



**Regular Council Meeting for Public Hearings**

**Monday, February 21<sup>st</sup>, 2005**

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

Present: Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Sue Halsey-Brandt  
Councillor Rob Howard  
Councillor Kiichi Kumagai  
Councillor Bill McNulty  
Councillor Harold Steves

David Weber, Acting City Clerk

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

1. **Zoning Amendment Bylaw 7679 (RZ 03-251048)**  
(7840 Garden City Road; Applicant: Matthew Cheng Architect Inc.)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None

*Submissions from the floor:*

Mr. Kim Fong, 17-7733 Turnill Street, said that he was not opposed to the residential townhouses now that access had been provided through 9051 Blundell Road. Mr. Fong questioned the status of the substantial existing trees on the subject property and especially those along the north property line.

PH05/2-01 It was moved and seconded

*That Zoning Amendment Bylaw 7679 be given second and third readings.*

**CARRIED**



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2. **Zoning Amendment Bylaw 7764 (RZ 04-269086)**  
(4240 No. 5 Road; Applicant: Rav Bains)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None

*Submissions from the floor:*

None

PH05/2-2

It was moved and seconded

*That Zoning Amendment Bylaw 7764 be given second and third readings.*

**CARRIED**

3. **Zoning Amendment Bylaw 7772 (RZ 04-271606)**  
(9831 Williams Road; Applicant: Les Cohen & Azim Bhimani)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None

*Submissions from the floor:*

None

PH05/2-3

It was moved and seconded

*That Zoning Amendment Bylaw 7772 be given second and third readings.*

**CARRIED**



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4. **Zoning Amendment Bylaw 7780 (RZ 04-269537)**  
(6791 Steveston Highway and 10977 Gilbert Road (Formerly 6811 Steveston Highway); Applicant: Elegant Development Inc.)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

G. Harris & L. Herzog, 10900 Gilbert Road – Schedule 1

M. Jackson – Schedule 2

*Submissions from the floor:*

None

In response to questions of Council Mr. Jay Minhas, the applicant, provided information regarding the access to the lane from Gilbert Road, the site access, and the size of the secondary units.

PH05/2-4

It was moved and seconded

*That Zoning Amendment Bylaw 7780 be given second and third readings.*

**CARRIED**

5. **Zoning Amendment Bylaw 7847 (RZ 04-278777)**  
(7560/7580 No. 2 Road; Applicant: G. Viridi/P. Bowal)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

W. & M. Poirier, 6380 Chatsworth Road – Schedule 3

P. Kushnir, 7600 No. 2 Road – Schedule 4

*Submissions from the floor:*

None



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PH05/2-5

It was moved and seconded

*That Zoning Amendment Bylaw 7847 be given second and third readings.*

**CARRIED**

6. **Zoning Amendment Bylaw 7854 (RZ 04-274078)**  
(5091 and 5111 Francis Road; Applicant: Les Cohen and Azim Bhimani)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

S. & P. Grewal, 5151 Francis Road – Schedule 5

M. Cheung, Y. Peng and T. Cifci, 5051 & 5071 Francis Road – Schedule 6

T. & Z. Cifci, M. Cheung & Y. Peng – Schedule 7

G. & I. Tamayo, 5200 Cantrell Road – Schedule 8

G. & B. Larose, 5035 Francis Road – Schedule 9

V. Yasel & I. Prodan – Schedule 10

Petition of 20 residents opposed to the application – Schedule 11

Petition of 29 individuals in support of the application – Schedule 12

Correspondence from City staff submitted by the applicant – Schedule 13

*Submissions from the floor:*

Mr. George Larose, 5035 Francis Road, indicated that several more signatures had been received from area residents in opposition to the rezoning application, and he explained that only those residents directly affected by the proposal had been contacted. Mr. Larose objected to the rezoning application due to the increased density, the negative affect the proposed new definition of the character of the street would have on property values, and the intrusion into the single family oriented character and the ambience of the neighbourhood. Mr. Larose also expressed his concerns regarding access onto Francis Road, and the lack of street parking on Francis Road.



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Mr. Sukh Grewal, 5151 Francis Road, said that he was strongly opposed to the application because of the negative affects on privacy, safety and security that would result. Further to this, Mr. Grewal said that the alley between the two rows of townhouses would dead end at his property line; that his property value would decrease if located next to townhouses; that sunlight to his property would be affected; that he was concerned that his home, which was a year and half old, would be affected by settling; the congestion that would result from the doubling of density; and, that the townhouses did not fit within the existing character of the neighbourhood.

Mr. M. Cheung, and Mr. T. Cifci, 5071 and 5051 Francis Road respectively, spoke in objection to the project. Mr. Cheung referred to the objections contained in his letter and requested that Council consider those objections. Mr. Cifci expressed his concerns about the safety of small children playing outside; the loss of views; and, the increased noise that would result from 12 townhouses.

Mr. Bhimani, applicant, said that he understood the concerns of the neighbours of the potential development, and he indicated that the architect was present to answer questions. Mr. Bhimani then spoke briefly of the increased sideyard setback required for townhouse development, and the removal of the rezoning sign that had resulted in a second public hearing on the application.

Mr. Grewal, speaking for the second time, indicated that none of the neighbours had been aware of the prior process on this application and that due diligence had not therefore occurred to this point. Mr. Grewal felt that the architect should have discussed the proposed plans and the setbacks with the owners of the neighbouring properties.

Mr. Larose, speaking for the second time, said that when the original sign disappeared shortly after it had been installed in early December 2004, he thought it was because the City had turned the application down, and so he was shocked at the receipt of a notice for public hearing on the application. Mr. Larose said that he was in favour of single-family homes only in this area.



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PH05/2-6

It was moved and seconded

*That Zoning Amendment Bylaw 7854 be referred to staff in order that it be amended to a single-family zoning proposal.*

**CARRIED**

Opposed: Cllr. Steves

- 7. **Zoning Amendment Bylaw 7866 (RZ 04-268666)**  
(9631 and 9651 No. 4 Road; Applicant: Parmjit Randhawa)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None

*Submissions from the floor:*

None

PH05/2-7

It was moved and seconded

*That Zoning Amendment Bylaw 7866 be given second and third readings.*

**CARRIED**

- 8. **Zoning Amendment Bylaw 7870 (RZ 04-279382)**  
(8291 No.1 Road; Applicant: Parm Dhinjal)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None

*Submissions from the floor:*

None



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- PH05/2-8      It was moved and seconded  
*That Zoning Amendment Bylaw 7870 be given second and third readings.*  
**CARRIED**
- PH05/2-9      It was moved and seconded  
*That Zoning Amendment Bylaw 7870 be adopted.*  
**CARRIED**
9.    **Zoning Amendment Bylaw 7871 (RZ 04-280369)**  
      (8531 No. 1 Road; Applicant: Robert Teo)  
      *Applicant's Comments:*  
      The applicant was not present.  
      *Written Submissions:*  
      None  
      *Submissions from the floor:*  
      None
- PH05/2-10     It was moved and seconded  
*That Zoning Amendment Bylaw 7871 be given second and third readings.*  
**CARRIED**
- PH05/2-11     It was moved and seconded  
*That Zoning Amendment Bylaw 7871 be adopted.*  
**CARRIED**
10.    **Zoning Amendment Bylaw 7872 (RZ 03-254683)**  
      (9051 Blundell Road; Applicant: Willow Construction Ltd.)  
      *Applicant's Comments:*  
      The applicant was present to answer questions.  
      *Written Submissions:*  
      None



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*Submissions from the floor:*

None

PH05/2-12

It was moved and seconded

*That Zoning Amendment Bylaw 7872 be given second and third readings.*

**CARRIED**

11. **Zoning Amendment Bylaw 7878 (RZ 04-273797)**  
(7751 Acheson Road; Applicant: Woodridge Developments Ltd.)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

S. Kibble – Schedule 14

*Submissions from the floor:*

None

PH05/2-13

It was moved and seconded

*That Zoning Amendment Bylaw 7878 be given second and third readings.*

**CARRIED**

12. **Zoning Amendment Bylaw 7879 (RZ 04-275991)**  
(5540 and 5560 Garrison Road; Applicant: Tara Development Ltd.)

*Applicant's Comments:*

The applicant was not present.

*Written Submissions:*

None

*Submissions from the floor:*

None





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PH05/2-14

It was moved and seconded  
*That Zoning Amendment Bylaw 7879 be given second and third readings.*

**CARRIED**

13. **Zoning Amendment Bylaw 7881 (RZ 04-287060)**  
(8191 No.1 Road; Applicant: Khalid Hasan)

*Applicant's Comments:*

The applicant was present to answer questions.

*Written Submissions:*

None

*Submissions from the floor:*

None

PH05/2-15

It was moved and seconded  
*That Zoning Amendment Bylaw 7881 be given second and third readings.*

**CARRIED**

PH05/2-16

It was moved and seconded  
*That Zoning Amendment Bylaw 7881 be adopted.*

**CARRIED**

14. **Zoning Amendment Bylaw 7884 (RZ 04-286494)**  
(11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway; Applicant: Sandhill Holdings Ltd. and J.A.B. Enterprises Ltd.)

*Applicant's Comments:*

Mr. Peter Lovick, architect, with the aid of several preliminary drawings, reviewed the proposed development, and the intended use of the three buildings. Mr. Lovick referred to the traffic study completed by Hamilton & Assoc. which had indicated that with some small changes to the light at the intersection at No. 5 Road and Steveston Highway, the intersection and its access would be adequate until 2015. Mr. Lovick then responded to questions of Council on several aspects of the proposed development.



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In response to a question from the Mayor, the Director of Development, Raul Allueva, explained the difference between the process before Council of approving a land use designation for the subject property, and the provincial liquor licencing process required for a primary liquor licence application, as a part of which the provincial government would request comment from the City and also would consider the views of area residents. Mr. Allueva indicated that area residents would be notified by the City at the appropriate time in the process. Discussion then ensued among Council members and staff regarding this.

*Written Submissions:*

- A. & P. Akizuki – Schedule 15
- B. & M. Rollinson, 12100 Riverside Way – Schedule 16
- J. Lott, 10911 Maddocks Road – Schedule 17
- C. Day (2), 11631 Seahurst Road – Schedule 18
- L. Robinson, 10620 Bromfield Place – Schedule 19
- G. & T. Wilson, 11360 Kingsbridge Drive – Schedule 20
- Richmond Citizens Coalition (3) – Schedule 21
- P. & B. Ritchie – Schedule 22
- R. Craig – Schedule 23
- T. Gleason – Schedule 24
- B. Wells, Operations Manager, Steveston Hotel – Schedule 25
- M. & I. Friesen (2), 10711 Seamount Road – Schedule 26
- Mr. Ganzberg – Schedule 27
- J. Yates, 5940 Sandpiper Court – Schedule 28
- H. Sandhu, 10471 No. 5 Road – Schedule 29
- J. & P. Fleming, 10811 Southridge Road – Schedule 30
- K. Tsang, 11480 Seahurst Road – Schedule 31
- A. & B. Reynolds, 8280 Mirable Court – Schedule 32



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- V. Monjushko, 10411 Sealord Place – Schedule 33
- H. Pastrick, 9651 Finn Road – Schedule 34
- Memorandum from City staff – Schedule 35
- D. Miller, Units 5 & 6, 11911 Machrina Way – Schedule 36
- T. Gleason, Richmond Citizens Coalition – Schedule 37
- J. Abelseth and Ales Struna, Nordlys Marketing Canada Inc. – Schedule 38
- R. Craig, Richmond Neighbourhood Pub Owners Assoc. – Schedule 39
- Otho Law Group (2) – Schedule 40
- D. Johnston, 11480 Seabay Road – Schedule 41
- K. Thomas, 11171 Sealord Road – Schedule 42
- L. Cross and P. Sowden – Schedule 43
- T. Murphy, 9651 Finn Road – Schedule 44
- A. No Sky – Schedule 45
- A petition of 90 signatures of local business owners – Schedule 46
- A concerned resident – Schedule 47

### *Submissions from the floor:*

Ms. Carol Day, 11631 Seahurst Road, asked that the application be referred to staff as it did not meet past policy requirements for a pub use. Ms. Day displayed a material board identifying existing liquor services. Ms. Day then spoke about the need to replace redundant policies prior to a decision on this matter; the need to increase the notification area to include the area bounded by Francis Road, River Road, No. 4 Road and No. 7 Road; and, more appropriate uses for the remnant piece of property being sold by the City to the developer.

Mr. Eric Ho, Vice-President of a company adjacent to the subject property, said that he was strongly opposed to a liquor store and pub at this location and he cited reasons of security, public safety, adequate alcohol servicing in the area, the physical safety of female employees, and the close proximity of a public library, to support his objection.



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Mr. Ulf K. Ottho, Ottho Law Group, read a written submission which is attached as Schedule 48 and forms a part of these minutes.

Ms. Tina Gleason, King Road, noted the significant difference in the number of signatures received in support of, and opposed to, the application under consideration. Ms. Gleason then spoke about the impact of the busy intersection at No. 5 Road and Steveston Highway on neighbourhood streets; that not much could be done to alleviate the impact of the proposed establishment on the intersection; the lack of concern given to area residents' opinions; the lack of sufficient policing for the freeway at present; and, that all users of the freeway should have a say in the decision.

Ms. Lenore Radom, 10095 No. 5 Road, said that there were sufficient pub/liquor services in the area; that the remnant property being negotiated would be better utilized in aiding the flow of traffic from the industrial area and Steveston Highway; and, the need to address the traffic situation at the intersection of No. 5 Road and Steveston Highway before adding to the problems.

Mr. G. Golms spoke about the precedent that would be set for business owners from other jurisdictions within 5 km. of the City to apply for a similar process.

Ms. Brandy Brundage, who indicated that she was speaking on behalf of all waitresses and bartenders, said that she had worked in the liquor service industry in Richmond for many years, and that the ability to earn a decent living had declined due to the number of establishments in the City. Ms. Brundage felt that further competition would add to that decline.

Mr. Johal, Swinton Crescent, said that he and his wife walked to Ironwood Shopping Centre, and that he supported a neighbourhood pub that i) would provide a different atmosphere and culture than those existing services, and ii) was on land located on an opposite corner to the residential subdivision. Mr. Johal felt that competition would bring lower prices, and he said he didn't



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understand i) the negative comments about access when the Riverport pubs and the Kingswood pub were within minutes of the proposed location, and ii) the relevance of the previous comments about increased crime resulting from the pub use, or the concern about the proximity of the library. Mr. Johal noted that the Kingswood Pub was not within a reasonable walking distance from his home, and, that drinking in restaurants was often in the presence of children.

Mr. J. Collins, 11660 Williams Road, said that although he had nothing against pubs and/or liquor outlets, it did not make sense to violate City policy, especially as the applicable policy had been rescinded with no clear direction as to how the City should proceed. Mr. Collins supported the comments of previous speakers.

Ms. Daphne Keith, 10671 No. 5 Road, said that although the corner in question had to be developed in a commercial manner, the pub did not belong there as access to the busy intersection could not be avoided.

Mr. Dhiman, 9360 Sidaway Road, said that he did not see a neighbourhood pub designation being any different than a 'Keg' pub or a 'Kelsey's'. Mr. Dhiman said that the purchase of a business licence was not a monopoly, and that the main concern at this time was whether the subject property was a suitable location to build the proposed establishment. Mr. Dhiman said that there would always be complaints about a pub location as there was never a 'right area'.

Mr. Sukh Sahl, 11660 Seahurst Road, said that he was undecided as to appropriate land use, but that he was disturbed by the two groups of self-serving individuals that lacked sincerity. Mr. Sahl said that while he lived in the area, he often left Richmond to frequent pubs in other municipalities as the pubs in the neighbourhood are not that good. Mr. Sahl said that he did have concerns about the pub, in terms of its size and character, and also what would result if the business proved unviable, and said that the questions needed to be answered.



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Mr. James Day, 11631 Seahurst Road, said that in dealing with the best use for this land, what should be looked at was what the neighbourhood did not have in the way of services. Mr. Day suggested that a professional building of lawyers, doctors, dentists, accountants, etc. might be more appropriate. He then spoke about the liquor facilities in the area, which he considered adequate.

Mr. J. Sandhu, 10375 Gilmore Crescent, said that it was good to have heard both sides of the debate, and he acknowledged the concerns evident on both sides. Mr. Sandhu then spoke about the remnant property and the benefit of adding it to the parcel included in the application; and, the benefits of an adult-atmosphere that would be provided by a neighbourhood pub.

Mr. Raj Sandhu provided examples of the commonality of concerns related to drinking and driving, following which he said that he, a responsible drinker, enjoyed the atmosphere of a pub where guys can hang out and be loud. Mr. Sandhu said that the one neighbourhood pub in the area was old and run down, and had a lack of parking, whereas the proposal in question was exciting, and state-of-the art, with ample parking provided. He then questioned what other business would benefit this location.

Mr. Michael Penner, a resident of Seahurst Road, spoke in opposition to the proposal. With a focus on the land use, Mr. Penner said that he did not stop for gas at the intersection of No. 5 Road and Steveston Highway due to the heavy traffic volume, and he therefore wondered if the proposed use was a good use for this location. Having not been aware that the City owned the remnant piece of land at this location, Mr. Penner suggested the land be used to improve the traffic conditions, and he questioned the logic of selling the property to only have to purchase it back when Steveston Highway was widened to the projected 6 or 8 lanes. Mr. Penner said he hoped that the proposal was defeated.

Mr. Norman Wriggleworth, spoke about the bothersome smoke that emanates from big fires lit at Garry Point Park. Mr. Wriggleworth also spoke about the flat tires on his bicycle that result from broken glass. He felt that more police were needed on the street; that a curfew would be in order for those under 19 years of age; and, that too many underage youth were able to obtain liquor from liquor stores.



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A resident of Williams Road said that a pub was not needed at this location, that the Kingswood Pub was fantastic, and, that local area residents should be asked whether another pub was wanted.

Mr. M. Tilbe, 10531 No. 1 Road, said that although the issues were confusing, the main issue was whether this was a suitable location for a neighbourhood pub. Mr. Tilbe further said that businesses couldn't be stopped because monopolies would be created.

A resident said that Richmond was growing as a City, that baby boomers were growing older, and places were needed where one could go to have a good time. Full support was given to the application.

Mr. Amar Sandhu, 8671 Cambie Road, the applicant, spoke about the process that would be involved should Council approve the application. Mr. Sandhu then spoke about the benefits of the proximity of the pub to the residential area; the lobbying undertaken by pub owners in Richmond that want total control; the result of the comprehensive traffic study undertaken; and, the difficulty of renting office space in today's market. Mr. Sandhu then responded to questions of Council on various aspects of the proposal.

PH05/2-17

It was moved and seconded

*That the regular meeting of Council for Public Hearing proceed beyond 11:00 pm.*

**CARRIED**

PH05/2-18

It was moved and seconded

*That Zoning Amendment Bylaw 7884 be given second and third readings.*

**CARRIED**

Opposed: Cllrs. Barnes  
E. Halsey-Brandt  
S. Halsey-Brandt  
Steves



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PH05/2-19

It was moved and seconded

*That at the onset of the Liquor Primary application being received by the City for property at 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway, staff shall request Council direction on the applicable procedures which shall include that:*

- i) a survey be conducted as part of the process based on the Public Hearing notification for the rezoning application; and*
- ii) a public meeting be conducted for further discussion and input.*

Prior to the question being called discussion ensued on the nature of the survey as a result of which the following amendment was introduced:

PH05 2-20

It was moved and seconded

*That the public opinion survey be conducted in relation to pub operations only.*

The question on the Resolution PH05/2-20 was called and it was **DEFEATED** with Cllrs. Barnes, Dang, E. Halsey-Brandt, S. Halsey-Brandt, Howard, Kumagai, McNulty and Steves opposed.

The question on Resolution PH05/2-19 was then called and it was **CARRIED** with Cllrs. Dang, Howard, Kumagai and McNulty opposed.

## ADJOURNMENT

PH05 2-21

It was moved and seconded

*That the meeting adjourn (11:55 p.m.).*

**CARRIED**





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Certified a true and correct copy of the  
Minutes of the Regular Meeting for Public  
Hearings of the City of Richmond held on  
Monday, February 21<sup>st</sup>, 2005.

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Mayor (Malcolm D. Brodie)

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Acting City Clerk (David Weber)

Re: Item 5

<b>To Public Hearing</b>	
Date:	Feb 21/05
Item #	4
Re:	Bylaw 7780 6791/6811 Steveston Highway

KZ 04-269501

6791/6811 Steveston.

**TO: PLANNING COMMITTEE  
ATTENTION: JANET LEE**

**RE: PROPOSED DEVELOPMENT  
RZ#04269537**

Serious consideration must be given to this development regarding:

- 1) The location of the access lane  
- adding one more driveway (much less one servicing the 12 to 16 cars that could live there) on a seriously dangerous and accident ridden corner should be carefully assessed.

Perhaps Steveston Highway access would be the safer route taking into consideration the huge increase in traffic on Gilbert that the 51 unit townhouse development (around the corner) will generate.

- 2) The possibility of 8 families living on 2 lots, some in "above garage" type housing is less than desirable esthetically and will do much to reduce the value of the surrounding homes. Surely we have not come to this.

