and advice was given that staff would review that issue as part of their review of the ONNI project.

My questions arising from the above, relative to the Dec.12, 2006 ONNI proposal.

. As a result of all the dialogue with ONNI, what happened to the worthy concerns of the need for openness and green space; about acceptable residential density; the amenity contributions by ONNI; the commitment gained by Joe Erceg to increase the outdoor plaza area; the staff review of integration of planning re the water lots?

I look forward to gaining a better understanding of what has led to the latest ONNI proposal, which as I see it, fails in part, as an acceptable vision for the area and for public enjoyment.


Submitted by: D.M. Fairweather - #328 – 12931 Railway Ave. December 18, 2006.

Imperial Landing Chronology – 1998 to Present

Sept. 17, 1998 – A Land Use Plan for the Steveston Properties Site was officially adopted by Council.

Dec. 1998 - B.C. Packers submitted an Application for Rezoning, Development Permit & Subdivision.

Oct. 1999 - B.C. Packers Rezoning Application reaches Third Reading (6-3).

May 28, 2001 - Council approves B.C. Packers Application (5-3). (Report May 24/01, File No. 8060-21-7108/RZ 98753805) (Reqs No. 420882)
For: Dang/Greenhill/Johnston/Kumagai/McNulty
Against: Mayor Halsey-Brandt/Brodie/Steves
Absent until 8:08 pm – Barnes

Sep. 2001 - The City obtained title to the Waterfront Lands from B.C. Packers.

Dec. 2001 - The Site and Development Plans were sold to the Onni Group.

March - 2003 - The waterfront park and boardwalk opened to the public.

Nov. 2003 - Various 'visions' were presented in Public Open Houses at City Hall.

Dec.15/16, 2003 – General Purposes Committee Meetings: the Gen. Mgr. Parks, Recreation & Cultural Svces presented “Feedback – Imperial Landing Open Houses”. Differing views, opinions, and concerns were expressed by those present. This report was referred to staff for further consideration of 20 elements.

Feb. 20, 2004 -General Purposes Committee Meeting: The Manager, Policy Planning, outlined in a Report by Planner David Brownlee, various elements which were to be reviewed, arising from the Dec.11, 2003 report ‘Feedback - Imperial Landing Open Houses’, from the General Manager Parks, Recreation & Cultural Services. Three options were outlined, with the third arising from the General Manager, Urban Development and Onni representatives exploring a possible ‘Compromise Option’. “Staff were directed to further explore with Onni Development (Imperial Landing) Corp. a modified development package for the Imperial Landing Maritime Mixed Use (MMU) area and the northeast corner of Bayview and No.1 Road with the objective of having Onni submit a rezoning application for Council’s consideration”. (All Council incl Kumagai).

Exploring the compromise option, the following elements were included:

- * an additional 30,000 sq.ft. of residential development would be permitted within the MMU;
- * an additional 7,000 sq.ft. of retail commercial for north of Bayview St., near No.1 Road intended to accommodate a specialty grocery store;
- * the existing zones for the MMU would be altered to permit retail commercial;

- * Onni would design and build a fish market within the MMU area provided that there was a bonafide commitment to lease such space from interested parties;
- * Onni would make a financial contribution toward future waterfront or other improvements. It is intended that this matter would be discussed in a future closed Council session.
(On page 7, the Financial Impact of Compromise Option 3, is noted as –
“ \$1.7 million or more potential contribution toward community amenities.”)

March 1, 2004 - General Purposes Committee Meeting: Mr. Crowe, Manager Policy Planning and Mr. Burke, Manager, Development Applications, reviewed with Committee the charts which were on display, to explain the modified development proposal for the Imperial Landing Maritime Mixed Use (MMU) area and the north-east corner of Bayview Street and No.1 Road.

Moved and seconded: that staff report to Committee with visions for the Imperial Landing Maritime Mixed Use (MMU) area and the north-east corner of Bayview Street and No.1 Road, without pre-commitment, on alternatives for the site. Elements (a) to (f) to be considered; also - that staff provide information on (i) the timing of a presentation to the public for discussion on the alternate visions, and (ii) how the public consultation process would be undertaken, Carried:

Dec. 20, 2005 - In the Planning Committee Minutes.- “Mr. Burke provided an oral update on the status of the Onni rezoning proposal. He advised that staff were currently reviewing the revised plans, which had increased the size of the residential component and decreased the size of the commercial element. Mr. Burke added that the key components were still included in the design, and that once staff had completed their review, the developer would be holding public information meetings in the area to present the proposal to area residents. General Manager, Urban Development, Joe Erceg advised that full vehicular access had been negotiated through the Onni property to the City-owned waterfront property; and as well, the developer had agreed to organize the property in such a way to increase the outdoor plaza area for use by the City”. Reference was made to the current zoning of the City-owned water lot property as it related to the Onni proposal, and advice was given that staff would review that issue as part of their review of the Onni project.