Thank You

GERALDINE HARRIS / L. HERZOG  
(604-537-5402) 10900 Gilbert  
Home Owner



10660 Whistler Court  
Richmond, BC, V7E-4C7

21 February 2005

**Re: Zoning amendment bylaw 7780 (RZ 04-269537)**

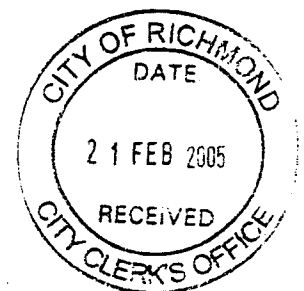
Dear Mayor and City Councillors,

I am sending you this letter to voice my strongest possible objection to the development proposed in the zoning amendment bylaw 7780 (RZ 04-269537), which you will consider at tomorrow's meeting. My family has resided at 10660 Whistler Court for more than 10 years, and have been directly affected by the developer's destruction of all trees on this property. We will be further affected by the proposed development, which we believe to be contrary to the policies established by Council in two key areas, as outlined below.

- a) The proposed density is well out of character with the surrounding properties. The following summarizes surrounding lots (from GIS information from the city website):

Address	Zoning	Area (m <sup>2</sup> )	Units	Area per Unit (m <sup>2</sup> )
6791 Steveston Hwy (subject property)	R1/E	825	1	825
10977 Gilbert Rd (subject property)	R1/E	820	1	820
10951 Gilbert Rd (immediately N)	R1/E	857	1	857
10935 Gilbert Rd (two lots N, recently rezoned)	R1/0.6	365	1	365
10931 Gilbert Rd (three lots N, recently rezoned)	R1/0.6	365	1	365
6771 Steveston Hwy (immediately W)	R1/E	707	1	707
6755 Steveston Hwy (two lots W)	R1/E	617	1	617
10660 Whistler Crt (Immediately NW)	037	700	1	700
<b>Average:</b>				<b>657</b>

From the above, the average is 657m<sup>2</sup> per unit. *The proposed rezoning would result in 8 units in 1,645m<sup>2</sup>, i.e. 206m<sup>2</sup> per unit, which is only 31% of the existing average, and only 56% of the recently rezoned R1/0.6 properties. This does not meet the requirement that any proposed rezoning fit into the character of the existing neighbourhood.*



- b) The proposed development as four adjacent coach-house lots is a transparent attempt to evade the requirements set down by the City in bylaw 7591, described in its multi-family planning guidelines. From those guidelines (on the city website), the following amenities are required in such developments:

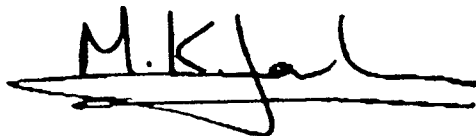
Number of Dwelling Units	Indoor Amenity Space Required	Outdoor Amenity Space Required
0 – 3 units	None	None
4 – 19 units	<ul style="list-style-type: none"> <li>• Indoor amenity space of a minimum of 70m<sup>2</sup>, or</li> <li>• Payment of cash-in-lieu</li> <li>• Note: exempt where the average unit size exceeds 148m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor amenity space of 6.0m<sup>2</sup> per unit</li> <li>• Outdoor space should be designed to facilitate children's play</li> </ul>

In other words, an 8-unit development would require at the very minimum an outdoor amenity space of 48m<sup>2</sup>. This space is designed for children's play, as outlined above.

I can only assume that Mr. Eng has recommended approval of the proposed development on the narrowest technical grounds, viewing each proposed R/9 unit on its own. However, it is my understanding that planners should also be evaluating the spirit of the Council's intent in passing bylaw 7591 that is to force developers to account for the needs of children. ***By allowing the present development to circumvent the spirit of this bylaw, the present Mayor and council would be favouring developers over children – I believe they should make a different choice.***

I respectfully submit that the proposed development is out of character with the neighbourhood, and sacrifices the development needs of children to the profit motives of developers. I urge the Mayor and Councillors to reject it.

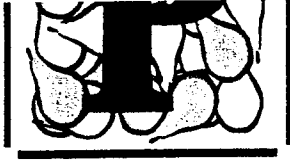
Yours sincerely,



Dr. Michael K. Jackson, P.Eng.  
 email: mkjackson@shaw.ca  
 mobile: 604.218.9244

JOHN & WILMA POIRIER,  
6380 CHATSWORTH RD  
RICHMOND, BC V7C 3S3  
Phone 604-277-5802  
Fax 604-277-5801  
e-mail wpoirier@telus.net

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>5</u>
Re: <u>Bylaw 7847</u>
<u>7560/7580 No. 2 Rd</u>



Feb. 14, 2005

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

ATTN: Planning Committee

RE: File 12-8060-20-7847; 7560/7580 No 2 Road,  
Richmond, BC

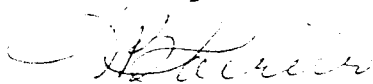
Dear Sir or Madam;

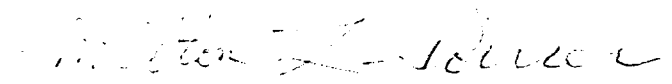
I am writing you regarding the above mentioned property. It has come to our attention the new plans regarding this property would only be 3 meters away from our property line. We do not feel that this is enough.

We have lived in this house (6380 Chatsworth Road) since 1961 and have a well established back yard which we use extensively in the spring, summer and fall. We are worried that the new property would shade our yard to the detriment of a well established garden. It would be a shame that we should suffer due to new building zones that are being put into place. We realize that the current building must come down, it is a disgrace, but other properties that are being built on this side of No 2 Road are townhouses with a lane at the back. Why is this property any different? We incorrectly assumed that the same policy would apply to this property and obviously it isn't. Is there anything that we can do about it?

We hope that you will take our concerns into consideration and hope that we can deal with this matter in a timely fashion.

Yours truly,

  
Wilma R. Poirier

  
Milton L. Poirier

SCHEDULE 4 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

<b>To Public Hearing</b>
Date: <u>Jan 17, 2005</u>
Item # <u>5</u>
Re: <u>7560/7580 No. 2 Rd</u>
<u>Bylaw 7847</u>

Peter Kushnir  
7600 No. 2 Road

Zoning Amendment Bylaw 78447 (RZ-04-278777) @ 7560/7580 No. 2 Road

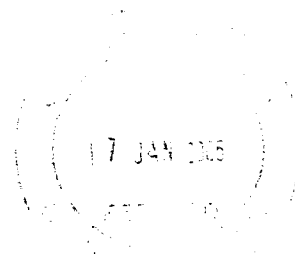
To Council/Staff City of Richmond

I am the owner of 7600 No. Two Road, the property adjacent to and to the south of the subject property.

As a long standing resident of Richmond, I object to the rezoning.

The proposed development that this rezoning will facilitate will be out of character my home, and the existing character of this stretch of No. 2 Road.

1. While City staff sees Council making the reinstatement of the hedge bordering the north side of the property a condition of development, no such measures are being contemplated along the property line I share with my neighbour. The mature hedge along this property line will not be available to screen my back yard, and rear windows from the townhouse development (one need only look to 7108 No. 2 Road to see the effect of development on the hedge bordering the north edge of that property).
2. The massing of the proposal is barn like, similar to the objectionable massing of the development already permitted across the road at 5988 Lancing, but without slight saving grace of the east-west orientation of the 'tenement' blocks. The three units fronting No. 2 Road lack the articulation and respect for the street (i.e., the defined - porched and elevated - entrances) that the proposal for 7680 No. 2 Road had the good grace of suggesting. The same barnlike massing of the contemplated rear three units will loom over my rear yard in a manner worse than the relatively recent development of the property at 6420 Chatsworth. A preferable massing form (for both proposed front and back townhouse blocks) would mimic the development at 7320 No. 2 Road.
3. The reduced rear yard setback and the frontyard setback relaxation being considered only exacerbate the objection outlined in Item 2 above.



SCHEDULE 5 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 21<sup>ST</sup>, 2005.

**Weber, David**

**From:** Sukh Grewal [sgrewal@topproducer.com]  
**Sent:** Monday, 24 January 2005 10:12 AM  
**To:** Eng, Kevin; Weber, David  
**Subject:** Zoning Amendment Bylaw 7854 (RZ 04-274078)

<p><b>To Public Hearing</b>  <b>Date:</b> Feb 21, 2005  <b>Item #</b> 6  <b>Re:</b> Bylaw 7854          5091 + 5111 Francis Road</p>
--

Gentlemen,

As discussed in telephone conversations with both of you in the past week, I am documenting my concerns regarding the Rezoning application at 5091 and 5111 Francis Road in Richmond, specifically the lack of signage on the proposed property.

Up until last week, there was not a sign on the subject property since early December. This obviously breaches the requirements outlined in the City of Richmond's Rezoning Sign Information document, which clearly states:

"Signs must be posted and maintained, by the applicant, until Council has made a final decision."  
 "The sign must remain in place until Council has made a final decision on the application."

The lack of a sign for several weeks was interpreted by the neighborhood including myself as the application being recalled or removed. The letter from the City of Richmond informing the neighborhood of the public hearing was issued just days before the hearing and caught me and others by surprise. I didn't have time to effectively prepare my concerns, considering this application is adjacent to my home and it greatly affects me.

Frankly, I cannot drive more than 5 minutes in Richmond without seeing a "Red Sign" of another applicant who respects and follows the City of Richmonds guidelines. But the purposed development that's impacting me and my family the most, proposed to occur feet away from my house is missing it's sign. This is a very poor reflection of the applicant, and their respect for the process, the City of Richmond, and the neighborhood it plans on being a part of. I feel deceived by the applicant, they tried to pull a fast one on all of the residents on Francis road between Railway and Number #2 Road.

I'm urging the city of Richmond to reject this application altogether or at the very least have another public hearing. I trust the City of Richmond will listen to it's residents and will do the right thing.

I understand there is a Councilors meeting this evening, I am requesting that my email is forwarded to each of the Councilors.

Yours Truly,

Sukh and Pam Grewal  
 5151 Francis Road  
 Richmond, BC  
 Tel: 604-231-0905



**Mayor and Councillors**

Mong Hung Cheung/Ying Min Peng & Turgay Cifci

5071 and 5051 Francis Road

Re: 7854

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>6</u>
Re: <u>Bylaw 7854</u>
<u>5071 + 5051 Francis Rd.</u>

Dear Sirs:

Re: Zoning Amendment Bylaw 7854 (RZ 04-274078)

The proposed application for rezoning permit to the development of twelve townhouses is on the east side next to our duplex dwelling.

We voiced our concerns at the first public hearing and again bring to your attention our strong opposition.

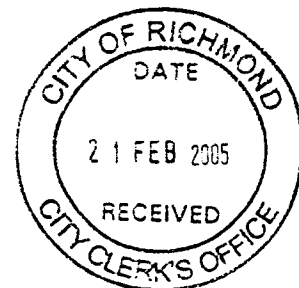
The subject properties are previously occupied as single family houses. Once the occupancy is changed to a multi-family district, we are afraid that the living environment will be seriously affected as follows:

1. There are at least twelve families living at the location. If each family consists of three members, there would be at least 36 people or even more. So many people living together in a small area may cause congestion and health problems.
2. Similarly, the quietness of the community will be affected. There will be more vehicles driving and parking in the area resulting in air and noise pollution.
3. There may be increasing fire hazard and security risk due to dense crowd.
4. Our view will be blocked. Also the new building will create shade over our house, rendering our property lacking sunshine and cold.
5. According to the Attachment 2, vehicle access is being provided through a consolidated driveway along the west property line. All vehicles exit beside the east of 5071 Francis Road. This design ignores the safety and health of us and our families.
6. Our property value will be depreciated.
7. Lack of signage prior to the first public hearing is a poor reflection of the applicant.

In view of the above, we strongly object this rezoning application.

Owners of 5071 and 5051 Francis Road

Mong Hung Cheung/ Ying Min Peng  
Turgay Cifci



Public Hearing
Date: Feb 21, 2005
Item: 6
Bylaw 7854
5091 + 5111 Francis Rd.

Turgay Cifci  
Zuhal Cifci  
5051 Francis Rd.

Cheung Mong Hung  
Peng Ying Min  
5071 Francis Rd.

Monday February 21, 2005

Attention: Urban Development Division  
Mayor and City Council

Regarding the Public Hearing for Zoning Amendment Bylaw 7854(RZ 04-274078)

We have concerns regarding the Rezoning Application at 5091 and 5111 Francis Road. Redevelopment of this property greatly affects us and our families and we are opposed to this townhouse project going ahead. It is right next door to us and if approved it will not only decrease our property values but our day to day life. The traffic and parking will be a problem .

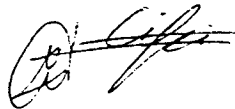
We ask that council give some regard to the existing residents of this neighbourhood and reject this application for rezoning. Redevelopment should be to single-family houses along Francis Road.

Sincerely,

Turgay Cifci



Zuhal Cifci



Cheung Mong Hung



Peng Ying Min



SCHEDULE 8 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 21<sup>ST</sup>, 2005.

Mayor and Councillors

Gloria and Ignacio Tamayo

5200 Cantrell Road, Richmond BC, V7C 3G8

Re: Zoning Amendment Bylaw 7854 (RZ 04-274078)

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>6</u>
Re: <u>Bylaw 7854</u>
<u>5091 + 5111 Francis Rd</u>

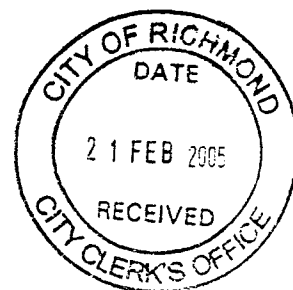
We were invited to participate in the 2nd public hearing for the rezoning of 5091 and 5111 Francis Road from a single family housing district to a townhouse district. Our house is directly behind the 5091 Francis Rd address and we are concerned about how this rezoning will affect us and our property. Unfortunately we will be unable to attend due to our work schedules but we do have a few questions and concerns we would like brought up.

How will this rezoning affect the value of our property, 5200 Cantrell Road, since we are directly located behind the proposed area? Does changing from a Single-Family housing district to a Townhouse district affect our land value? If so, in a positive or negative manner?

Will this rezoning have an effect on our property tax as well? If so, in what way?

Since we are located so close to the rezoning area, what happens to the peace and quiet of our neighborhood? What measures will be in place to ensure that we are not disturbed by this whole process?

We were not too happy hearing about this rezoning and would prefer to keep our area as a single family housing district. We hope that the questions above could be brought up in the Feb 21st 7pm public hearing on our behalf. We can be contacted by email at [mase@shaw.ca](mailto:mase@shaw.ca) and by phone at 604-272-0530. Thank you.



Mayor and Councillors

George and Barbara Larose

5035 Francis Road

Re: 7854

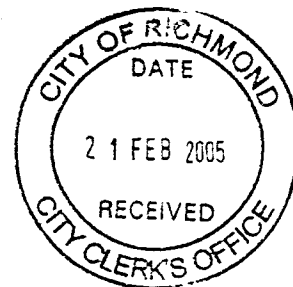
To Public Hearing
Date: Feb 21, 2005
Item # 6
Re: Bylaw 7854
5091 + 5111 Francis Rd.

Regarding Zoning Amendment Bylaw 7854 (RZ 04-274078)

We would like to go on record as being strongly opposed to such development being approved for Francis Road. Putting twelve homes on a space that currently has two, greatly increases the density and creates a considerable problem of traffic and parking on our street. By putting twelve units there, that increases the number of homes between Carrick and Railway from the current 13 to 25, which is double. The houses from Railway to No. 2 Road are currently single family and allowing a multi-family project does not fit with the character of the neighbourhood. Existing homeowners have a great amount invested in their properties and this proposal not only decreases our property values but also affects our day to day life.

We hope council listens to the concerns of the area residents and rejects this application. Any redevelopment of the subject property that conforms to the existing Single-Family Zoning would be welcome but not a townhouse or any other multi-family project.

George and Barbara Larose  
5035 Francis Road



SCHEDULE 10 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

<b>To Public Hearing</b>	
Date:	<u>Feb 21, 2005</u>
Item #	<u>6</u>
Re:	<u>Bylaw 7854</u>
	<u>5091 + Sill Francis R</u>

Fax:  
To: City of Richmond  
Council Chambers  
Fax: 604-278-5139

From: Viktor Yasel & Irina Prodan & 2 children  
House owners  
5100 Francis Rd., Richmond. BC V7C 1K3

Rc: Zoning Amendment Bylaw 7854 (RZ 04-274078)

February 21, 2005


Comments:

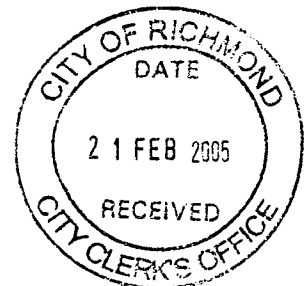
We bought our house almost 6 years ago and chose our house because it had mountain views and located on the quiet street with single-family houses. But rezoning the block of 5091 and 5111 Francis Road right across our house will affect our living. It will block mountain view from our house, it will turn our street in multiple dwelling, it will increase noise and traffic congestion, it will lower the value of our house and it will create a lot of chaos and dirt around our house for long period of development.

Unfortunately, we missed first hearing and we were really disappointed that these rezoning plans are still in consideration. We are against this rezoning and in favor of keeping Francis Road as quit single-family-house street.

Sincerely,

  
Viktor Yasel

  
Irina Prodan



**To Public Hearing**  
 Date: Feb 21, 2005  
 Item # 6  
 No: Bylaw - 7854  
5091 + 5111 Francis Rd

**Zoning Amendment Bylaw 7854 (RZ 04-274078)**

Location: 5091 and 5111 Francis Road

Applicant: Les Cohen and Azim Bhimani

Purpose: To rezone 5091 and 5111 Francis Road from  
 Single Family Housing District, Subdivision Area E (R1/E) to  
 Townhouse

District (R2-0.6) in order to permit the development of a  
 twelve unit townhouse project on the subject properties.

We the undersigned object to the rezoning of 5091 and  
 5111 from single family housing district, Subdivision Area E  
 (R1/E) to  
 Townhouse District(R2-0.6)

Name	Address	Signature
TUREAY CIFCI	5051 FRANCIS RD.	
CHEUNG HONG HUNG	5071 FRANCIS Rd.	
PENG YING LIN	5071 FRANCIS Rd	
ZUHAI CIFCI	5051 FRANCIS RD.	
MRE VILLASENOR	5240 FRANCIS ST.	
ROBERT VILLASENOR	5040 FRANCIS ST.	
VICTOR YASEL	5100 FRANCIS Rd.	
DONALD ROBERTSON	514 FRANCIS RD	
Paulina Lo	88-1000 Road	

Calvin Francis 8800 Carnick Road (Calvin)

Jennifer Lang 8891 Carnick Road Jennifer Lang

HUGH CROSS 5260 CANTRELL ~~JK~~

Ignacio Tamayo 5200 CANTRELL RD (I. Tamayo)

Calvin Tamayo 5200 Cantrell Rd. Tamayo

Avenue L (5331 Cantrell Rd.)

Irene Lew 8240 FRANCIS RD (Irene)

Neal Cole 5211 Francis Rd NE

BOUCE WILCEAN 5031 FRANCIS RD. (Bouce)

Barbara Larose 5035 Francis Rd. Barbara Larose

George Larose 5035 Francis Rd. George Larose

Submitted by Applicant

February 17, 2005

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

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

In reference to the above captioned rezoning application I/We support  
the applicants' intended proposal for these properties.

Name: K. HEER Signature: K Heer

Address: 5728 FRANCIS ROAD, Richmond, B.C.

Name: JASMIN DRING Signature: Jasmin Dring

Address: 5420 FRANCIS RD, Richmond, B.C.

Name: WILFRED DRING Signature: Wilfred Dring

Address: 5420 FRANCIS RD., Richmond, B.C.

Name: LAKHBAI KHANGURA  
5440 FRANCIS RD Signature: Lakha

Address: 5440 FRANCIS ROAD, Richmond, B.C.

Name: SKMB HARSHMAD CONSTRUCTION Signature: SKMB

Address: 5428 FRANCIS ROAD, Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: ~~5428 Francis Road~~, Richmond, B.C.

Name: G. Bapla Signature: Gurjit Bapla

Address: 5708 Francis Road, Richmond, B.C.



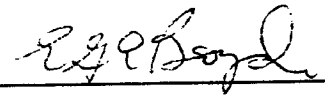


February 17, 2005

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

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

In reference to the above captioned rezoning application I/We support the applicants' intended proposal for these properties.

Name: EG Boyd Signature: 

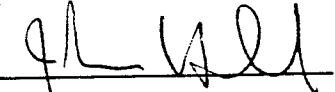
Address: 5431 FRANCIS, Richmond, B.C.

Name: BIKAR MAHAL Signature: 

Address: 5451 FRANCIS RD, Richmond, B.C.

Name: D. ERICKSON Signature: 

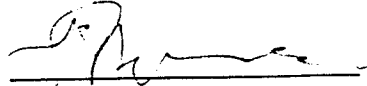
Address: 5291 FRANCIS RD., Richmond, B.C.

Name: John Hall Signature: 

Address: 5288 Francis Rd, Richmond, B.C.

Name: ANGELO OLIVEROS Signature: 

Address: 5300 FRANCIS RD., Richmond, B.C.

Name: Dale J. Noneth Signature: 

Address: 53410 Francis Road, Richmond, B.C.

Name: M. SALLUHAN Signature: 

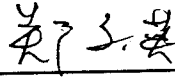
Address: 5400 FRANCIS, Richmond, B.C.

February 17, 2005

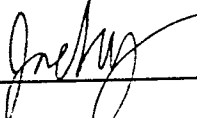
City of Richmond  
6911 No.3 Road  
Richmond, B.C.  
V6Y 2C1

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

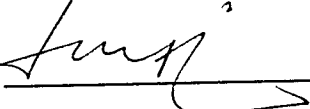
In reference to the above captioned rezoning application I/We support the applicants' intended proposal for these properties.

Name: MAN ZING CHEN Signature: 

Address: 5571 FRANCIS RD, Richmond, B.C.

Name: Jacky Lee Signature: 

Address: 5471 Francis RD, Richmond, B.C.

Name: JEFFERY LO Signature: 

Address: 5580 FRANCIS RD., Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

February 17, 2005

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

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

In reference to the above captioned rezoning application I/We support the applicants' intended proposal for these properties.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_, Richmond, B.C.

Name: ELMER CHERNYSH Signature: Elmer Chernysh

Address: 5791 FRANCIS RD, Richmond, B.C.

Name: LEN MAGREDE Signature: L. Magrede

Address: 5811 FRANCIS RD, Richmond, B.C.

Name: Tom Sue Veit Signature: Sue Veit

Address: 5851 Francis Rd, Richmond, B.C.

Name: R. B. Khan Signature: R. B. Khan

Address: 5640 Francis, Richmond, B.C.

Name: P.T. PAVICH Signature: P. T. Pavich

Address: 5800 FRANCIS RD, Richmond, B.C.

Name: HARDEEP BAICHA Signature: Hardeep Baicha

Address: 5191 FRANCIS RD, Richmond, B.C.

February 17, 2005

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

Re: RZ 04-274078 for properties located at 5091/5111 Francis Road

In reference to the above captioned rezoning application I/We support the applicants' intended proposal for these properties.

Name: Rose Retvold Signature: Rose Retvold

Address: 5111 Francis Rd V7C1K1, Richmond, B.C.

Name: JOHN SABAT Signature: John Sabat

Address: 5600 FRANCIS RD, Richmond, B.C.

Name: Alex Molina Signature: \_\_\_\_\_

Address: 5660 Francis Rd, Richmond, B.C.

Name: Sylvia Côté Signature: Sylvia Côté

Address: 5680 Amancio Rd., Richmond, B.C.

Name: Marianne Monette Signature: mm

Address: 5700 Francis Rd., Richmond, B.C.

Name: JR Bradley Signature: JR Bradley

Address: 5820 Francis, Richmond, B.C.

Name: PAUL JENSEN Signature: Paul Jensen

Address: 5840 FRANCIS RD, Richmond, B.C.

CITY OF RICHMOND 604 276 4101 TO 5034279100  
Submitted by Applicant

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>6</u>
Re: <u>Bylaw 7854</u>
<u>5091 + 5111 Francis Rd.</u>



**City of Richmond**  
6911 No. 3 Road, Richmond, BC V6Y 2C1  
Telephone (604) 276-4000  
www.city.richmond.bc.ca

Urban Development Division  
Fax: (604) 276-4052

June 15, 2004  
File: RZ 04-270884

Les Cohen/Azim Bhimani  
#203 - 5188 Westminster Highway  
Richmond, B.C.  
V7C 5S7

Dear Sirs:

**Re: Application for a rezoning by Les Cohen and Azim Bhimani for property located at 5111 Francis Road**

Your rezoning application has been received and is being processed under reference number RZ 04-270884. Please quote this number when making any inquiries with the City, either verbally or in writing.

Staff have identified that your application could be "fast tracked" (e.g. presented to the July 20, 2004 Planning Committee and if acceptable to the August 16, 2004 Public Hearing).

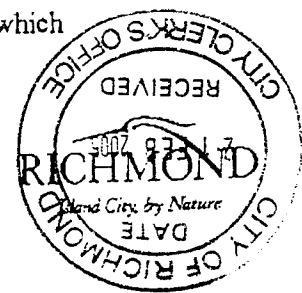
If you want to take advantage of this "fast track" process, you must submit the following by Wednesday, June 30, 2004:

1. Written confirmation that you have spoken to the owner of 5091 Francis Road and that they are not prepared to develop their property at this time (5091 and 5111 Francis Road would make an ideal townhouse site);
2. An additional \$1,000.00 application fee;
3. Verification that the necessary rezoning sign has been erected; and
4. Submission of a subdivision application.

You are under no obligation to have your application "fast tracked", in which case it will be processed in the regular manner and time.

The rezoning sign must be as shown on the attached sample sheet and should contain the following information:

LES COHEN & AZIM BHIMANI have applied to the City of Richmond to rezone 5111 Francis Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two lots each with a single-family dwelling on it with a second dwelling unit above the garage which would be accessed by a future lane at the northern property line.



June 15, 2004

Verification is made by submitting the attached notification form to Cathie Garnett of the Development Applications Department. It is the applicant's responsibility that the sign is posted and maintained until Council has made a final decision. The sign must be removed from the site no later than 14 days after Council's decision.

You will be advised of the date and time of the Planning Committee meeting at which the staff report on your application will be considered. You may obtain a copy of the staff report at the Information Centre before the meeting or by looking up the Planning Committee agenda on the City's web site ([www.city.richmond.bc.ca](http://www.city.richmond.bc.ca)).

If you wish to enquire about the status of your application, please contact Kevin Eng, Planning Technician - Design at (604) 276-4000 Ext. 3205, who has been assigned this file.

Yours truly,



Holger Burke, MCIP  
*Development Coordinator*

HB:clg

Enc.

pc: Kevin Eng, Planning Technician - Design


**From:** "Eng, Kevin" <KEng@city.richmond.bc.ca>  
**To:** <lescohen@macrealty.com>  
**Cc:**  
**Subject:** 5111 and 5091 Francis Road  
**Date:** Tue, 22 Jun 2004 17:41:41 -0700

Hi Les - In response to your questions about a possible townhouse proposal at 5111 and 5091 Francis Road.

- 1) Regarding requirements for a lane dedication or right of way: If both sites were to consolidate and develop into some sort of townhouse development, no dedication of land or right-of way would need to be secured for a future lane. This is due to surrounding new development and arrangement of existing lots.
- 2) Regarding engineering requirements: Other than standard servicing issues required for a townhouse development, our engineering department has indicated no major engineering requirements or frontage upgrades for both sites.
- 3) Regarding the permitted density: The Arterial Road Redevelopment Policy Permits a density of 0.6 F.A.R for a townhouse development in this locale.

I hope this information is sufficient - Regards

Kevin Eng  
 Development Applications  
 City of Richmond  
 Tel. (604) 276-4000 (Ext. 3205)  
 Fax. (604) 276-4052  
 Email. keng@city.richmond.bc.ca

24365.00 

To Public Hearing
Date: Feb 21, 2005
term # 11
Re: Bylaw 7878
7751 Acheson Rd

**MayorandCouncillors**

From: SLK [tasuki@shaw.ca]  
Sent: Friday, 18 February 2005 9:18 AM  
To: MayorandCouncillors  
Subject: Rezoning application for 7751 Acheson Road for Public Hearing

Hello,

Having seen the Public Hearing notice in the current Richmond Review last night and having read Terence Brunette's report (pdf file downloaded from February 21 Agenda), I very much want to bring something to the attention of Council members BEFORE they blindly (give no first or second thought to the application because everything looks FINE in the report) pass this rezoning application given the complete destruction of all mature trees they allowed to happen last year (March 2004 meeting, I was there) with the rezoning application of 7731 and 7711 Acheson Road.

My family until October 2004 were the sole owners of 7751 Acheson Road since it has existed. The house was built by my grandfather (Joseph P. Lorenz). With the exception of the evergreen trees on the west property line, all the trees are 40-55 years old with the majority of them near the east and west property lines.

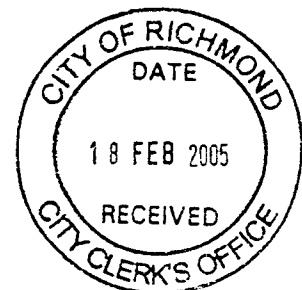
Much to my dismay, although not to my surprise, there is NO mention of the mature trees in the City Planner's report (with the exception of replacing some). I should think (yes I know, no tree bylaw in Richmond, but there is supposed to be tree plan submissions when single family home properties are being rezoned for multiple family use which is the case here) \*SOME\* attempt should be made to preserve at least some of the trees, especially the two 53 year old (and perfectly healthy!!!) chestnut trees which are on CITY property and the equally old maple tree at the north east corner.

Back in July (2004) I sent Eric Fiss (planner for 7731) ~35 digital pictures of 7751 Acheson. There is no mention of them in Mr. Brunette's report. If they have been conveniently deleted, I can send them again. Council members should at least look, or if can spare 10-15 minutes time, take a 5 minute walk and go SEE for yourself (Acheson is immediately south of Bennett, only runs between No 3 Rd and Minoru Blvd) the habitat you'll wipe out from the complacency of Council Chambers. Take a moment at least to mourn for the loss of life the destruction will cause, bird life primarily: Chickadees, 2 kinds of Woodpeckers, Nut hatches, Wrens, Finches, Sparrows, Robins, Orioles, Yellow Canaries and even Falcons (known to roost occassionally in the yard).

I am so very tired of seeing everything plowed away to make room for nothing but concrete. Tiny square patch of grass and a few shrubs does not qualify as TREE replacement. Yet, time and time again that's all there is because the only greenery City Council ever seems to concern themselves with these days is the kind taken to the bank.

Sincerely,  
Shana

--  
Shana Kibble  
278-8012  
tasuki@shaw.ca









SCHEDULE 16 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

Mayor and Councillors

Mr. & Mrs. Robert Robinson

12100 Riverside Way. Richmond B.C. V6W 1K5

Re: SANDHILL PLAZA, STEVESTON HWY. & NO. 5 ROAD

We feel that putting a pub and or liquor store at this location is outrageous! The traffic at that corner is unbelievable now. It would be a NIGHTMARE. Also, there is already a liquor store, wine store and many restaurants in the immediate area. There is also a pub on No. 5 Rd, north of Steveston Highway.

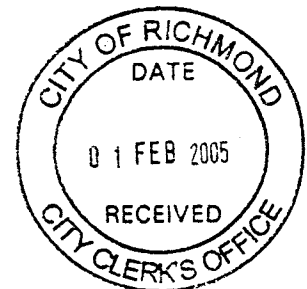
We would strongly urge you to not allow this to go through.

We have lived here for the past 6 years and the traffic is only getting worse.

Thank You for your time,

Bob and Maureen Robinson  
604-204-0364

To Public Hearing	
Date:	Feb 21, 2005
Item #	14
Re:	Bylaw 7884 No. 5 Rd + Steveston



**Mayor and Councillors**

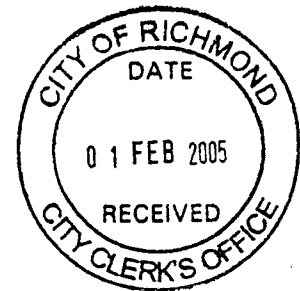
James C. Lott

10911 Maddocks Rd.

Re: bylaw 7884 [cd 161]

in favor of pub at Sandhill Plaza

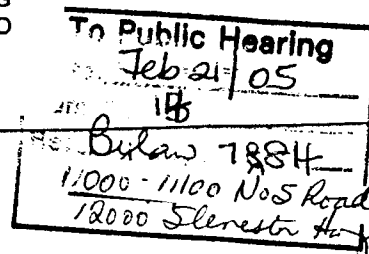
<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd + Steveston</u>



SCHEDULE 18 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

Mayor and Council

From: Allueva, Raul  
Sent: Monday, 31 January 2005 11:13 AM  
To: 'catsignsandgraphics@shaw.ca'  
Cc: Mayor and Councillors; Lee, Janet; Weber, David; Erceg, Joe; Craig, Wayne; Burke, Holger; Stevens, Anne; Crowe, Terry  
Subject: RE: sandhill file # 04286494 (Proposed Neighbourhood Public House Rezoning Application)



		INT
✓	JRM	
	DW	
	KY	
	AS	
	DB	
	WB	

Hello Carol:

8060-20-7884

This is further to your e-mail dated January 25, 2005, which was forwarded to me for a detailed response. In response to the questions posed, I offer the following for your information, and these correspond specifically to the 9 questions asked in your e-mail:

1. I assume that your reference to the "original plan to build an automotive service centre" being abandoned refers to the previous Rezoning By-law (No. 7755), which was approved to be abandoned immediately prior to the new Rezoning By-law being introduced and granted First Reading. The original rezoning, which had been approved by Council at Public Hearing and granted Third Reading, was to C-6 (Auto Oriented Commercial District). In fact, the only changes to the original plan is that an additional property has now been added to the land assembly, and that an additional use (Neighbourhood Public House) has been added to the uses which were permitted under C-6. In other words, the uses for the commercial centre previously envisioned will not change, except that the applicant is seeking a Neighbourhood Public House in addition to other uses.

The reason for abandoning the C-6 rezoning application is that, procedurally, you cannot have two rezoning bylaws on the same site. Therefore the new CD Zone District (CD/161) will replace the C-6 Zoning District.

2. The question of why a pub is proposed for this area is one to be answered by the applicant, through the public consultation process both for the Rezoning and the Neighbourhood Pub. (The applicant has previously been made aware that this Rezoning application, if successful, would only include the permitted use within the site zoning, but it will not approve a Neighbourhood Pub license). The immediate context (major intersection, surrounded immediately by industrial and commercial uses) indicates that such a use can at least be considered, although this is only the first step in the approval process, if it were to be successful. The actual approval of a Liquour License will require application to the BC Liquour Licensing Branch, which necessitates comments/approval from City Council. The applicant will have to demonstrate through the Public Hearing process at Rezoning, and also under the Neighbourhood Pub (Liquour License Application) approval, that there is merit in such an establishment being located at this location. While the technical and operational requirements of a pub can be demonstrated at this time (access, parking, etc.), under these processes the applicant will be required to demonstrate to Council how the site will work, that there is adequate market demand, the impact on other businesses serving the area, the area served, access and proximity to patrons, etc. etc.
3. As explained in the Planning Report, the City has existing policies relating to Neighbourhood Pub approvals that speak to processes and terms no longer applicable under the Provincial approvals. Elements of the Provincial approval process, like pre-approval for instance, are no longer in existence as discussed in the Policy. The Report also notes that staff are working on a revised process for Liquour License approvals, and will be bringing this forward to Council sometime in March. In the meantime, this Rezoning application can be dealt with under utilizing the Public Hearing process. Should any new rezoning application for a Neighbourhood Pub be received, we would advise applicants that a new procedure and policies is being brought forward, and new Policies will be forwarded to Council for discussion and adoption. therefore it is unlikely that other applications will be brought forward until that time.
4. The City Policies alluded to above were adopted prior to the 2002 Provincial changes. Since late 2002, there has been a lot of discussion by all Municipalities and the Province about the scope of these changes, and how these affect a variety of liquour-related approvals and the Local Government level, including

adequate consultation process, Licensee Retail Stores, Liquour Licenses, and Liquour License Amendments (operating hours, lounges, patio extensions, public participation), etc. The changes and new regulations can be summed as being streamlined and having less red tape, although there is an element of increasing the decision-making responsibility at the Local Government level. The City has moved forward in a number of areas to bring policies and procedures in line with new regulations, however, not all areas have been brought up to date. As the City does not receive many new Neighbourhood Public House Rezoning applications, staff have not had to deal with this issue to date. It became clear recently that a co-ordinated approach to deal with all Liquour approval processes is necessary, both to ensure clarity, but also to avoid confusion of how each area is being dealt with. This is the staff review that is presently under way.

5. City Council can decide to wait until the new City Policies and processes are brought forward before approving any Rezoning for Neighbourhood Public Houses, including the subject application. I note that Council did not hold this application on January 24, 2005, but forwarded to Public Hearing. However, it is their prerogative to make a decision on the Rezoning at Public Hearing, and decide whether to approve this application prior to the new process being approved. I note that the Public Hearing process is being utilized to solicit feedback on the Rezoning, which is fully appropriate and legally correct.
6. This application was not fast tracked. As the original Rezoning application was already at Third Reading and all technical issues already approved, the current Rezoning application, which involved primarily adding a new use to the zone, could be dealt with quickly by staff.
7. For clarification, the rezoning for this application was NOT passed, but was granted first reading and forwarded to a public hearing. The details of the operator were not provided as the applicant did not have an operator identified at that time. I believe they may have an operator now, and if so, we will ask them to provide this information at the Public Hearing. It is noted that the information on the operator is not necessary for the approval of the use (Rezoning approval), but will be necessary as part of the application to the Provincial Liquour Licensing Branch for a Liquour License. Under this process, there is a detailed check completed by the Province on the operator.
8. Liquour License approvals are regulated under Provincial mandate. As noted above, while many of the decisions and approvals are granted at the local government level (zoning, liquour licenses, liquour license amendments, etc.), the Provincial Government retains authority in many areas of Liquour License approval processes as part of the Provincial mandate, although in many cases the City input is a necessary part of that approval process.
9. The City has no information as to who placed the newspaper add. The add was NOT placed by the City.

I trust this information adequately answers your questions. If you have any further questions, please contact either myself directly as per my contact information below, or Janet Lee at 604-276-4108. Thanks for your interest.

---

**Raul Allueva**

**Director of Development**

City of Richmond

6911 No. 3 Road, Richmond BC V6Y-2C1

(604) 276-4138 fax: (604) 276-4052

<mailto:ralluev@city.richmond.bc.ca>

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

**From:** Mayor and Councillors

**Sent:** Thursday, 27 January 2005 2:10 PM

**To:** 'catsignsandgraphics@shaw.ca'

**Subject:** RE: sandhill file # 04286494

Dear Ms. Day,

This is to acknowledge and thank you for your letter to the Mayor and Councillors in connection with the proposal on the 11000 Block of Steveston Highway. The bylaw for which received first reading at the Regular Council meeting on January 24, 2005. This Bylaw will be considered at a Public Hearing to be held on February 21, 2005. I will be forwarding your letter for inclusion in the Public Hearing agenda for

02/01/2005

this item.

In the meantime, I am also forwarding your email to Raul Allueva, Director of Development, so that he may shed some light on the questions you pose.

Thank you for taking the time to make your concerns known to Council.

Yours truly,

David Weber

---

David Weber  
Manager, Legislative Services  
City Clerk's Office  
City of Richmond  
6911 No.3 Road, Richmond, BC, V6Y 2C1  
voice: (604) 276-4098  
fax: (604) 278-5139  
email: dweber@richmond.ca  
web: www.richmond.ca

---

**From:** InfoCentre  
**Sent:** Tuesday, 25 January 2005 1:49 PM  
**To:** MayorandCouncillors  
**Subject:** FW: sandhill file # 04286494

Good Afternoon: Item addressed to Mayor & Councillors.

infoclerk

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

**From:** carol day [mailto:catsignsandgraphics@shaw.ca]  
**Sent:** Tuesday, 25 January 2005 12:30 PM  
**To:** InfoCentre  
**Subject:** sandhill file # 04286494

This is an open letter to City Council  
The Mayor and the Richmond Review

Jan 25,05

The Pub proposed for Steveston and Number five road is a total surprise to me, so I attended the Jan 24th City council meeting, to see the rezoning passed. I Left the meeting with more questions than I went to it with.

Why has the original plan to build a automotive service centre on the south east corner been abandoned?  
Why is a pub proposed for an area that already has 6 pubs or bars with in a small area?  
Why was the plan passed that allowed for the planning dept to recind redundant city pub policies?  
Why do we have redundant city pub policies in place that are not supportable with provincial policies?  
Why don't we wait until the new policies are in place in March?  
Why was this application fast tracked in just over 2 months?  
Why was rezoning passed when the operator of the pub and details are not provided?  
Why is the provincial liquor board allowed to have some control over a Richmond City decision?

Why was a \$200 ad placed by an an anomomous party which suggested contacting Councillor McNulty and city staff?

These are questions we need answers for. And as this issue becomes more public I suspect we will finally get those answers.

There are so many difficult decisions for Staff and council to make daily, it is our responsibility as citizens to help and get the answers need to make the right decisions for our beautiful city.

Thanks Carol Day



**MayorandCouncillors**

<b>To Public Hearing</b>
Date: Feb 21, 2005
Item # 14
Re: Bylaw 7884
Steveston + No. 5 Road

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: sandhill file # 04286494

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

**From:** carol day [mailto:catsignsandgraphics@shaw.ca]  
**Sent:** Tuesday, 25 January 2005 12:30 PM  
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There are so many difficult decisions for Staff and council to make daily, it is our responsibility as citizens to help and get the answers need to make the right decisions for our beautiful city.

Thanks Carol Day



SCHEDULE 19 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

604-278-5139

604-276-4122

8060-20-788A

January 31, 2005

Leah Robinson  
10620 Bromfield Place  
Richmond, B.C.  
V7A 4H9

To Public Hearing  
Date: Feb 21 2005  
Item # 15  
Re: Bylaw 7884  
11000-11100 No 5 Rd  
72000 Steveston Hwy

604-277-7039

This is a protest against the proposal for a Pub/Restaurant at the not yet built Sandhill Plaza on Steveston Highway. I shop at Ironwood and finding that the Liquor Store and the VQA store have everything that I need. If I want to go to a pub I go to Kelseys at Coppersmith and that is plenty of liquor outlets not counting the Kingswood Pub just up NO 5 Rd. Right now the corner of 5 and Steveston can not handle the traffic that is already there. Do not allow the Rezoning of that corner for an unnecessary liquor outlet.