Dec. 20, 2005 to Dec. 2006 – No mention of progress with the proposal is noted in Council Minutes or those of the Planning or General Purposes Committees. The last significant review and discussion involving public participation took place March 1, 2004.

April/May 2006 - Onni held several selective and one short Public Open House (May 24, 2006), to present what is being proposed for the site (No descriptive handout provided).
The eastern section from Easthope Ave. includes three condominium buildings, with a total of approximately 100 residential units.

Dec. 13, 2006 - Onni held a Public Open House re Imperial Landing. Community invited to learn about what was being proposed for this site. (No information piece provided)

The west end of the site from Easthope Ave is now commercial and includes the grocery store which moves from the northeast corner of No.1 Road and Bayview Street. The residential component remains east of Easthope Ave. and includes 12-15 townhome units of varying height to English Ave and then a condominium structure paralleling Bayview Street with approximately 30 units and another condominium building running north/south at the eastern limit with about 30 units. Very little public open/green space between the residential buildings and the walkway, has been included.

Completed by:

David J. Amundson

Completed 10.20.07

18 Dec 2006

Director of Development
City of Richmond
6911 No. 3 Rd.

2006

Dear Sir:

Enclosed is our response to ONVI
regarding their plan for development
of the Imperial Landing waterfront.

Sincerely,
F. & E. Whipple



FRANCIS & EDITA WHIPPLE
406-1233 DAYVIEW ST
RICHMOND BC
V7E 6T7

IMPERIAL LANDING WATERFRONT DEVELOPMENT
COMMENT CARD

For the Open House held: Wed 13 Dec 06

1. Please provide comments on the proposed drawings and layout of the development:

Plan for waterfront lot W. of Easthope
and S. of Bayview is not
acceptable. (see attached)

2. Please provide any general comments regarding the development:

Plan for waterfront lot E. of
Easthope acceptable as
presented.

Thank you for your input.

Your completed comment card may be sent by fax to the Onni head office (see below) within 5 days after the Public Open House, or alternatively, it can be handed in at the meeting itself. For any further information please don't hesitate to me, my contact particulars are given below.

Mr. Gianni Laudisio
Development Manager
Phone: 604-602-7711
Fax: 604-688-7907

Comments regarding ONNI Development Proposal for Imperial Landing

In general, I found ONNI's proposal unacceptable in that it fails to deal effectively with some basic issues.

1. The waterfront lot West of Easthope St. and South of Bayview St.

This portion of the site should be a continuation of the type of Commercial development West of No. 1 Rd. and South of Bayview St. namely; pedestrian oriented, small single-story stores and restaurants, open space, and no additional parking, and no additional residential. The inclusion of a new Grocery store in this location is unwarranted. The existing Grocery store on No. 1 Rd. North of Moncton is quite adequate. The proposed new Grocery store on Bayview would increase truck and auto traffic and require additional parking all creating congestion in a pedestrian oriented area.

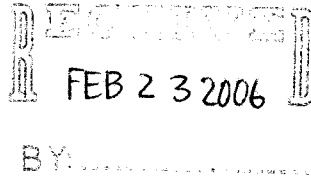
A more suitable location would be South of Moncton and further East closer to where there is more existing and proposed residential and no nearby Grocery store.

2. The waterfront lot East of Easthope and South of Bayview St.

This location is suitable for additional residential development as per the ONNI proposal

Dr. F. Whipple
14 Dec 06

E. & F. Whipple
406- 4233 Bayview Street
Richmond, B.C. V7E 6T7



February 20, 2006

City of Richmond
Urban Development Division
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

To Whom It May Concern:

**Re: Application for Rezoning by Onni Development Corporation at
4020 Bayview Street, Richmond (Imperial Landing)
File: RZ 04-287989**

As property owners in the Onni Imperial Landing Development, we strongly object to what is our understanding to be the latest proposal by Onni Corporation to develop the property south of Bayview Street between No. 1 Road and Easthope Avenue. A copy of Onni's proposed development is attached.