Contact me if you have any further questions.

Leah Robinson



8060-20-7884

Teresa and Gordon Wilson  
11360 Kingsbridge Drive  
Richmond  
British Columbia  
Canada  
604 274 1298

FEB 03 2005

e.  
1:45

Mayor and Council  
City of Richmond  
6911 Number Three Road  
Richmond, BC  
V6Y 2C1

To Public Hearing	
Date:	Feb 24/05
Item #	1A
Re:	Bylaw 7884
	11000-11100 No 5 Rd
	& 12000 Steveston Hwy

Dear Mayor and Council,

We are writing to express our opposition to the proposed rezoning of the property on the south east corner of Steveston Highway and Number Five Road in Richmond.

This is a very busy intersection and any further development there will add to the danger it already presents to motorists and pedestrians. We moved to Richmond in 1972 and at that time there was a convenience store on that corner. As development took place and traffic increased it became more and more difficult for cars to enter and exit the parking lot. The store closed. A large portion of the property was used to make a right turn lane for northbound traffic on Number Five Road. Even though that helped, this corner is often bumper to bumper during the afternoon rush hour.

The thought of putting a pub and liquor store at this location is difficult to understand as it will undoubtedly cause many more accidents. There is already a pub close by (The Courtside Lounge) in the River Club. The River Club is west of The Keg just south of the intersection. There is already a BC Liquor Store close by in Ironwood Mall. Both have safe access and parking.

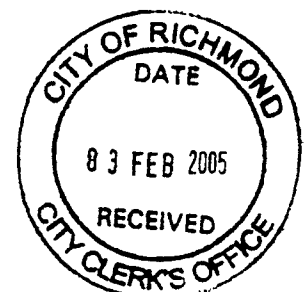
Please do not think we are opposed to the establishment of neighbourhood pubs. In the early 1970's we both signed the petition in approval of the establishment of Richmond's first neighbourhood pub The Kingswood Arms. The Kingswood Arms is still here and it is only about one kilometre north of the intersection in question.

In the interest of public safety please exercise your responsibility to protect the public by refusing to allow any commercial development on the south east corner of Steveston Highway and Number Five Road.

Yours truly,

Gordon Wilson

Teresa Wilson



SCHEDULE 21 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON FEBRUARY 21<sup>ST</sup>, 2005.

RICHMOND CITIZENS PUBLIC SAFETY BULLETIN\*

STOP CD161 ADOPTION  
STOP BYLAW 7884 AMENDEMENT

PUBLIC MEETING MONDAY FEB. 21<sup>ST</sup> @7:00 P.M.  
CITY COUNCIL CHAMBERS

"RICHMOND ZONING IS NOT FOR SALE - EVER!"

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd + Steveston</u>

WITHOUT PREJUDICE

RICHMOND CITY HALL IS CONTEMPLATING SELLING AND REZONING IT'S OWN PROPERTY AT 12000 STEVESTON HWY. REALLY, IT'S SELLING YOUR PROPERTY TO BE COMPLETELY REZONED FOR A PUB AND LIQUOR STORE AT ONE OF THE BUSIEST, MOST DANGEROUS INTERSECTIONS IN RICHMOND. A HIGH COLLISION INTERSECTION 175M AND 300M FROM THE BUSIEST FREEWAY AND TUNNEL IN THE PROVINCE. THE PROPOSED LIQUOR STORE IS MOVING TO RICHMOND FROM LADNER. IS THIS A CONFLICT OF INTEREST OR JUST BAD JUDGEMENT? YOU DECIDE! LIQUOR STORES, PUBS, FREEWAYS, INTERSECTIONS AND TUNNELS DO NOT MIX - IT'S A BAD IDEA!!!

PUBLIC SAFETY SHOULD BE THE MAIN CONCERN! WHEN FAMILIES TRAVEL THIS INTERSECTION, THE FREEWAY AND THROUGH THE TUNNEL WE WANT TO KNOW WE'RE SAFE. BYLAW 7884 IS DANGEROUS TO OUR FAMILIES! PEOPLE WILL DIE HERE. MARK OUR WORDS. YOU DO NOT PUT PUBS AND LIQUOR STORES IN BUSY HIGH IMPACT INTERSECTIONS NEXT TO FREEWAY'S, RAMPS AND TUNNELS. TELL CITY HALL - NO WAY!!! CONTACT YOUR COUNCILLORS AND THE MINISTRY OF TRANSPORT SUPERVISOR AS LISTED ON THE ATTACHED PAGE. SPEAK OUT TO STOP THE ADOPTION OF BYLAW 7884 AMENDEMENT NOW!! YOU WILL HAVE PUBS, LIQUOR STORES AND XXX STORES FROM ALL OVER Lining up to come to RICHMOND BECAUSE CITY HALL HAS NO TOUGH MEASURES IN PLACE. **ZONING IS NOT FOR SALE OR EXCHANGE FOR A STRIP MAIL. IT'S JUST NOT RIGHT! IT JUST CAN'T HAPPEN**

RICHMOND CITIZENS COALITION  
RICHMOND\_CITIZENS@YAHOO.CA

EVERYNA HALSEY - BRANDT  
SUE HALSEY - BRANDT  
Derek Danu  
KIICHI KIMAGAI  
CITY OF RICHMOND  
5911 #3 RD, RICHMOND, BC V6Y 2C1

CITY CLERK MCKENNA FAX# 604-279-5139  
CITY COUNCIL MEMBERS  
ILL MCNEULTY  
INDA BARNES  
OR HOWARD  
AROLD STEVER

URGENT GOVERNMENT CONTACTS  
MINISTRY OF TRANSPORT

停止第7884修正案

請拒絕酒房和酒吧在#5路  
和史提芬遜高速公路旁營業

Handwritten notes and signatures at the bottom of the page, including the number 7884.

**\*RICHMOND CITIZENS PUBLIC SAFETY BULLETIN\***

**STOP CD161 ADOPTION  
STOP BYLAW 7884 AMENDEMENT**

To Public Hearing
Date: Feb 3 2005
Item #: 74
Re: Bylaw 7884
11000-11000 Nos
12000 Steveston Hwy

PUBLIC MEETING MONDAY FEB. 21<sup>ST</sup> @7:00 P.M.  
CITY COUNCIL CHAMBERS

**WITHOUT PREDJUDICE**

RICHMOND CITY HALL IS SELLING AND REZONING IT'S OWN PROPERTY AT 12000 STEVESTON HWY. REALLY, IT'S SELLING YOUR PROPERTY TO BE COMPLETELY REZONED FOR A PUB AND LIQUOR STORE AT ONE OF THE BUSIEST, MOST DANGEROUS INTERSECTIONS IN RICHMOND. A HIGH COLLISION INTERSECTION 175M FROM THE BUSIEST FREEWAY AND TUNNEL IN THE PROVINCE.

IS THIS A CONFLICT OF INTEREST OR JUST BAD JUDGEMENT??? YOU DECIDE

**LIQUOR STORES, PUBS, FREEWAYS AND HIGHWAYS DO NOT MIX - IT'S A BAD IDEA!!!**

WHOSE INTERESTS DOES CITY HALL HAVE IN MIND???

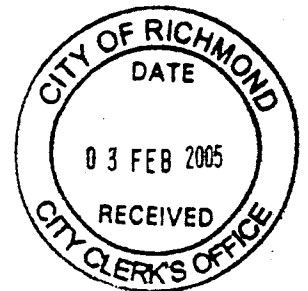
NOT YOURS AS SHOWN BY THEIR VOTING RECORD ON THIS ISSUE LAST WEEK. **PUBLIC SAFETY SHOULD BE THE MAIN CONCERN!** WHEN FAMILIES TRAVEL THROUGH THIS INTERSECTION AND ON THE FREEWAY. WE WANT TO KNOW WE'RE SAFE. BYLAW 7884 IS DANGEROUS TO MY FAMILY!

YOU DO NOT PUB PUBS AND LIQUOR STORES IN BUSY HIGH IMPACT INTERSECTIONS NEXT TO FREEWAY'S AND RAMPS. THIS IS URBAN PLANNING 101 MR. ERCEQ, MR. ALLEAU AND MRS. LEE!!!  
TELL CITY HALL - NO WAY!!!

**CONTACT YOUR COUNCILLORS @ 604-276-4000 AND THE  
MINISTRY OF TRANSPORT SUPERVISOR @ 604-660-8295  
WE DIDN'T ELECT A COUNCIL TO MAKE POOR DECISIONS  
SUPPORTING INDUSTRIES AND DISREGARD THE SAFETY AND  
WELL BEING OF THE PUBLIC.**

**SPEAK OUT TO STOP THE ADOPTION OF BYLAW 7884  
AMENDEMENT NOW!!**

RICHMOND CITIZENS COALITION  
RICHMOND\_CITIZEN@YAHOO.CA



*1st Last time we looked zoning was not "For Sale"*

728 5/39

# STOP BYLAW 7884!

		BTU
✓	JEM	
	DW	
	KY	
	AS	
	DB	
	WB	

AMMENDMENT AND ADOPTION ON FEB. 21<sup>ST</sup> @RICHMOND CITY HALL

TELL RICHMOND CITY COUNCIL – LISTEN UP

9060-20-7884

“BUILD THE PUBS, LIQUOR STORES, CABERETS AND XXX STORES IN YOUR OWN BACKYARDS... NOT OURS... NO WAY!!!!!”

- \*\*\*\*\* NO MORE PUBS
- \*\*\*\*\* NO MORE LIQUOR STORES
- \*\*\*\*\* NO PORN STORES
- \*\*\*\*\* NO CABERETS

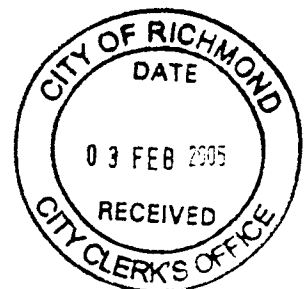
To Public Hearing
Date: Feb 21/05
Item # 14
Re: 7884
11000-11000 No 5
12000 Sleevette Ho

MAKE YOUR VOICE BE HEARD. ATTEND THE CITY COUNCIL MEETING ON MONDAY FEB. 21<sup>ST</sup> AT 7:00 P.M. AT RICHMOND CITY HALL – CITY COUNCIL CHAMBERS

**\* STOP BYLAW 7884 ADOPTION \***

“PROTECT YOUR NEIGHBOUHOOD”

ADOPTION OF BYLAW 7884 WILL HURT RICHMOND  
PAID FOR BY RICHMOND CITIZEN COALITION  
RICHMOND\_CITIZEN@YAHOO.CA

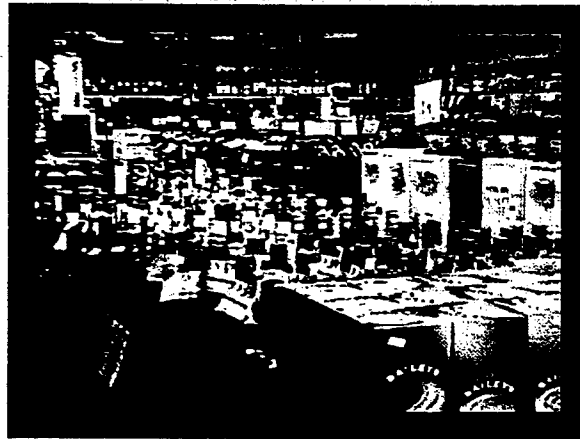




**Calgary Police Service**

# Liquor Stores & Crime

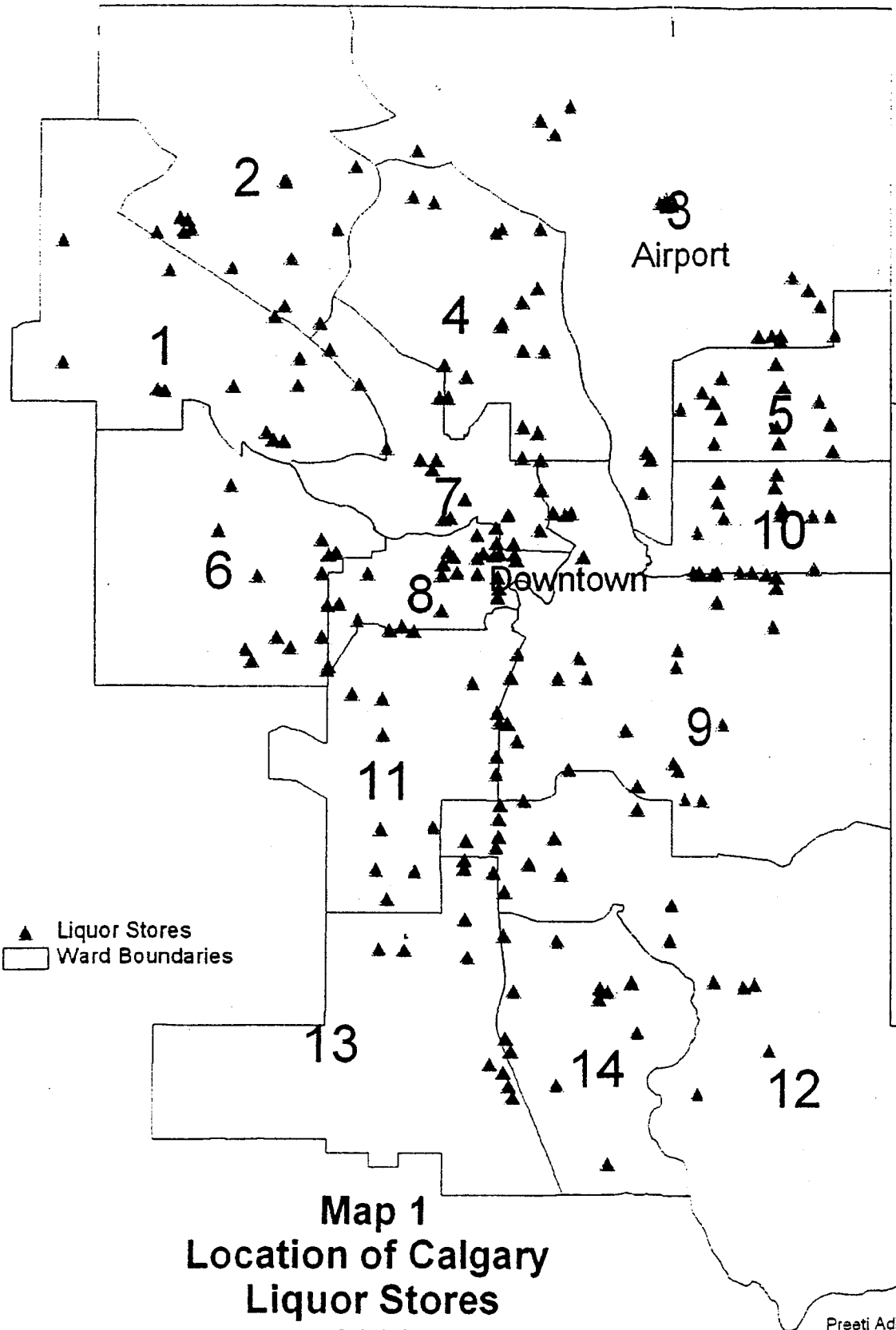
*A Study of Crime at Privatized Liquor Outlets  
1993—2002*



Preeti Adhopia, M.A.

May 2003

Providing support to the Service  
**RESEARCH & DEVELOPMENT SECTION**  
through analysis, planning and evaluation



**Map 1  
 Location of Calgary  
 Liquor Stores  
 2003**

Preeti Adhopia (April 2003)  
 Research & Development Section  
 Calgary Police Service



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\* See Appendix for Maps 1-4 by city ward boundaries.

## Background

In September 1993, the Alberta Government announced the privatization of Alberta Liquor Control Board (ALCB) outlets, ending more than 70 years of government controlled liquor retailing. September 2003 will mark ten years since the decision to deregulate. An examination of this decade is important in evaluating the impact of this decision. Since Alberta is the only province to fully privatize liquor sales, its experience is also significant to other provinces considering similar action.

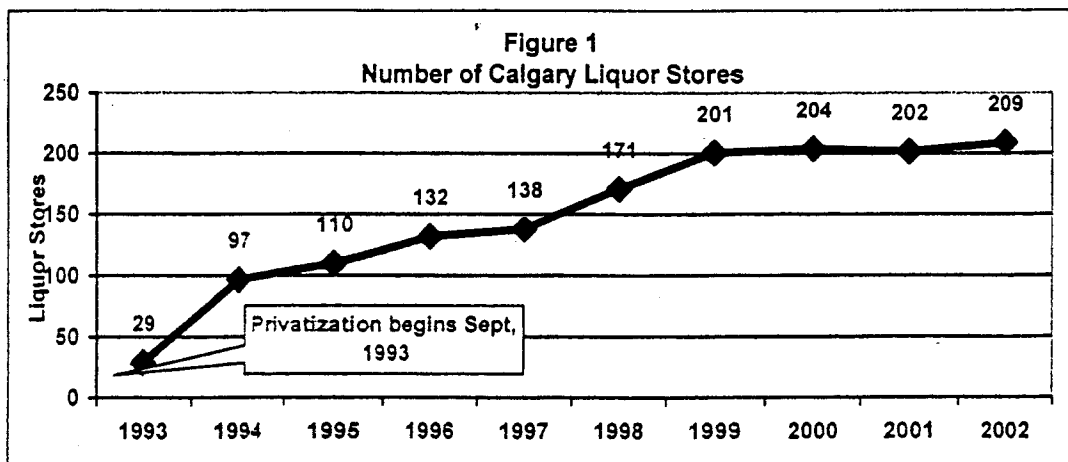
It is certain that privatization has resulted in the proliferation of liquor stores and the availability of alcohol. While the impact of privatization on economics and alcohol consumption have been studied, the impact on crime and social disorder has been less obvious. A key step in evaluating the impact of privatization is to measure whether liquor stores themselves experienced any changes in crime.

The purpose of this report is to examine how privatization has influenced liquor stores' vulnerability to crime in Calgary.

## Growth of Liquor Stores Since 1993

Given that government operated liquor retailing was initially established to regulate the availability of alcohol, it is natural that privatization might cause liquor stores to proliferate as the forces of supply and demand come to govern the market. Indeed, as seen in *Figure 1*, the number of liquor stores in Calgary grew by 620%, from 29 in 1993 to 209 in 2002<sup>1</sup>. The current distribution of liquor stores across the city is depicted in *Map 1*.

While it may be argued that the expansion of liquor retailing was proportionate to Calgary's vigorous population growth, a glance at rates suggests an imbalance; in 1993 there were just over 3 liquor stores per 100,000 people, compared with 23 liquor retailers per 100,000 Calgarians by 2002. Certainly, diminished government control has supported growth in retail opportunities.



<sup>1</sup> These figures represent liquor stores selling spirits, and do not include beer and wine outlets.

This expansion is not unusual; in the 1970s, Idaho, Maine, Washington and Virginia decided to permit private grocery stores to sell wine in competition with state-operated outlets. This resulted in an increase from 70 to 1,000 outlets in Idaho, from 65 to 1,400 outlets in Maine, and from 300 outlets to 4,000 in both Washington and Virginia.

In Calgary, privatization enhanced the availability of alcohol, not only by increasing the number of outlets in the city, but also by augmenting methods of payment for customers (credit and debit cards), and via longer hours of operation. Since the *Liquor Control Act* no longer governs the activities of retailers, owners are less restricted. Whereas in 1993 hours of operation were set at a maximum of 72 hours per week (10:00 am to 10:00 pm six days a week), today many liquor stores are open 112 hours each week (10:00 am until 2:00 am seven days a week).

After such a profound increase in the number of liquor stores with non-standardized operating procedures, new methods of payment (that might attract fraud), and a longer operating span, changes in how liquor stores experience crime requires exploration.

### **Crime at Calgary Liquor Stores**

In 1993, the year that Alberta announced privatization, there were a total of 111 *Criminal Code* (CC) offences took place at Calgary liquor stores. Since then, there has been a general upward trend in the raw number of offences (See *Figure 2*). However, this trend does not take into account the increase in the actual number of stores. That is to say, one could expect more crime when there are more stores. When we examine the rate at which liquor stores experienced overall crime (number of offences divided by the number of stores each year), a different trend emerges. *Figure 2* shows the difference between the number and rate of offences.

Although there were only 29 liquor stores in 1993, they experienced 111 offences, rendering a rate of 3.83 reported crimes per store. This compares to 2.57 crimes per store in 2002, when there were 209 liquor outlets. Accordingly, in 2002, liquor stores actually experienced crime at a lower rate than ten years previous. The 1993 rate was actually the highest overall rate in the ten years under study.

*Table 1* (page 5) is a more detailed presentation of the number and rate of offences by crime category. It is essential to break down the data in order to determine whether overall numbers are masking trends in specific crime categories.

Table 1  
Criminal Code Offences and Rate\* at Calgary Liquor Stores, 1993-2002

	1993		1994		1995		1996		1997		1998		1999		2000		2001		2002	
	#	Rate	#	rate	#	rate	#	rate	#	rate	#	rate	#	rate	#	rate	#	rate	#	rate
Homicide	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
Robbery	1	.03	15	.15	16	.15	21	.16	25	.18	21	.12	53	.26	23	.11	32	.16	49	.23
Sex Crimes	0	.00	0	.00	1	.01	0	.00	0	.00	0	.00	3	.01	2	.01	1	.00	0	.00
Assault	5	.15	2	.02	2	.02	12	.09	5	.04	17	.10	17	.08	17	.08	18	.09	19	.09
Misc. Person	0	.00	0	.00	1	.01	4	.03	0	.00	0	.00	6	.03	1	.00	3	.01	7	.03
<b>TOTAL PERSON CRIME</b>	<b>6</b>	<b>.21</b>	<b>17</b>	<b>.18</b>	<b>20</b>	<b>.18</b>	<b>37</b>	<b>.28</b>	<b>30</b>	<b>.22</b>	<b>38</b>	<b>.22</b>	<b>79</b>	<b>.39</b>	<b>43</b>	<b>.21</b>	<b>54</b>	<b>.27</b>	<b>75</b>	<b>.36</b>
Break & Enter	23	.70	79	.81	34	.31	36	.27	29	.21	76	.44	74	.37	28	.19	29	.14	28	.13
Theft	67	2.01	101	1.04	152	.86	140	1.06	120	.87	192	1.11	260	1.29	201	.95	174	.80	256	1.21
Auto Theft	0	.00	1	.01	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00	0	.00
Fraud	8	.23	9	.09	32	.29	59	.45	52	.38	79	.46	19	.09	15	.07	26	.12	48	.23
Other Property	4	.14	4	.04	11	.10	19	.14	17	.12	28	.16	27	.13	24	.11	23	.11	28	.13
<b>TOTAL PROPERTY CRIME</b>	<b>102</b>	<b>3.52</b>	<b>194</b>	<b>2.00</b>	<b>229</b>	<b>2.08</b>	<b>254</b>	<b>1.92</b>	<b>218</b>	<b>1.58</b>	<b>375</b>	<b>2.19</b>	<b>380</b>	<b>1.89</b>	<b>268</b>	<b>1.31</b>	<b>252</b>	<b>1.25</b>	<b>360</b>	<b>1.72</b>
<b>TOTAL OTHER CC</b>	<b>3</b>	<b>.10</b>	<b>2</b>	<b>.02</b>	<b>26</b>	<b>.24</b>	<b>17</b>	<b>.13</b>	<b>4</b>	<b>.03</b>	<b>17</b>	<b>.10</b>	<b>62</b>	<b>.31</b>	<b>46</b>	<b>.23</b>	<b>108</b>	<b>.53</b>	<b>103</b>	<b>.49</b>
<b>TOTAL CRIMINAL CODE</b>	<b>111</b>	<b>3.83</b>	<b>213</b>	<b>2.20</b>	<b>275</b>	<b>2.50</b>	<b>308</b>	<b>2.33</b>	<b>252</b>	<b>1.83</b>	<b>430</b>	<b>2.51</b>	<b>521</b>	<b>2.59</b>	<b>357</b>	<b>1.75</b>	<b>414</b>	<b>2.05</b>	<b>538</b>	<b>2.57</b>
<b># Liquor Stores</b>	<b>29</b>		<b>97</b>		<b>110</b>		<b>132</b>		<b>138</b>		<b>171</b>		<b>201</b>		<b>204</b>		<b>202</b>		<b>209</b>	

\*Rate= offences per liquor store (calculated by dividing the number of offences by the number of stores in each year)  
Source: PIMS, January 2003.

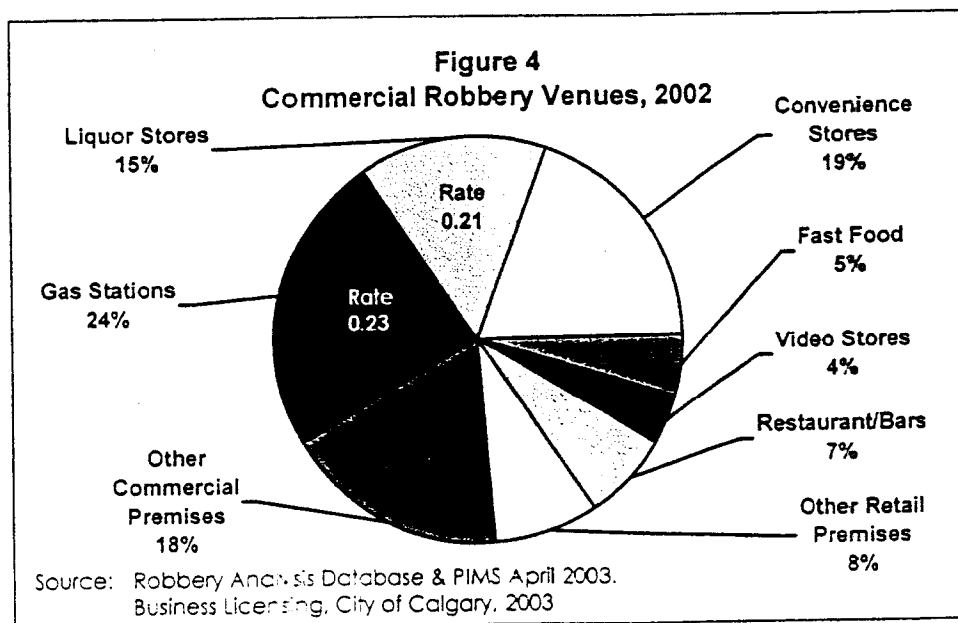
As per the Criminal Code, "assault" refers to not only the use of intentional force, but also to attempts, threatening gestures, and verbal threats.

Note: The data in the above table is based on the offence as the unit of count, rather than the incident. Thus, an incident where a liquor store clerk was assaulted and robbed is counted in both the robbery and assault fields.

■ Government regulated stores had *standardized security practices* and operating procedures across all of their stores, whereas private owners' practices vary from store to store. A would-be robbery offender who may have dismissed all government shops because they had identical security, now has increased opportunity among any liquor stores where there are known variations in operations.

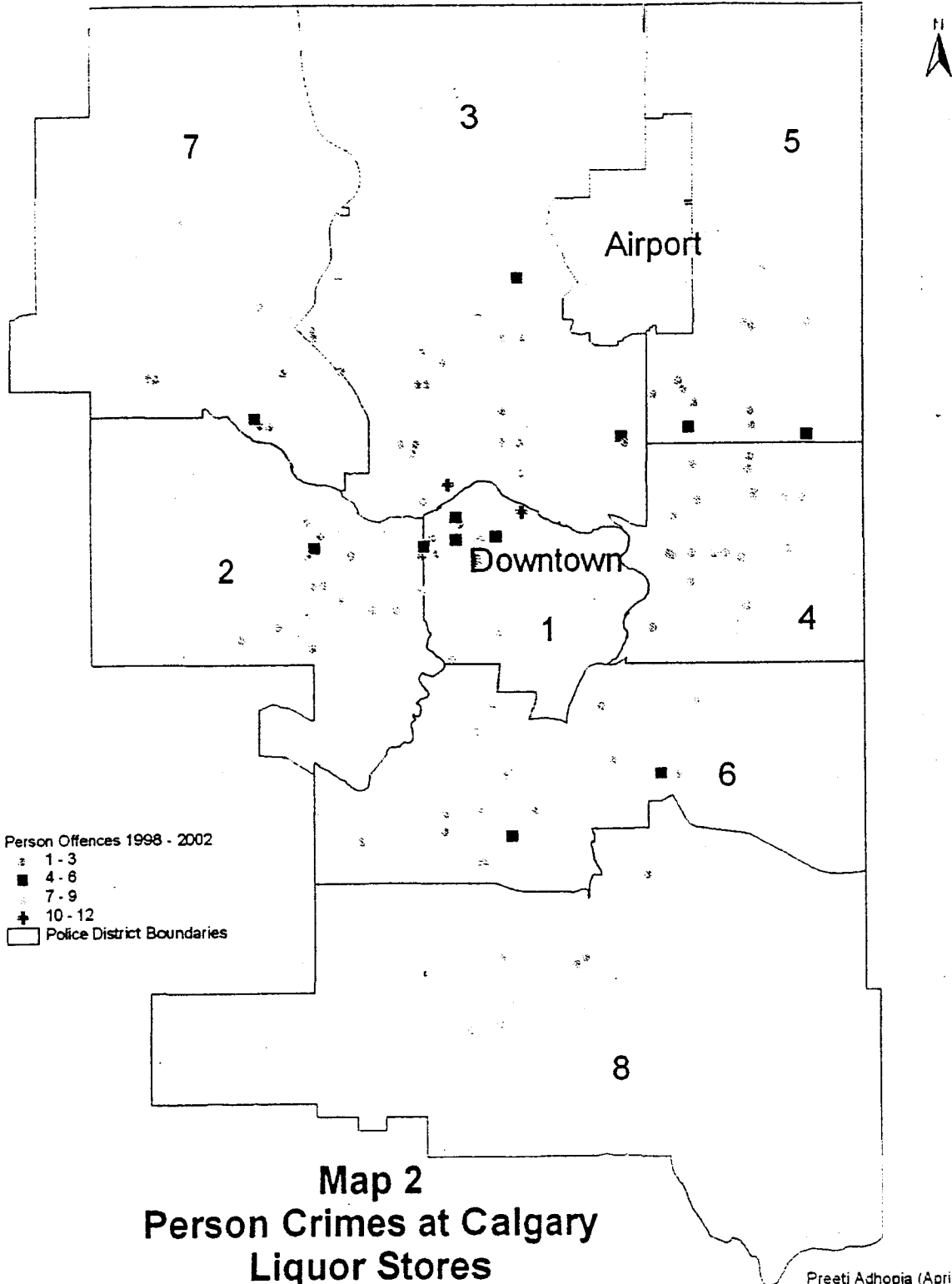
Since liquor stores are now subject to the same vulnerabilities as many other private retailers, an important question is how they fare compared to similar businesses. Gas stations and convenience stores are equally prolific and also operate into the early morning, if not 24 hours each day. In 2002, robberies at liquor stores represented only 15% of all commercial robberies that took place in Calgary. As shown in *Figure 4*, another 27% took place at gas stations, and 19% at convenience stores.

If we examine rates, however, the victimization gap is narrower. With 74 robberies occurring at the 318 Calgary gas stations, the robbery rate in 2002 (0.23) was only slightly higher than liquor stores (0.21 if we exclude the roll-job robberies). Thus, the victimization rate at liquor stores is comparable to gas stations and is not unique. Due to limitations in accessing data, it was not possible to calculate a robbery rate for *all* convenience stores. However, if we isolate the two major late-night convenience store chains, the robbery rate in 2002 was 0.26, again comparable to liquor stores. Rates for the three types of businesses discussed are high compared to retailers that do not open late at night. The robbery rate for pawnshops, for example, was only 0.03 in 2002; much lower than gas stations, liquor stores and convenience stores.



## Property Crime

In terms of property crimes shown in *Table 1*, break-and-enters fluctuated over the past ten years. Most interesting is that the spikes in 1994, 1998 and 1999 correspond with



Person Offences 1998 - 2002  
 ○ 1 - 3  
 ■ 4 - 6  
 ⊕ 7 - 9  
 ⊕ 10 - 12  
 □ Police District Boundaries

**Map 2**  
**Person Crimes at Calgary**  
**Liquor Stores**  
**1998 - 2002**

Preeti Adhopia (April 2003)  
 Research & Development Section  
 Calgary Police Service

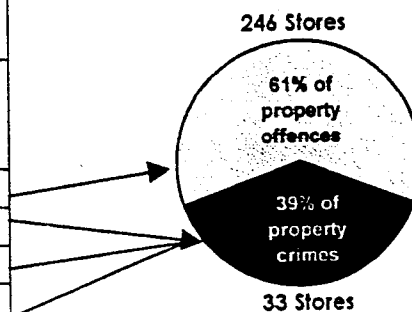
Map 2 demonstrates that many (130) liquor stores experienced some person crime over the past five years. However, there were only a few instances showing a liquor store location encountering more than three person offences in the five years. Table 2 below summarizes the map, showing that 115 stores experienced between one and three person crimes. This means that 68% of all person offences during this time took place at these 115 stores<sup>3</sup>. While these figures do not appear unusual, it is also clear from the remainder of the table that only 15 liquor stores attracted the remaining 32% of person crimes. In sum, 11% of victimized liquor stores attracted 32% of the person crimes.

Number of Person Offences	Map 2 Symbol	Number of Stores	% of total Offences
1-3	•	115	68%
4-6	■	12	21%
7-9	•	1	6%
10-12	+	2	5%



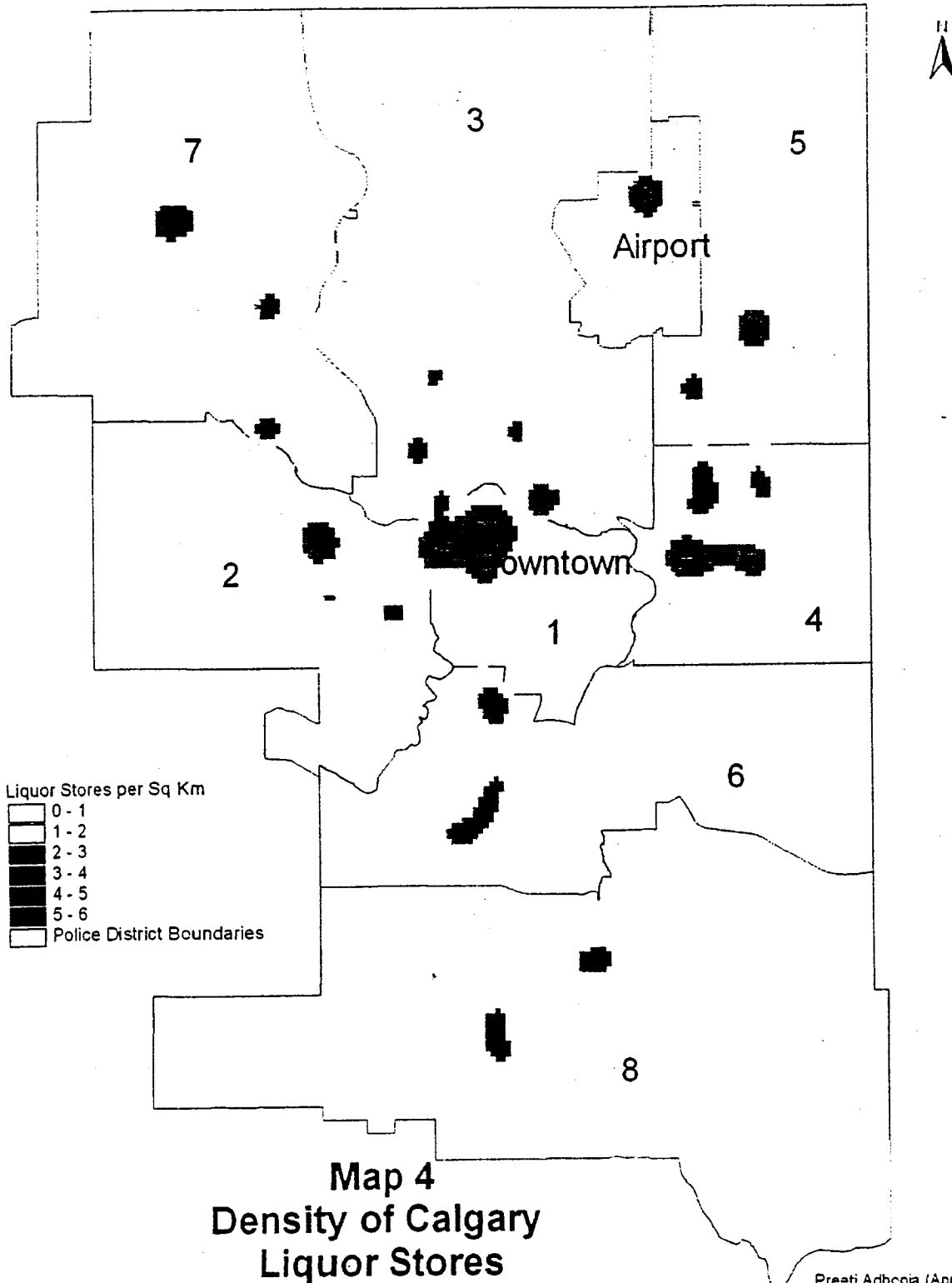
A similar pattern emerges when property crimes in Map 3 are examined. Most stores (246) typically experienced ten or fewer property crimes - mainly theft - over the five-year period (green dots). These stores accounted for 61% of property crimes at liquor stores. Conversely, few locations had more than ten property crime incidents in five years. An average of less than 2 shoplifting cases at a store each year does not seem out of the ordinary. However, as seen in Table 3 below, only 33 stores accounted for the remaining 39% of all property crimes at liquor stores. In other words, 12% of victimized stores attracted 39% of the property crimes.

Number of Property Offences	Map 3 Symbol	Number of Stores	% of total Property Offences
1-10	•	246	61%
11-20	■	27	27%
21-30	•	4	7%
31-40	+	2	5%



These figures suggest that only a few locations attract much of the overall crime that takes place at Calgary liquor stores. Furthermore, the maps indicate that many of these heavily victimized stores are clustered together. For both person and property crime, the downtown area, and the region northeast of downtown have the most

<sup>3</sup> Since the map represents five years of data, and there was a different number of stores each year, it was not possible to calculate a rate, nor say definitively how many stores experienced no crime at all.



**Map 4  
Density of Calgary  
Liquor Stores  
2003**

Preeti Adhopia (April 2003)  
Research & Development Section  
Calgary Police Service



stores do, nor influence a community in the same way. Liquor stores support late night activity and customer traffic. When they are clustered together, the effect is to concentrate night-time traffic and support conditions for loitering and violence. Indeed, Maxwell and Immergluck (1997) report such things as littering, loitering, harassment and intimidation of pedestrians and customers, public urination, drug dealing and prostitution as associated with a concentration of liquor retailers. This condition is magnified when bars and convenience stores open late are nearby, and interactions between people who have been drinking are increased.

The result is to further degrade a neighbourhood and discourage diverse types of retailing both by taking up commercial space and by being unattractive to other businesses. If this neighbourhood already experiences crime disproportionately, the cycle of decay is difficult to avert. Maxwell and Immergluck conclude that high concentrations of liquor stores in lower income and minority neighbourhoods undermines community development and social vitality by supporting this spiral of decline.

In Cook County, Illinois, it was determined that per capita density of liquor stores in lower-income zip codes was in fact more than twice the density in higher income zip codes (Maxwell & Immergluck, 1997). As the median income decreased, the density of liquor stores increased. These researchers suggest that liquor stores may also cluster in lower-income neighbourhoods because the community might lack political organization or power to influence retail zoning or resist proliferation of such outlets. Moreover, business operation may be more feasible for some owners in lower income areas, particularly since they tend to offer more retail space. This concentration may predispose such retailers to bad management practices due to heavy competition, as was suggested. For example, owners may reduce expenses by dispensing of security measures, poor lighting, fewer garbage repositories, or even feel pressure into selling to underage youth.

Many cities, such as Los Angeles and San Francisco, have implemented liquor store zoning and concentration ordinances to assist disempowered communities in maintaining social vitality and to minimize their perceived risk of spill-over crime. Indeed, some researchers propose that:

*Neighbourhoods with high crime rates will be unattractive to "legitimate" [sic] commercial enterprises, thereby creating a vacuum into which less desirable businesses, such as additional retail alcohol outlets, can step. Thus a "spiral of decline" is set in motion, in which physical disorder leads to high crime rates, and high crime rates lead to further physical disorder (Speer et al., 1998, p.313).*

One study which analyzed the statistical relationship between assaults and the density of liquor stores, found that in 74 Los Angeles County cities, assaults are significantly associated with density of both off-sale and on-sale alcohol outlets (Scribner et al., 1995). Another study by Speer et al. (1998) presents a rigorous statistical analysis and also finds that:

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7884

SCHEDULE 22 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

**MayorandCouncillors**

---

**From:** Pearl Ritchie [pearlwr@telus.net]  
**Sent:** Friday, 4 February 2005 10:46 AM  
**To:** MayorandCouncillors  
**Subject:** Thank you...

As I often use the freeway passing your beautiful and friendly town, I sure am concerned about the proposed new liquor outlet on No. 5 road. Liquor sales in this province are getting out of hand and the abuse of liquor by the underage is a worry. Please the people of BC needs your efforts to slow down this ever growing tragic situation..Bob Ritchie 250 752 6447

To Public Hearing  
Date: Feb 21 05  
Item # 14  
Re: Bylaw 7834  
11000 - 11100 No 5 Rd  
12000 Glenelg Hwy.



JLB JL RZ 04-286494

276 4177

Hello Traffic Operations

To Public Hearing
Date: Feb 21/05
Item # 14
Re: Bylaw 7884
11006-11100 No. 5 Rd
& 12900 Steveston Hwy

How are things? I wanted to know

if anyone in this office can give me any information on the proposed CD 161

Zoning change at #5rd + Steveston Hwy

A new mall at Richards and Busiest intersection (3-6 pm) would even make

the <sup>TRAFFIC</sup> wait longer. Can someone contact

me if any info exists on why we need this? Its the wrong place, wrong time

wrong need.