Our reasons for objecting are:

1. Onni's latest proposal is of a scale and mass totally inappropriate for the Steveston waterfront. It would be a mistake for the City of Richmond to allow additional residential development in the last remaining waterfront property. This area is more suitable for commercial expansion. Onni's original proposal to City Hall showed a single-storey grocery store. Onni submitted a second plan proposing a two-storey commercial building.
2. The latest proposal from Onni would restrict the view of the river and beyond for home owners in the Brunswick and Imperial Landing buildings. The height of the combined commercial/residential building in Onni's latest proposal totals 50 feet, which is taller than the Brunswick and the Imperial Landing buildings. The restricted sunlight, the blocked views, the additional parking congestion, noise, garbage, and exhaust would affect the current quality of life.
3. Property values in the Brunswick and Imperial Landing buildings would be adversely affected.

(2)

We ask that the City of Richmond reject Onni's current proposal for re-zoning and development of the subject property.

We recommend that the zoning and development of the area east of No. 1 Road and south of Bayview Street be restricted in two ways:

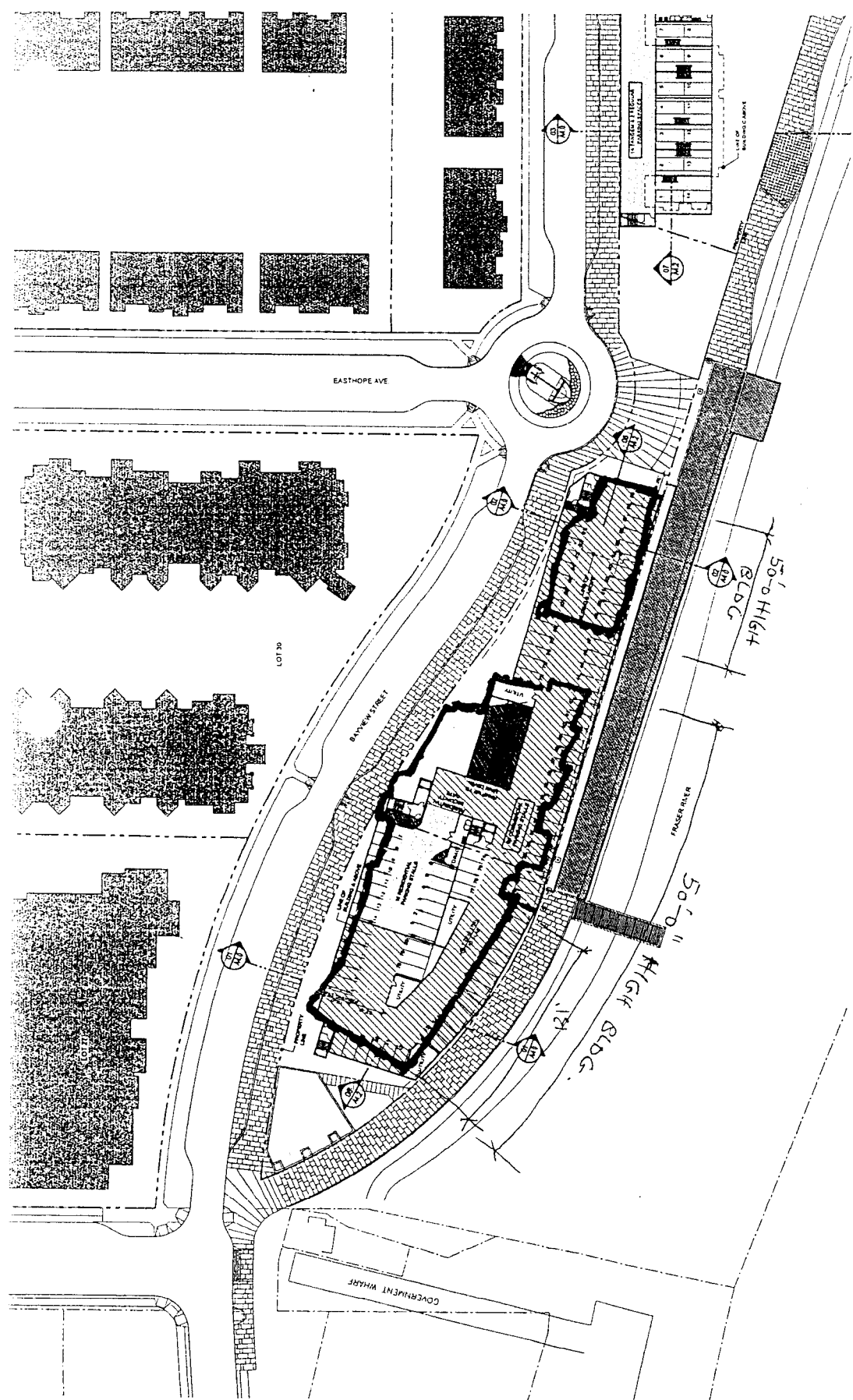
1. To single-story commercial, with no additional residential.
2. To limit the number of commercial buildings, so that there is lots of open space for views, and access to the waterfront.