Thank Randy Craig

604-3195887



SCHEDULE 24 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

A CONCERNED CITIZEN

P.C.  
Clerk's  
Joe Freedy

To Public Hearing
Date: Feb 21, 2005
Item # 14
Re: Bylaw 7884
No. 5 Rd + Steveston

MR. MALCOLM BRODIE

DEAR SIR:

AS A CONCERNED CITIZEN AND PARENT OF RICHMOND, I FEEL COMPELLED TO WRITE TO YOU IN RESPECT TO THE PROPOSED REZONING OF #5RD. AND STEVESTON HWY (BYLAW 7884 & CD161). IT IS BEYOND MY COMPREHENSION HOW ANYONE'S THINKING COULD BE SO NARROW MINDED AND DISREGARDING TOWARDS PUBLIC SAFETY TO ENTERTAIN SUCH A PROPOSTEROUS IDEA IN THIS AREA.

AFTER MANY INDEPTH DISCUSSIONS WITH MY NEIGHBOURS, THERE ARE MANY AREAS FOR WHICH WE HAVE A GREAT DEAL OF CONCERN OVER THIS PROSPECT. THE FIRST OF WHICH IS THE TRAFFIC. AFTER READING THE PROPOSAL SUBMITTED TO CITY HALL BY THE DEVELOPER, IT IS ESTIMATED THAT AN ADDITIONAL 200 VEHICLES WILL BE ADDED TO THAT INTERSECTION AT PEAK HOURS. THAT IS PROPOSTEROUS!! THAT INTERSECTION CANNOT HANDLE THE TRAFFIC CONGESTION AS IT IS WITHOUT ADDING THAT ADDITIONAL AMOUNT OF VEHICLES, WHICH, EVEN MORE DISTURBING, WILL BE OCCUPIED BY PEOPLE LEAVING A PUB AFTER DRINKING AND BEING UNLEASHED TO THE FREEWAY AND OUR NEIGHBOURHOOD STREETS.

THE NEXT CONCERN IS PUBLIC SAFETY. IT IS INEVITABLE THAT PEOPLE WILL PARK IN THE FANTASY GARDENS LOT TO HAVE EASIER ACCESS TO THE PROPOSED BUSINESSES. THIS WOULD LEAD TO YOUNG PEOPLE CONVERGING ON THE LOT TO DRINK AND TO GATHER. THIS WILL ALSO CONTRIBUTE TO MORE FOOT TRAFFIC CROSSING THIS VERY BUSY INTERSECTION, AGAIN, CONSISTING OF PEOPLE WHO HAVE BEEN DRINKING.

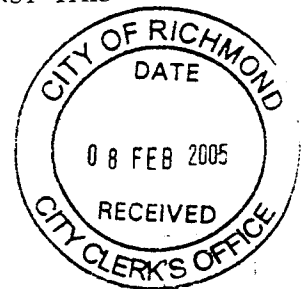
AS THIS CORNER IS THE FIRST PART OF RICHMOND THE MAJORITY OF VISITORS TO OUR CITY SEE AS THEY COME FROM THE FREEWAY, IS THIS THE IMPRESSION OF OUR FINE CITY WE WANT TO GIVE? I THINK NOT. I AM PROUD OF THIS AREA AND DO NOT WANT IT TAINTED WITH SUCH BUSINESSES AND PROBLEMS THAT WOULD ENSUE.

MR. BRODIE, I CANNOT EMPHASIZE ENOUGH ON BEHALF OF ALL PEOPLE FROM ALL AREAS THAT TRAVEL THESE ROADS FOR YOU TO DISCOURAGE THIS DEVELOPMENT TO MOVE FORWARD. IT IS NOT JUST AN ISSUE OF SAFETY FOR OUR NEIGHBOURHOOD STREETS, BUT FOR ALL THOSE WHO TRAVEL ON THE FREEWAY.

I ASK YOU ON BEHALF OF OUR NEIGHBOURHOOD TO HELP RALLY AGAINST THIS PROPOSAL FOR THE SAFETY AND WELL BEING OF ALL CITIZENS.

Sincerely,

TINA GLEASON  
MANAGER, COMMUNITY DEVELOPMENT  
604-789-5887



# The Steveston Hotel

Home of the Back & Ear Bar & Grill

SCHEDULE 25 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON FEBRUARY 21<sup>ST</sup>, 2005.

To Public Hearing
Date: Feb 21, 2005
Item # 14
Re: Bylaw 7884
No. 5 Rd + Steveston

Fax: 604-277-3188  
info@stevestonhotel.com

Mr. Malcolm Brodie:

Feb.08,2005

**Re: Changing C6 Zoning to CD161 to accommodate the Sandhill Holdings Ltd. Application for a Neighbourhood Pub and L.R.S. at 12000 Steveston Hwy.**

**Allowing another Pub/L.R.S. In Richmond is not needed or necessary. The application to move the Ladner license to this Richmond location should be unacceptable as it is in many other municipalities. The location brings up concerns of more serious accidents in the tunnel, as well as #5rd. and Steveston Hwy. Which is over congested already.**

**With the changes in liquor legislation over the last few years the L.C.L.B. has put a greater burden on city departments to create less paper work. These changes have already seen many restaurants in central Richmond operating as Liquor Primary{ Pubs} as brought forward by Richmond's Liquor Inspector, Doug Dyke.**

**L.R.S{ Beer & Wine} stores have also been hit hard because of the lifting of the moratorium on how many stores there may be and there locations being so close together.**

**Also, myself and many existing G.M.'s, Owners are locals that pay taxes in the community as well as understanding the seriousness of being in the liquor industry and worry outsiders moving into our community may not show the same concern or care, but**

		INT.
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

8060-20  
7884



# The Steveston Hotel

12111 - 3rd Avenue  
Richmond, B.C. V7E 3K1

*Home of the Buck & Ear Bar & Grill*

Tel: 604-277-9511

Fax: 604-277-3188

[info@stevestonhotel.com](mailto:info@stevestonhotel.com)

**rather wanting to make money. Which could mean employing minimum wage staff, that are not effective in ensuring laws are followed or trained properly. Weather it be proper I.D. produced, serving intoxicated individuals and minors commonly hanging out in the area, which is the case already.**

**I understand your office works extremely hard to ensure the best for all Richmond residents, but the negativity I have received by word of mouth and petition, Richmond residents do not want to see another Pub or L.R.S. especially in a area close to a highway/tunnel or with the liquor store in Ironwood already.**

**Please say NO to bylaw 7884 and changing C-6 Zoning to CD161, which would allow this development to include a Pub and/or L.R.S.**

Sincerely,



Blair Wells

**Operations Manager**

**Cc: City Councillors**

**B. McNulty**

**L. Barnes**

**R. Howard**

**H. Steves**

**E. Halsey-Brandt**

**S. Halsey-Brandt**

**D. Dang**

**K. Kumagai**

SCHEDULE 26 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 21<sup>ST</sup>, 2005.

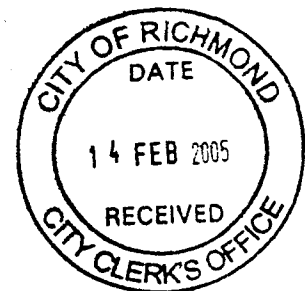
Mayor and Councillor

Friesen, Mary and Isaac c (Neil)  
10711 Seamount Rd.

Re: 7884(RZ 04-286494)

<b>To Public Hearing</b>
Date: Feb 21, 2005
Item # 14
Re: Bylaw 7884
No. 5 Rd + Steveston

WE strongly object to the location of this PUB. The traffic that it will generate will add to the congestion that already exists. We live off of No.5 Rd. and it takes us sometimes 5 mins. to enter onto No. 5 Rd. Secondly it is the patrons that it will attract. We have enough drunk drivers speeding along No 5 Rd. Also the vandalism and break ins. that will occur. We have experienced this first hand. The Police said it was the result of the Pub near by. Would council please consider the traffic problem along NO. 5. and Steveston. Thank You





**Mayor and Councillors**

Friesen Mary, and Isaac C(Neil)

10711 Seamount Rd. Richmond

Re: 7884(RZ 04 286494)

<b>To Public Hearing</b>
Date: Feb 21, 2005
Item # 14
Re: Bylaw 7884
No. 5 Rd + Steveston

We would strongly object to this pub. The reasons are as follows. 1. The traffic that it would generate is the No.1. factor . There is far too much traffic already at that corner. We live off of No. 5 Rd. and sometimes its impossible to make entry onto No. 5 for at least 5 minutes. With the Buddist Temple wanting to expand on No.5 and Steveston; something has to be done in the area of traffic Planning. 2. It is will be undesirable ,because of the patrons that it would attract. Drunk Drivers, racing down NO. 5 Rd.



1210000000

Hall/Councillors Feb 12/2005

I work alot in Richmond and picked up a paper  
at #3 + Steveston to see that your council is

re zoning #5rd + Steveston for a pub/liquor store.

My 1st reaction was "Are you joking? Bad idea

No wonder its in the paper. I hope the resident  
rise up on this one. Traffic is awful

already + Richmond has so many pubs as  
it is. Please awake at city hall!

Certainly you must have more time on  
your hands if this is even an issue in

Richmond.

		INT
	JEM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

To Public Hearing  
 Date: Feb 21, 2005  
 Item # 14  
 Re: Bylaw 7884  
 No. 5 Rd + Steveston

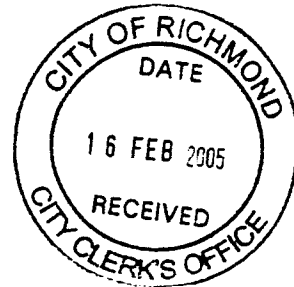
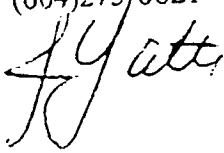


SCHEDULE 28 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

Dear Mayor Malcolm Brodie,

If the voice of the people is at all important to you and your office, please  
vote against bylaw 7884 and cd161. Richmond is so busy at the corner of  
5 road and Steveston Highway and can not sustain any more volume. My  
family and I travel through the tunnel quite regularly and always find the traffic  
there to be quite conjested. We do not need another mall or pub in Richmond.  
We need more parks and playgrounds for families.

Jennifer Yates  
5940 Sandpiper court  
Richmond B.C. V7E-3P7  
(604)275,6821



To Public Hearing  
Date: Feb 21 / 2005  
Item # 14  
Re: Bylaw 7884  
STEVESTON + No 50

SCHEDULE 29 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 21<sup>ST</sup>, 2005.

MayorandCouncil

<b>To Public Hearing</b>
Date: Feb 21, 2005
Item #: 14
Re: Bylaw 7884 No. 5 Rd + Steveston

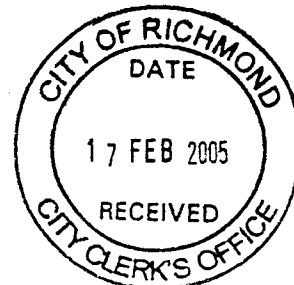
Harkmal Sandhu

10471 No. 5 Road Richmond BC

Re: 7884 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway

I think the recommendation by Janet Lee to go ahead with building a complex to house a liquor, and bar should be denied. Living close to the planned site I can say that it will affect the quality of my life. Noise levels, more traffic, and more acts of public drunkenness will be the outcome. I hope you reconsider your position on the building the bar, and truly value the citizens of Richmond. There is already a pub on five road.. there is no need for another one. I thank you for addressing my concerns.

H. Sandhu



To Public Hearing  
 Date: Feb 21, 2005  
 Item # 14  
 Re: Bylaw 7884  
 No. 5 Rd + Steveston

10811 Loutrbridge Road  
 Richmond, B.C.  
 V7N 2X5

Feb. 14, 2005

SCHEDULE 30 TO THE MINUTES  
 OF THE REGULAR MEETING  
 FOR PUBLIC HEARINGS HELD  
 ON FEBRUARY 21<sup>ST</sup>, 2005.

City Clerk's Office  
 6911 #3 Road  
 Richmond, B.C.  
 V6Y 2C1

Dear Sirs:

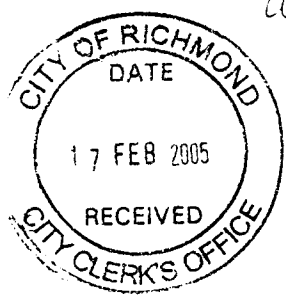
Re: Bylaw 7884 - Liquor Store/Pub  
 #5 Rd. & Steveston Hwy.

We strongly oppose this proposed bylaw:

- a. The intersection at #5 Rd & Steveston Highway is already an accident waiting to happen! Does our Fire/Police Dept. 777 (I use the term loosely - Planning??) really accept responsibility for this mess? Putting to 'Ironwood' and Silver City is already a joke.
- b. We already have more than enough Pubs and liquor stores!
- c. How come another municipality was smart enough to reject this licence and try and dump it on Richmond??

Please vote NO and send a strong message to other "Municips" that we don't want and will not accept their reject Pub/Liquor licences

Sincerely,  
 Jim & Patricia A. Jensen  
 (accidents since 1956!)



**RICHMOND CITY COUNCIL**

# **STOP BYLAW 7884 AMENDMENT NOW**

**NO** New Liquor Store  
**NO** New Pub

on one of our most dangerous intersections,  
so close to our freeway

**#5 Road & Steveston Hwy.**

Citizens, church groups, schools, PAC's,  
we need your help to stop this before

**February 21st**

our email: [richmond\\_citizens@yahoo.ca](mailto:richmond_citizens@yahoo.ca)

Paid advertising by Richmond Citizens Coalition

Mayor and Councillors

SCHEDULE 31 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd + Steveston</u>

Ken Kin Tsang

11480 Seahurst Road, Richmond, BC

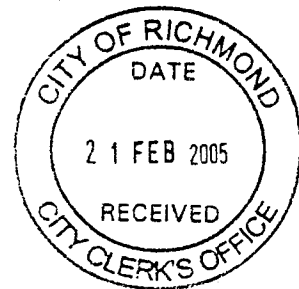
Re: 7884 (RZ04-286494)

I do not wish this zoning to change at these particular addresses, as the pub is planned to be there. I would not like a pub to be there as pubs can bring much unwanted activity to neighborhoods.

As of right now, there are many establishments nearby that have liquor licenses. Kelsey's, The Keg, and the Pub up the street on No. 5 Road (King's). Why would this neighborhood need another late night pub? I do not think many residents in this area would appreciate such zoning to occur here.

Please consider the people who are living in the area.

Establishments such as these should be in commercial zones. Sivercity is not far off, and away from the residential areas... why not there?



SCHEDULE 32 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 21<sup>ST</sup>, 2005.

**Mayor and Councillors**

**From:** Alan Reynolds [alanreynolds@shaw.ca]  
**Sent:** Saturday, 19 February 2005 2:45 PM  
**To:** Mayor and Councillors  
**Subject:** Stop CD161 Adoption; Stop Bylaw 7884 Amendment

<b>To Public Hearing</b>
Date: Feb 21, 2005
Item # 14
Re: Bylaw 7884
No. 5 Rd + Steveston

We support the opposition to the sale and re-zoning of the property at 12000 Steveston Hwy. for a pub and/or liquor store.  
Bad idea!

Alan and Brenda Reynolds  
8280 Mirable Court





**Mayor and Councillors**

Vladimir Monjushko

10411 Sealord Place, Richmond, B.C., V7A 3Z2

Re: 7884 (RZ 04-286494)

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd. + Steveston</u>

As a resident of the Shellmont area in Richmond, I must strongly object to the formation of a pub and Liquor Store at the north-west corner of #5 road and Steveston Hwy.

This location is part of a residential area, with many kids and is roughly located in between two Elementary schools. A pub will result in an increase of intoxicated drivers in this area, thereby placing these kids and other pedestrians (and drivers) at danger. This is not to mention the possibility for non-driving intoxicated individuals to create problems within the neighborhood.

Furthermore, there is already a pub at the corner of King St. and #5 road, just a few blocks North. Driving through that area already requires added caution, as drunk drivers constantly speed away without so much as looking in both directions.

Finally, there is already a Liquor Store located inside Ironwood Plaza, just across the street from the proposed location.

I urge you to consider my arguments and reject the proposition that would decrease the quality of life and property value in our area.

Sincerely  
Vladimir Monjushko



SCHEDULE 34 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

**Mayor and Councillors**

**From:** H. Pastrick [hpastrick@yahoo.com]  
**Sent:** Monday, 21 February 2005 8:56 AM  
**To:** Mayor and Councillors  
**Subject:** Zoning Amendment Bylaw 7884

**To Public Hearing**  
**Date:** Feb 21, 2005  
**Item #** 14  
**Re:** Bylaw 7884  
No. 5 Rd + Steveston

Mayor and Councillors:

This is to register my opposition to the zoning amendment bylaw 7884. In particular, the pub and liquor store are not appropriate uses for the area since the negative impacts outweigh the positive benefits to the area and neighbourhood. Uses permitted under bylaw 7753 are more suitable for the area.

The negative impacts likely under bylaw 7884 are increased traffic congestion and an increase in drunkness-related events from acts of public disrespect and rowdiness, incidents of driving under the influence, and more traffic-related violations and accidents.

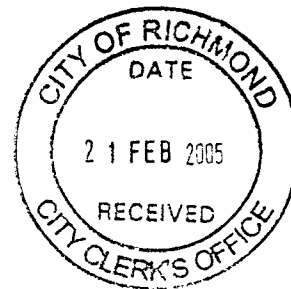
As to benefits, the area is not deficient of those uses at the present time and since no large influx of new residents is likely, these uses satisfy few demands in the area. The existing liquor store across the street and then neighbourhood pub less than one mile away are probably adequate to satisfy neighbourhood needs.

What evidence exists that the neighbourhood is deficient in liquor and pub facilities? Does not the onus of proof need to come from the applicant? Do you not also need to be satisfied by that evidence since liquor related facilities have negative impacts?

Thank you,

H. Pastrick  
9651 Finn Road  
Richmond, B.C. V7A 2L3

Do you Yahoo!?  
Yahoo! Search presents - Jib Jab's 'Second Term'



PHOTOCOPIED  
DISTRIBUTED  
E: Feb 21/05 R8

**To Public Hearing**  
Date: Feb 21, 2005  
Item # 14  
Re: Bylaw 7884  
No. 5 Rd + Steveston

		INT
	JFM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	



**City of Richmond**  
Urban Development Division

Memorandum

**To:** Mayor & Council  
**From:** Raul Allueva  
Director of Development  
  
Anne Stevens  
Manager, Customer Service

**Date:** February 21, 2005  
**File:** RZ 04-286494

800020788

**Re: Sandhill Holdings (No. 5 Road/Steveston Highway) - Neighbourhood Pub  
Rezoning and Provincial Liquor Licensing Process**

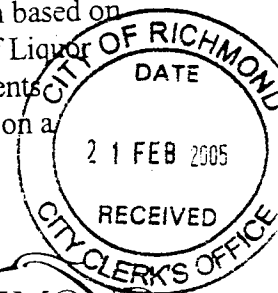
On January 24, 2005, Council introduced and granted first reading to rezoning Bylaw No. 7884 for the above noted rezoning application (RZ 04-286494), and forwarded the Bylaw for consideration at the February 21, 2005 Public Hearing. The application is to rezone the site to Comprehensive Development (CD) District for development of an automobile-oriented commercial centre, including a Neighbourhood Public House. One of the other permitted uses on the site is a Liquor Licensee Retail Store, which can only operate if it is accessory to a Neighbourhood Public House.

At that meeting, Council raised questions regarding the proposed rezoning process for a Neighbourhood Public House, and its relationship with the required Provincial Liquor License approval process. The following information is provided in response to frequently asked questions raised in relation to this application and the Provincial Licensing process:

***How Does the Rezoning Process relate to the Provincial Liquor Licensing Process?***

Should the rezoning proceed, in order to obtain approval for a Neighbourhood Pub, the applicant would be required to submit an application for a Liquor Primary License to the Province. This approval process requires that the site be properly zoned, and that Local Government provide input to the Province on the proposed Liquor License within a 90-day period. According to the City's procedures, the applicant makes an application to Richmond, and this application is required to be advertised through the posting of a sign on the property, direct notice by mail to all surrounding properties (residential and commercial) within 50 m, and a display ad in three (3) consecutive editions of the local newspaper. Council may consider and require further consultation on a case-by-case basis, and may include a survey or referendum. Should this require additional time, an extension to the 90-day period may be requested from the Province. A graphic summary of the Provincial Liquor Licensing Process is provided on **Attachment 1**.

Once the consultation process is complete, staff prepares a report to Council for a decision on the Liquor License. Council provides a resolution to the Provincial Liquor Licensing Branch based on specific criteria required by the Province (**Attachment 2**). It is noted that the issuance of Liquor License is entirely within the purview of the Province, and the City only provides comments. However, to date, the Province has supported the City's position in its recommendations on a Liquor License.



**RICHMOND**  
Island City. ~ Nature

***Relocation of Liquor Primary Establishments***

The relocation of an existing Liquor Primary Establishment to the site from another location is contingent on a Provincial review of public interest issues associated with the relocation, and the distance of the new location from the original location. Unless the relocation is in the immediate area and within a short distance (i.e. across the street), relocation will require Provincial approval and Local Government input in a similar manner as the issuance of a license for a new Liquor Primary Establishment.