Such zoning would provide for needed commercial expansion of Steveston Village eastward, without infringing on the enjoyment of the people living in the Brunswick and Imperial Landing buildings.

Yours Sincerely,

 / 

Dr. & Mrs. F. Whipple
Attach.



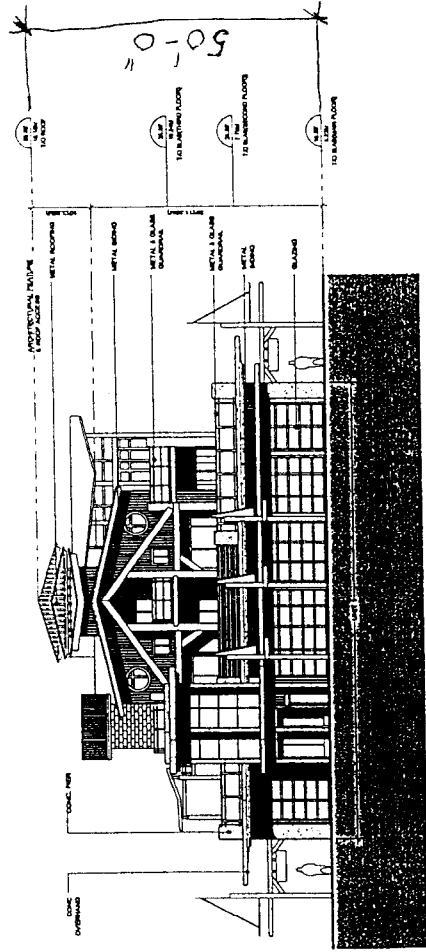
BUILDINGS A/B - PARKING PLAN
SCALE: 1/32"=1'-0"

CHRIS DIKEAKOS ARCHITECTS, INC.
10000 W. 15th Street, Suite 100, Denver, CO 80202
 Telephone: 303.751.2000 Fax: 303.751.2001
 Email: info@cdarch.com Website: www.cdarch.com

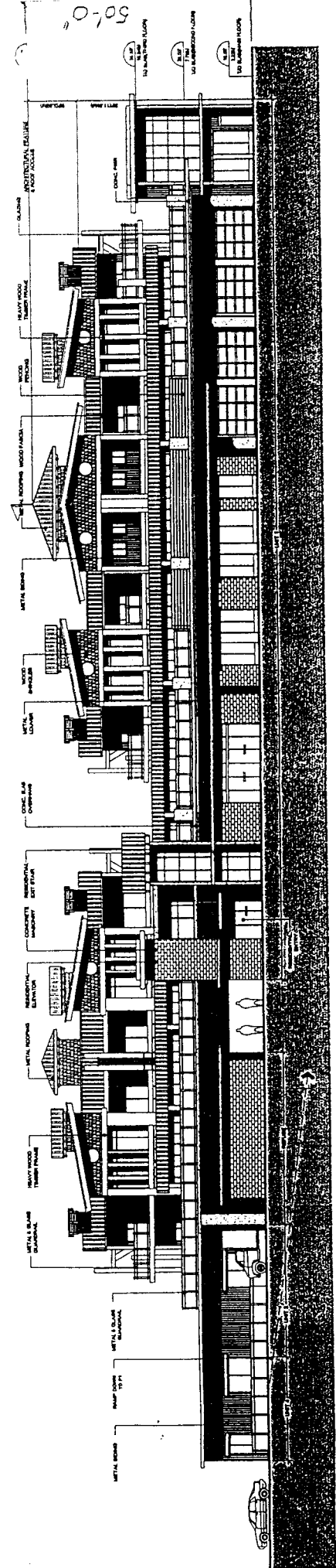
onni Village

IMPERIAL LANDING LOTS 22-26
 ISSUED FOR REZONING - NOVEMBER 22, 2005

A2.0



BLDGA - WEST ELEVATION
SCALE 3/8"=1'-0"



BLDGA - NORTH ELEVATION
SCALE 3/8"=1'-0"

Attendance Sign In Sheet

For the Imperial Landing resident's open house conducted by Onni Group of Companies
Project located at the Imperial Landing Waterfront, May 10 2006