***Issuance and Relocation of Liquor Retail Store Licenses***

In 2002, owners of Liquor Primary License Establishments were permitted to apply to the Provincial Government for Liquor Retail Store Licenses. However, there is presently a Provincial moratorium on the issuance of new Liquor Licensee Retail Stores, therefore the only means by which a Licensee Retail Store could be established on the subject site would be through relocation. There are several specific requirements to relocation of a Liquor Licensee Retail Store to the subject site:

- The site must be appropriately zoned, and the Licensee Retail Store must be accessory to a Liquor Primary Establishment (Neighbourhood Public House);
- Provincial Regulations required that it must be owned by the same person and associated with the Liquor Primary Establishment on the site, or have a contractual relationship with that business; and
- The Licensee Retail Store may be located away from its adjoining Liquor Primary Establishment, including in a different Local Government, provided it is within 5 km as the crow flies.



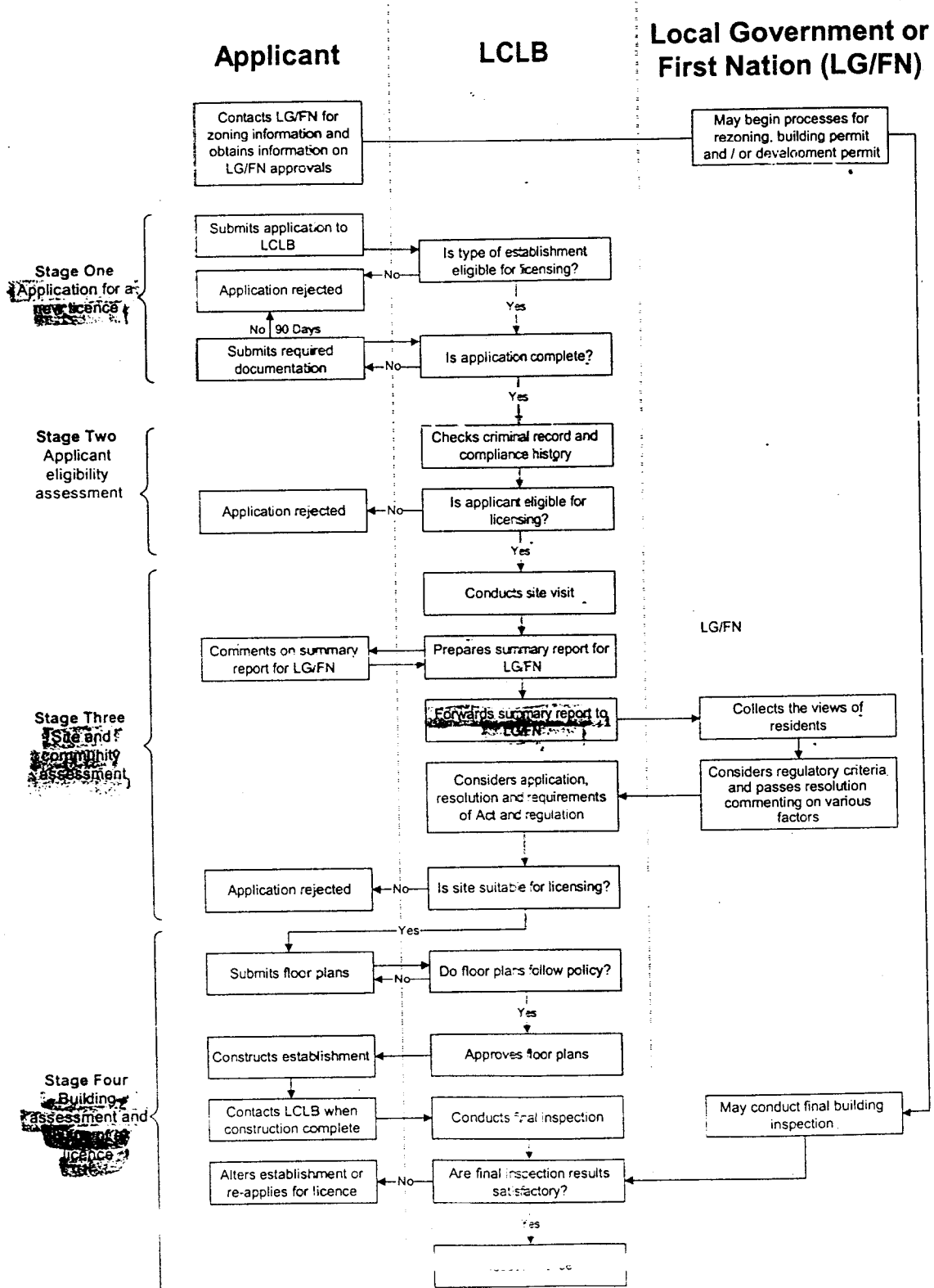
Raul Allueva  
Director of Development  
(4138)



Anne Stevens  
Manager, Customer Service  
(4273)

RA:blg

Role of Local Government and First Nations in the Provincial Liquor Licensing Process



## Local government and liquor licensing

Local governments and First Nations do not make liquor licensing decisions. The Liquor Control and Licensing Branch alone is responsible for deciding who will receive a licence. However, local government and First Nations do play a significant role.

The Liquor Control and Licensing Branch is required to consider specific community needs in deciding whether to issue or change a liquor licence. This includes, for some licence applications, asking local governments and/or First Nations to provide a resolution that considers, among other things:

- the person capacity of the proposed establishment (how many people the applicant plans to accommodate)
- the operating hours requested
- the views of local residents
- how close the proposed establishment is to other social or recreational facilities and public buildings
- the number of other licensed establishments in the area
- potential traffic, noise and parking problems
- municipal zoning
- population density and trends, and
- impact on the community if the application is approved.

(Local governments may choose to opt out of this role, in which case the Liquor Control and Licensing Branch will complete the same review process.)

**Please note:**

All liquor licence applicants must talk to their local government about business licence requirements and such issues as zoning and building bylaws, health and fire regulations.

Mayor and Councillors

SCHEDULE 36 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

To Public Hearing	
Feb 21, 2005	
Date:	
Item #	14
Re:	Bylaw 7884
	No. 5 Rd + Steveston

David S. Miller

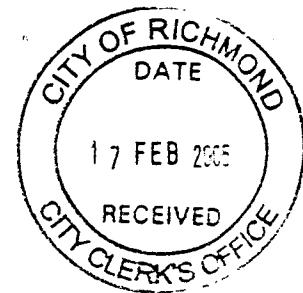
Owner, Units 5 & 6, 11911 Machrina Way, Richmond, BC V7A 4V3

Re: SE Corner of #5 Road & Steveston Hwy

I understand that there is a proposed by-law to rezone the SE corner at the intersection of #5 Road & Steveston Hwy to allow a development that would include a liquor store and a pub. As a concerned owner of property on Machrina Way in the Riverside Industrial Park, I would like to register my opposition to this potential development.

My chief concern is the added congestion of traffic at this intersection, which is already a very busy one. Since the reconfiguration of this intersection, it is now a very dangerous manoeuvre for drivers exiting #5 Road to get onto Steveston Hwy, get across into the left lane and go east to the overpass, either to stay on Steveston Hwy heading east or to use the on-ramp for Hwy 99 heading north to Vancouver. As residents of Vancouver working in Richmond, my employees and I have to run the gauntlet every night of attempting to exit #5 Road and cross 2 lanes of traffic aggressively heading towards the on-ramp to Hwy 99 South -- it is a real challenge and frankly we are all amazed that no fatalities have been recorded at this location (that we're aware of) since the reconfiguration went into effect. To add yet another contributing factor to such a dangerous mix, namely the potential for an outpouring of people leaving the liquor store or, even worse, leaving the pub after having a few drinks, just doesn't make sense to any of us or our neighbours here on the industrial park. Huge delivery trucks are also trying to negotiate this difficult corner out of #5 Road and join the flow of traffic on Steveston Hwy and at peak times the congestion can become very severe without exacerbating it with even more vehicles.

We urge you to please re-think this development -- and also give some serious thought as to how the existing traffic situation might be improved at this intersection before somebody gets badly hurt or killed.



	JM	
	DW	D
	KY	
	AS	
	DB	
	WB	

Just a quick note to thank Rob Owners, staff, city council members and all others who have shown their support for the abandonment of Bylaw 7884.

9060-20-7884

Win or lose, we put up a good fight and your support was essential.

As mentioned, the meeting is this Monday, Feb 21st @ 7:00pm. Please attend to hear the outcome.

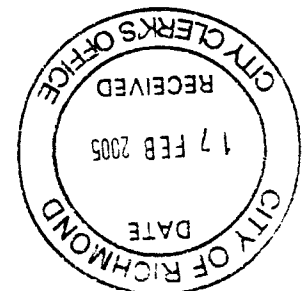
again, thanks for your support!

Yinia Newsan  
Richmond Citizens  
Coalition.

P.S.

Please keep in mind this is election year. The choice will be ours who gets elected!

To Public Hearing	
Date:	Feb 21, 2005
Item #	14
Re:	Bylaw 7884
	N. 5 Rd + Steveston





SCHEDULE 38 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 21<sup>ST</sup>, 2005.

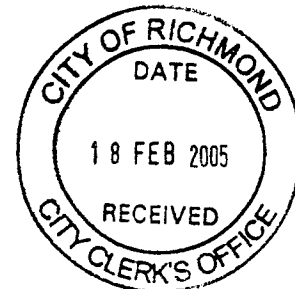
<b>To Public Hearing</b>
Date: Feb 21, 2005
Item #: 14
Re: Bylaw 7884
No. 5 Rd + Steveston

**MayorandCouncil.**

From: John Abelseth [john@nordlys.ca]  
Sent: Thursday, 17 February 2005 4:07 PM  
To: MayorandCouncillors  
Subject: re-zoning @ 12000 Steveston hwy

We strongly object to allowing a liquor store and/or pub at this location. We run a business in Richmond and both live here with our wives and children. This is the wrong location for a business of this kind. Please reconsider and do not allow a liquor store or a pub to locate here.

John Abelseth and Ales Struna  
Nordlys Marketing Canada Inc.  
604 272-7258



Richmond Neighborhood Pub Owners Association

		INT
✓	JFM	
	DW	Dw
	KY	
	AS	
	DB	
	WB	

To Public Hearing  
 Date: Feb 21, 2005  
 Item # 14  
 Re: Bylaw 7884  
 No. 5 Rd + Steveston

8060-70-7884

Richmond City Councilors

Re: Bt-Law Amendment 7884 adoption February 21 2005

On behalf of the Richmond Neighborhood Pub Owners Association, I would like to ask for your help in stopping the adoption of By-Law 7884.

We do agree with the development of a mall at the designated location but not with an additional Pub/Liquor store.

Currently our business is down on average of 25% and we believe that an additional facility is not warranted or needed at this time.

Do we really want more accessibility to alcohol, we as an Association, are very cognizant of the implications of alcohol abuse and have seen what it does on a first hand basis to families.

Do we really want more Licensees? We actually should have less at this time.

Most of the current Pub owners in Richmond our long term operators that have given back to the community and do not believe that slicing up the pie smaller in order to appease a developer is a good thing for all parties.

We have quotes from people that were forced to move out of properties in the affected area saying "City Hall has said the rezoning is a lock".

Our well being should be taken into consideration rather allowing someone to transfer in a LRS license from another Municipality.

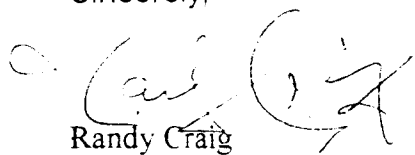
Currently it is easier to get a Liquor Primary license from the Province if the Zoning is right and in this case it would appear that the City is going out of its way to create an optimal situation for this development and we question why this is happening.

We are asking that you stop this amendment now as our membership is extremely upset and angry and we would prefer if cooler heads would prevail at this juncture.

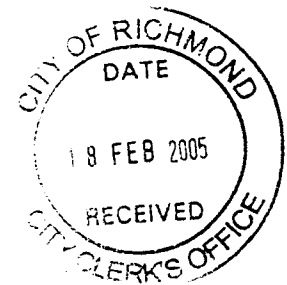
If you are not willing to block this By-law then at least include a resolution requiring that a referendum be held in the neighborhood to see if the residents are willing to support another Pub/LRS.

The vote on this amendment will be close and we are asking for your support in defeating this and at the same time you will earn the trust and respect of the 12 members of the Richmond Pub owners Association.

Sincerely,



Randy Craig  
 604-319-5887



SCHEDULE 40 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON FEBRUARY 21<sup>ST</sup>, 2005.

**OTTHO LAW GROUP**  
BARRISTERS & SOLICITORS

ULF K. OTTHO, LL.B. \*  
(\*Denotes personal law corporation)

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd + Steveston</u>

4873 DELTA STREET  
DELTA, B.C. V4K 2T9  
TELEPHONE (604) 946-1175  
FAX (604) 946-8818

LAWRENCE S. ECKARDT (1991)  
Reply to: ULF K. OTTHO  
File No: 19300

**Fax Cover Sheet**

DATE: February 18, 2005

TO: City Of Richmond

ATTENTION: Mr. Webber

FAX NO.: 604-278-5139

RE: 11000-11100 No. Road and 12000 Steveston Highway

FROM: UlfK. Ottho/Bca

Number of pages 3 (including fax cover sheet)

ORIGINALS WILL NOT FOLLOW BY REGULAR MAIL.

**Message:**

As per our discussion, please find attached our correspondence dated February 14, 2005.

The documents transmitted under this cover are directed only to the person/company/firm as stated herein, and in the event they are inadvertently received by another party, we are to be immediately notified and the documents returned to us without any copying or other use made thereof.

**OTTHO LAW GROUP**  
BARRISTERS & SOLICITORS

ULF K. OTTHO, LL.B. \*

4873 DELTA STREET  
DELTA, B.C. V4K 2T9  
TELEPHONE (604) 946-1175  
FAX (604) 946-8818

(\*Denotes personal law corporation)

LAWRENCE S. ECKARDT (1991)Reply to: ULF K. OTTHO  
File No.: 19300

February 14, 2005

Via Regular Mail

City of Richmond  
Urban Development Division  
6911 No. 3 Road  
Richmond, BC V6Y 2C1Attention: Raul Allueva

Dear Sirs:

Re: Your File No. FZ 04-286494  
Application by Sandhill Holdings Ltd. and J.A.B. Enterprises Ltd. for  
Rezoning at 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000  
Steveston Highway from "Agricultural District (AG1)", "Local Commercial  
District (C1)" and "Business Industrial Park District (13)" to  
"Comprehensive Development District (CD/161)"

Thank you for your letter of February 10, 2005, and enclosure to me.

In order to ensure that the facts are fully disclosed at the public hearing, I am requesting your advice on whether or not the developer has made any representations to you or any counsel member or staff member of the Municipality of Richmond indicating that unless the zoning for a neighborhood pub and/or liquor store is granted by Richmond Council, the Applicant will not be buying the property at 12000 Steveston Highway, Richmond, BC.

I am sure you are aware that, on the case law concerning the duty of Municipalities at public hearings, disclosure of all material matters must be made to the public at the public hearing, in order that Council can obtain informed comment from the public. I believe it is vital to determine if the developer's willingness to purchase the property is contingent on the developer acquiring zoning for a neighborhood pub and/or liquor store, especially if the application contemplates the removal of a guideline by-law respecting pubs, as well as an amendment of the Official Community Plan.

February 14, 2005  
Page 2 of 2

I look forward to the receipt of any information you may have respecting the above, and thank you for your cooperation.

Yours truly,

**OTTHQ LAW GROUP**

Per: 

Ulf K. Ottho

UKO/bh  
cc. client

**OTTHO LAW GROUP**

BARRISTERS & SOLICITORS

ULF K. OTTHO, LL.B.

<b>To Public Hearing</b>
Date: Feb 21, 2005
Item # 14
Re: Bylaw 7884
No. 5 Rd + Steveston

4873 DELTA STREET  
 DELTA, B.C. V4K 2T9  
 TELEPHONE (604) 946-1175  
 FAX (604) 946-8818

HB  
for EA  
JK (please respond with CM's help)

(\*Denotes personal law corporation)

LAWRENCE S. ECKARDT (1991)

Reply to: ULF K. OTTHO  
 File No.: 19300

January 28, 2005

**Via Regular Mail**

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

Attention: Raul Allueva

Dear Sirs:

**Re: Your File No. RZ 04-286494**  
**Application by Sandhill Holdings Ltd. and J.A.B. Enterprises Ltd. for**  
**Rezoning at 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000**  
**Steveston Highway from "Agricultural District (AG1)", "Local Commercial**  
**District (C1)" and "Business Industrial Park District (13)" to**  
**"Comprehensive Development District (CD/161)"**

I act for LEIA Holdings Ltd. with instructions from its principal, George Randy Craig.

LEIA Holdings Ltd. owns and operates the Kingswood Pub, having a location, which is located at 0.08 of mile away from the proposed pub and liquor store at the above-captioned site for proposed rezoning. LEIA Holdings Ltd. has been operating the Kingswood Pub at 9371 No. 5 Road, for approximately the past 21 years. LEIA Holdings Ltd. has a great concern about the proposed location of the proposed pub and liquor store, being the subject of the application for rezoning at the corner of 12000 Steveston Highway and No. 5 Road, Richmond, British Columbia.

A review of the Report to Committee dated January 7, 2005, indicates that 12000 Steveston Highway, Richmond, BC is owned by the City of Richmond, British Columbia. The report notes that the Applicant for rezoning has agreed in writing to purchase the remainder of land from the City at fair market value.

Would you kindly provide, from the City's file, a copy of the written agreement that the Applicant, Sandhill Holdings Ltd. and J.A.B. Enterprises Ltd. has entered into with the City of Richmond.

As well, would you kindly advise the tendering process, or sale process through multiple listing, that was undertaken by the City of Richmond, prior to entering into an agreement in writing for the purchase and sale of this land.

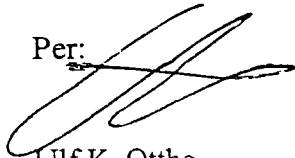
This information is being sought in preparation for making submissions at the public hearing, as yet unscheduled, for this rezoning application.

Thanking you for your cooperation. If you have any questions and concerns, please do not hesitate to contact me.

Yours truly,

**OTTHO LAW GROUP**

Per:

A handwritten signature in black ink, appearing to be 'Ulf K. Ottho', written over a horizontal line.

Ulf K. Ottho  
UKO/bh  
cc. client



## City of Richmond

---

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

Telephone (604) 276-4000

www.city.richmond.bc.ca

February 10, 2005  
File: RZ 04-286494

Urban Development Division  
Fax: (604) 276-4052

Ottho Law Group  
4873 Delta Street  
Delta, BC V4K 2T9

**Attention: Mr. Ulf Ottho**

Dear Mr. Ottho:

**Re: 11000 - 11100 No. 5 Road and 12000 Steveston Highway (RZ 04-286494)**

Thank you for your letter of January 28, 2005 requesting further information on the sale of City-owned property at 12000 Steveston Highway.

We respond to your inquiries about the rezoning process and sale of City land as follows:

- Under the Community Charter, the City does not have to offer land for sale to the public, but will advertise its intent to sell the land once a satisfactory agreement has been reached.
- The City-owned land was not for sale on the open market because it was always the City's intention that whoever assembled the adjacent lands and brought forward a valid development scheme and application must buy it at fair market value. Construction of road across the property has reduced its size such that it has no stand-alone value.
- An agreement for sale has not yet been reached with the applicant. The applicant has signed off on a list of rezoning requirements, which includes the condition to purchase 12000 Steveston Highway at fair market value (a copy is attached). "Fair market value" is achieved through negotiation and reference to appraisals. The City may also undertake exchanges of land for compensation.
- Once an agreement for sale has been reached with the applicant, it will go forward to Council for consideration. Until Council approves the sale of the property, and the applicant has fulfilled all other conditions of the rezoning application, the zoning amendment bylaw will not receive Final Reading.



For your information, the Public Hearing for the rezoning application is scheduled for Monday, February 21, 2005, beginning at 7:00 p.m. in the Council Chambers at Richmond City Hall.

If you have any questions or require clarification, please contact me at (604) 276-4138.

Yours truly,

A handwritten signature in black ink, appearing to read "Raul Allueva", with a long horizontal flourish extending to the right.

Raul Allueva  
*Director of Development*

RA:jl

pc: Holger Burke, Development Coordinator  
Christine McGilvray, Manager, Lands & Properties  
Phyllis Carlyle, City Solicitor  
Janet Lee, Planner

January 7, 2005

### Conditional Rezoning Requirements 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway RZ 04-286494

Please fax this form back to Janet Lee at fax: (604) 276-4052.