Name	Address	Email
Barb Lloyd	409-4211 Bayview	
Karen + Magdi	29-12333 English Avenue	
Ann Goodhart; Jim Delgado	45-12333 English Avenue	
Herb & Cindy Mossey	41-12333 English Avenue	
Scott Harriman	33-12333 English Avenue	
Pand Steer	118-4280 Moncton Street	
Brenda Dewonck	203-4211 Bayview	
Raymond Ho	405-4211 Bayview	
Don Pickfrell	305-4321 Bayview	
Ben Minuk	110-4211 Bayview	
Christine Hayes	134-4280 Moncton	
Simon renwick	305-4111 Bayview	
Tom & Pam Elder	428-4280 Moncton	
Harrold & Gae Bacon	401-4111 Bayview	
Mary Dairydisk	419-4500 Westwater	
Jeff & Kathy Jones	7-12333 English Avenue	
Beverley Unsworth	410-4233 Bayview	
Diane Buff	209-4211 Bayview	
LyndaGspooppa	103-4111 Bayview	
Natasha Purba	105-4111 Bayview	
Giulio DiSerio	305-4211 Bayview	
Janet LeBrun	102-4233 Bayview	
Correne Brun	103-4233 Bayview	
Alice Pash	324-4280 Moncton	
Gavin Carroll	126-4280 Moncton	
Tami Bleet	409-4280 Moncton	
Richard Dhillon	12-12333 English	
Dave Gibson	139-4280 Moncton	
Doug Goodwin	405-4500 Westwater	
Brian Ailey	12-4388 Bayview	
Dhonna Bhigatt	219-4500 Westwater	
Kirten Skov	6-4311 Bayview	
Marg Magee	301-4230 Bayview	
Anita Kaycee	12286 Ewen Avenue	
Charles Haws	305-4600 Westwater	
Joan Haws	305-4600 Westwater	
N. Anda	905-4111 Bayview	
A. Monam	104-4211 Bayview	
R & C Hayman	12268 Ewen Avenue	
Vytas Abromaitis	4468 Moncton	
Anita Wong	111-4500 Weestwater	
Tom Sands	9-12333 English Avenue	
Luella Cook	205-4280 Moncton	
Anton Cobalt	303-4233 Bayview	
Diane Lindenthaleg	303-4233 Bayview	
Phyllis Auble	333-4280 Moncton	

M & N Horita	1-4311 Bayview
Brian Thomsen	39-12333 English Avenue
Brad Turner	308-4211 Bayview
Jim & Carolyn LaPorte	38-12333 English Avenue
Kay Ma	334-4280 Moncton
Xiangsheng Chen	314-4500 Westwater
Jeanette Krehel	110-4500 Westwater
Jay Scott	106-4211 Bayview
Roy Akune	305-4500 Westwater
Daniel Liu	19-4388 Bayview
Abbas & Naazmin Chataw	4331 Bayview
N. Floyd	16-4388 Bayview
Angel Zhang	306-4233 Bayview
Jeniffer Huang	306-4233 Bayview
Cicely Yang	4379 Bayview
Cynthia Rautio	12282 English Avenue
Cheryl Poquette	414-4211 bayview
Richard Leong	306-4211 Bayview
Anne MacIntosh	405-4111 bayview
Brenda Leclerc	411-4211 Bayview
Klaus Gade	406-4211 Bayview

Attendance Sign in Sheet

For the Imperial Landing resident's open house conducted by Onni Group of Companies
Project located at the Imperial Landing Waterfront, May 24 2006

Name	Address	Email
M. Magee	4233 Bayview Street	
David/Shirley Wong	4233 Bayview Street	
W. Shelley	4500 Westwater	
M Balakman	4500 Westwater	
E. Ng	4500 Westwater	
Kirsten Skiv	4311 Bayview Street	
John Doyle	4848 Duncliffe	
Wayne Riley	4211 Bayview Street	
Donald Maclean	404 - 4233 Bayview Street	
Antonio	303 - 4233 Bayview Street	
Anita Colault	303 - 4233 Bayview Street	
Feline Angel	301 - 4233 Bayview Street	
Helen Pettipiece	5811 Sandpiper Cr	
Don Fisher	432 - 4280 Moncton	
B. Elish	4388 Bayview	
E & F Whyple	406 - 4233 Bayview Street	
D/G/D Fairweather	328 - 12931 Railway	
Diana Underthaler	303 ??	
Pam Elder	429 - 4280 Moncton	
Herman Lee	221 - 4280 Moncton	
Terry Crowe	City of Richmond	
Franz Aeberli	4391 Bayview Street	