Prior to final adoption of Zoning Amendment Bylaw 7884, the developer is required to complete the following requirements:

1. Ministry of Transportation approval.
2. Purchase of City property (12000 Steveston Highway) at fair market value.
3. Legal requirements, specifically:
  - a. Road dedication along the entire No. 5 Road and Steveston Highway frontages, with applicable DCC credits for No. 5 Road, including the required road frontage upgrade and land requirements.
  - b. Registration of a cross access agreement allowing access to/from the future development site to the east (12060 Steveston Highway).
  - c. Registration of a public rights-of-passage right-of-way from the south access on No. 5 Road through the site to the lane at the rear.
4. Development requirements, specifically:
  - a. Consolidation of all the lots into one or more development parcels (which will require the demolition of the existing dwellings).
  - b. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
  - c. A minor Traffic Analysis is required to:
    - i. confirm the feasibility and improvements for a full movement access in line with Ironwood's driveway as well as a right-in, right-out only access to the north;
    - ii. assess the impact of the proposed development on the surrounding road network, including operation of the lane, and provide recommendations on road and traffic improvements on No. 5 Road from Steveston Highway to Riverside Way; and how pedestrian movements can be accommodated between Ironwood Mall and the subject development;
    - iii. carry out a parking supply and demand analysis, if a parking variance is ultimately requested; and
    - iv. prepare a functional design for No. 5 Road improvements from Steveston Highway to Riverside Way.
  - d. Enter into a Servicing Agreement\* for:
    - i. the off-site improvements along No. 5 Road for the frontage of the subject properties only, which include: pavement widening to extend the northbound right turn lane (3.7 m), 2 m wide concrete sidewalk and 1.5 m wide grassed and tree boulevard.
5. Official Community Plan Amendment Bylaw 7753 must be adopted.

\* Note: This requires a separate application.

  
\_\_\_\_\_  
Signed

Jan 7/05  
\_\_\_\_\_  
Date

February 19/2005

J. Richard  
City Clerk.

City of Richmond:

Dear Sir:

Public Hearing	
Date:	Feb 21, 2005
Item #:	14
Re:	Bylaw 7884
	No. 5 Rd + Steveston



The following are my concerns re: zoning amendment  
by law 7884.

(a) The proximity of the possibly approved pub to  
that at five road and King road; less than a mile.

(b) The attendees at the proposed pub being made  
up of employees of the Riverside Industrial Park who  
could be utilizing the roads while under the influence  
Neighbourhood pubs were to service the needs of the  
nearby residents; they do not exist in that area.

(c) The possibility of the city designing the  
entrance and exits to the area as they have allowed  
between Candain Tave and Love-in-7eds at  
- renewed. A nose-to-nose situation that begs  
vehicle accidents; foolish to the extreme.

(d) The future possibility that area may be needed  
for road expansion to service improvements to the  
tunnel area.

Please consider these concerns; Thank you;

LJ Johnston 11480 Leelay Rd.

SCHEDULE 42 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

Mayor and Councillors

Karen Thomas

11171 Sealord Road

Re: Zoning Amendment Bylaw 7884 (RZ 04-286494)

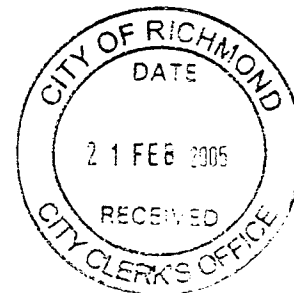
<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd + Steveston</u>

To Mayor and Council:

I would like to express my opposition to the proposed rezoning of the subject properties on the southeast corner of Steveston Hwy. and No.5 Road. My reasons for opposition are as follows:

1. With the current industrial land shortages throughout the lower mainland and with thousands of acres of agricultural land reserve lands currently under threat in many communities, the rezoning of the subject properties to a CD district and automobile oriented commercial district appears to be very short sighted. Under section 2.3 of the City of Richmond's OCP policy, it is stated that the supply of industrial land must be protected and augmented by ensuring there is an adequate amount of zoned sites to meet present and FUTURE needs. Rezoning the subject parcels to industrial rather than commercial would ensure that our needs for the future are met without sacrificing other valuable lands in the community;
2. This location is not one of the designated areas for auto-oriented commercial use as per the City of Richmond's OCP (see section 2.4, Commercial);
3. Concerns associated with large volumes of traffic are outlined in section 4 of the OCP. It is noted that future transportation solutions will need to be sustainable, environmentally, economically and socially. I fail to see how another car-oriented development in an already congested part of our city helps to further the statement in the OCP. Perhaps someone on your planning staff can help to clarify this for me?; and
4. The City of Richmond spent a number of years and countless sessions consulting with its residents to develop a comprehensive far seeing 'blue print' for our community. I do not feel that the development that will arise from this proposed rezoning application is in keeping with the spirit of our OCP - a plan which I whole heartedly support. I therefore, reiterate my opposition to this rezoning application.

Sincerely,  
Karen Thomas



SCHEDULE 43 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

<b>To Public Hearing</b>
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd + Steveston</u>

February 21, 2005

To: Richmond City Council

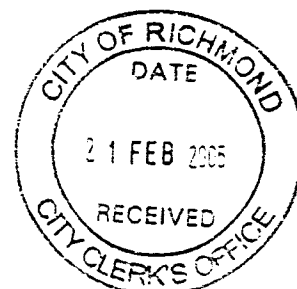
Re **Bylaw 7884**  
**CD161 Adoption**

Dear Sirs:

I understand that a proposal has been made to open a pub and liquor retail outlet store at the southeast corner of Steveston Highway and Number 5 Road. As you are aware, this is already an area of extreme traffic congestion and likely a high accident corner due to the congestion. A facility such as the one being proposed, will only aggravate what is already a dangerous intersection. Additionally, there is a pub approximately 1½ miles north of that intersection (the Kingswood, on No. 5 Rd.) and another one located a similar distance east (in the Riverport development). There is also a Liquor Control Board outlet and a wine shop located in Ironwood, on the south west corner of the intersection in question and at least one establishment in the Copperwood Plaza that sells alcoholic beverages. I fail to understand how approving the zoning to allow another pub and LRS on that corner would serve the people of Richmond.

As both a business owner and homeowner in Richmond, I object to letting this project go through.

Sincerely

Lee Cross  
Pauline Sowden

**RICHMOND HEALTH SCIENCES  
PHYSIOTHERAPY CLINIC  
ORTHOPEDIC AND SPORTS INJURIES**

**FAX COVER SHEET**

DATE: 2.21.05

TO: CITY of RICHMOND

FAX: 278 5139. PHONE:

FROM: R H S P. C

FAX: 604.270.2505 PHONE: 604.278.0315

PAGES: (2) (including cover page)

MESSAGE:

Re: Bylaw - 7884.

NO

HIS FACSIMILE IS DIRECTED IN CONFIDENCE AND IS INTENDED FOR USE ONLY BY THE INDIVIDUAL OR ENTITY TO WHOM IT IS SPECIFICALLY ADDRESSED. ANY OTHER DISTRIBUTION, COPY OR DISCLOSURE IS STRICTLY PROHIBITED. THE CONTENTS OF THIS FAX MAY BE SUBJECT TO PRIVILEGE AND ALL RIGHTS TO THAT PRIVILEGE ARE EXPRESSLY CLAIMED AND NOT WAIVED. IF YOU HAVE RECEIVED THIS FAX IN ERROR, PLEASE NOTIFY US BY PHONE IMMEDIATELY AND RETURN THE ORIGINAL TO US BY MAIL WITHOUT MAKING A COPY. THANK YOU FOR YOUR COOPERATION.

SCHEDULE 44 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 21<sup>ST</sup>, 2005.

**Weber, David**

**From:** Teresa Murphy [tmmurphy@shaw.ca]  
**Sent:** Monday, 21 February 2005 4:10 PM  
**To:** MayorandCouncillors  
**Subject:** Zoning Amendment Bylaw 7884 (RZ 04-286494)

<p><b>To Public Hearing</b>  <b>Date:</b> Feb 29, 2005  <b>Item #:</b> 14  <b>Re:</b> Bylaw 7884          No. 5 Rd + Steveston</p>
--

Dear Mayor and Councilors,

I live on Finn Road, which is nearby the area affected by the proposed liquor store and pub.

I am opposed to this redevelopment for a number of reasons:

First: there are already both a pub and a liquor store close to the proposed development. The current liquor store is right beside the London Drugs and the pub is less than a mile away.

Who will use the proposed new liquor store and pub? Not the neighbours since there are very few of them to the south of the site, except those residents still remaining on Rice Mill Road and at the south end of Number 5 Rd. Those north already have a pub. It will be used by those working in the industrial area south of the proposed site. That means drunk drivers will increase on our roads.

Just across the street in Ironwood, you now have what your own City press releases refer to as one of the heaviest used libraries in North America (by per capita). This facility cost the City many millions of dollars and was built to attract a younger patron, with computer rooms and digital resources. These younger readers, many of who walk to the library from the Shellmont area will be walking directly beside the proposed pub and liquor store.

As a local resident I often ride my bicycle to the library going south down No. 4 Road along the dyke and North along #5 Road to the library. If a liquor store and pub are developed I will not longer use my neighbourhood library. It would be a high-risk activity with increased numbers of drunk drivers on the road.

I urge you to reconsider this proposal that is unsuited to this neighbourhood.

Sincerely,  
Teresa Murphy  
9651 Finn Road  
Richmond, BC V7A 2L3

SCHEDULE 45 TO THE MINUTES  
OF THE REGULAR MEETING  
FOR PUBLIC HEARINGS HELD  
ON FEBRUARY 21<sup>ST</sup>, 2005.

**Weber, David**

**From:** aki no sky [akinosky@yahoo.com]  
**Sent:** Monday, 21 February 2005 4:39 PM  
**To:** MayorandCouncillors  
**Subject:** Opposing Zoning Amendment Bylaw 7884 (RZ04-286494)

<b>To: Public Hearing</b>
<b>Date:</b> Feb 21, 2005
<b>Item #</b> 14
<b>Re:</b> Bylaw 7884 No. 5 Rd + Steveston

As residents of the Ironwood area for the past 6 years, we strongly oppose to the proposed rezoning of 11000, 11020, 11040, 11080, 11100 No. 5 Road and 12000 Steveston Highway to CD/161. This location is not ideal for a neighbourhood pub nor is it suitable for adult store uses as covered by Bylaw 7060 in the C6 zone.

A neighbourhood pub at this intersection is undesirable because of its proximity to Highway 99, Steveston Highway and No. 5 Road. To unleash potentially drunk drivers on these roads, who may also be speeding under the influence of alcohol, is not only placing additional burden on our community's resources as extra policing and extra awareness on drinking driving and alcohol abuse will be required; more importantly, it is putting the public's safety at risk.

The following C6 uses: adult video store, adult paraphernalia store, pawnbroker and unregistered massage parlours (body-painting/body-rub studios) should not be permitted in this area. Many visitors and locals enter Richmond via this exit off Highway 99. As an important gateway to Richmond, this intersection should be designed and planned carefully to showcase the city's vision to be the most appealing, liveable, and well-managed community in Canada. Emphasis should be at promoting the unique urban-rural charm to this area as this location will undoubtedly create a lasting first impression to all who come to visit.

Thank you.

---

Do you Yahoo!?  
Yahoo! Search presents - [Jib Jab's 'Second Term'](#)



Date: Feb 7/05

Business Name: Nandos

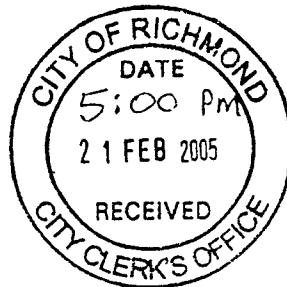
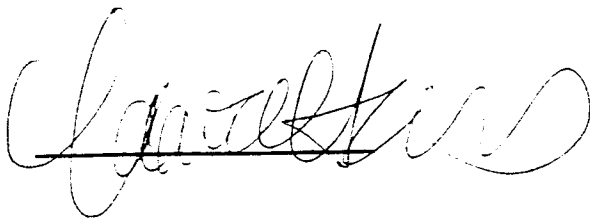
Address: #105 11380 Steveston Hwy  
Richmond, B.C  
V7E2C1.

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.



To Public Hearing
Date: <u>Feb 21, 2005</u>
Item # <u>14</u>
Re: <u>Bylaw 7884</u>
<u>No. 5 Rd + Steveston</u>

→ Note: petition includes 90 signatures of local business people.

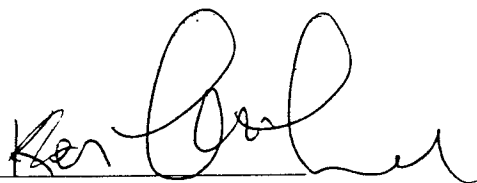
City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_



Name

1117A - 11871 HORSESHOE WAY, RICHMOND  
Address or Work Address

607 277-2672  
Telephone #

Date: Feb 7, 05

Business Name:

Address:

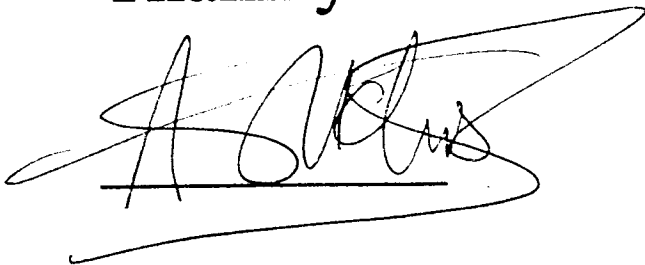
PAUL'S RADIATOR (1985) LTD.  
#105 - 4400 BRIDGEPORT RD.  
RICHMOND V6X 3A2  
Tele 279-3135

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

A handwritten signature in black ink, appearing to read "A. O. Lewis", is written over a horizontal line. The signature is stylized and includes a large, sweeping flourish that extends to the right and then loops back under the line.

Date: Feb 7/05

**AIRWAY DRYCLEANERS**  
150 - 8100 ACKROYD RD.  
RICHMOND, B.C.  
~~V6X 3K2~~ TEL: 273-5564

Business Name:

Address:

[Handwritten Signature]  
\_\_\_\_\_  
\_\_\_\_\_

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

[Handwritten Signature]

Date: FEB 07, 05

Business Name: ACME GROCERY

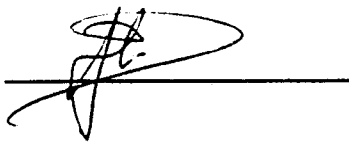
Address: 180-3031 BECKMAN PL  
RICHMOND BC V6X3R2

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

A handwritten signature in black ink, appearing to be 'J.P.', written over a horizontal line.

Date: Feb 8, 05

Business Name:

Address:


AC TRANSPORT LTD.  
UNIT 110-11780 RIVER RD.  
RICHMOND, BC  
V6X 1Z7

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

---

Date: Feb 7, 05

Business Name: SUPER SAVE GAS

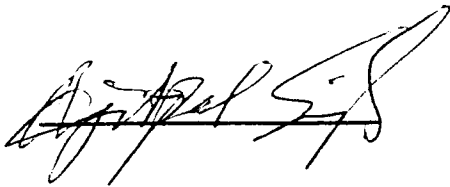
Address: 6000 NO. 5 Rd.  
Richmond

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

A handwritten signature in black ink, appearing to be "A. J. [unclear]", written over a horizontal line.

Modern Hair Styling & BARBERS

Date: Feb 7 05

Business Name: Mohan Lal

Address: 4071 #5 Road at Cambie Road  
Richmond B.C. V6X 2T9

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

Mohan Lal



Business Name: EXOTIC FURNISHINGS LTD. Date: \_\_\_\_\_

Address: 1101-11031 BRIDGEPORT RD.  
Richmond BC - V6X-3A2  
604 278-2716

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.



Date: Feb 7/2005

Business Name: VANCOUVER AUTO PARTS

Address: 103-11211 BRIDGEPORT

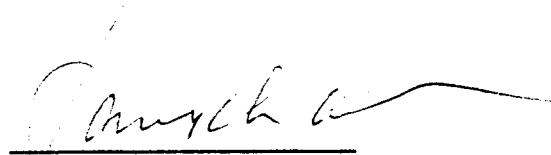
Richmond, BC  
V6X 1T3

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

  
0

Date: Feb 8-2015

Business Name: SAVE OUR TILES & STONES

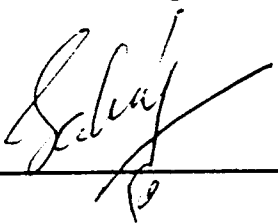
Address: 115-11780 RIVER RD  
RICHMOND BC

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

  
\_\_\_\_\_

Date: Feb 7, 05

Business Name:

HIMALAYA

Address:

Paola Sweets & Restaurant

4093 No. 5 Road

Richmond, BC V6Y 2T0

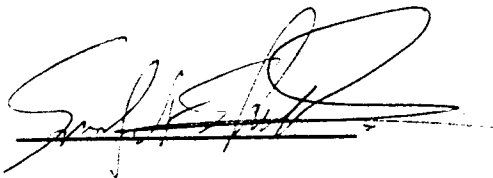
Phone: 604-247-2252

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.



Date: Feb 8, 05

Business Name: T, R, MECHANX Plus LTD

Address: 2400 Shell Rd  
Richmond

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

Jerry Jones

Date: 08 FEB'05

Business Name: Bob Smith

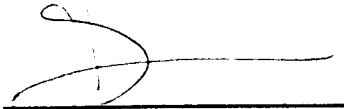
Address: #185-4681 Stzll Rd  
Richmond.

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

  
\_\_\_\_\_

Date: Feb 8/05

Business Name: Dynamic Maint Ltd

Address: 140-4651 Shell Road


---

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.



Date: FEB 8/05

Business Name: ICE LEVEL

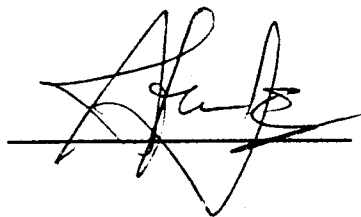
Address: 6060-11638 STEVESTON  
HIGHWAY

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

A handwritten signature in black ink, appearing to be 'A. J. ...', written over a horizontal line.



Date: Feb 8/05

Business Name: Limoge | Gold Limousine Service

Address: 140-4651 Shell Road

Richmond -

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

A handwritten signature in black ink, appearing to be 'M. D. S.', written over a horizontal line.


City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Name

\_\_\_\_\_  
Address or Work Address

604-760-6259  
Telephone #

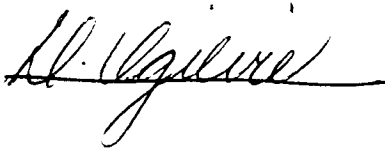
City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884


Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_





  
Name Glen Winkelmann

UNIT # 1113-118711 HORSESHOE LANE  
Address or Work Address

604-273-3974  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

① Barry Buttle  
Wit Chy

②

11871 HOUSEHOLE WAY

11871 " "

\_\_\_\_\_  
Address

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw =7884

Dear Mayor and Council members,

*AM INDIFFERENT,*

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

ⓧ *[Signature]*  
Name

*PRO-MEDIA*  
Address or Work Address

*11091-11871 HORSBROOK HWY*  
Telephone =

Date: Feb 10/05

Business Name:

Address:

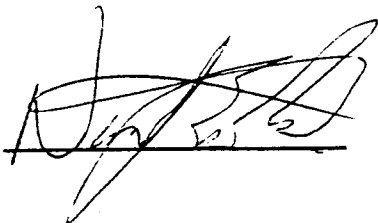
Quizno's Classic Subs  
Ironwood Plaza  
#3130 - 11668 Steveston Hwy.  
Richmond, B.C. V7A 4V4

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

A handwritten signature in black ink, appearing to be "John S. [unclear]", written over a horizontal line.

Business Name:

Address:

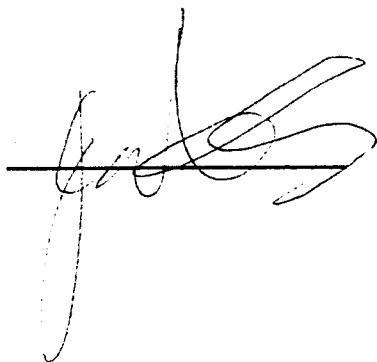
Date: Feb 17, 2022  
Friends Family Restura  
11680 Steveston Hwy  
Richmond BC.

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

A handwritten signature in black ink, appearing to be 'J. Smith', written over a horizontal line.

Date: ~~Feb 10/0~~ Feb 10/0

Business Name: DHALIWAL TRK-

Address: #42-11020 Williams Rd.  
Richmond, B.C.

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

B. Dhalwal



Date: \_\_\_\_\_



Business Name: \_\_\_\_\_

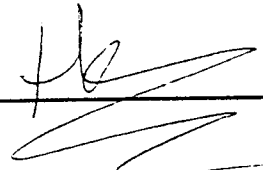
Address: 1020 11660 Steveston Hwy  
U7A 1N6

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

  
\_\_\_\_\_



Date: Feb. 10, 2005

Business Name: KAMAL CON LTD

Address: 8781 Williams Rd  
Richmond B.C. V7A 1K3

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

---

Date: Feb 7, 05

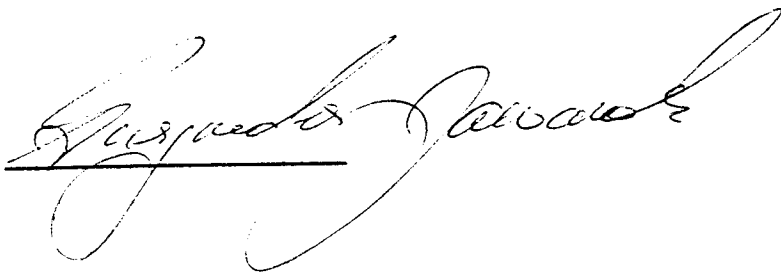
Business Name: TARGET TRANSPORT LTD.  
Address: 9211 River Drive  
Richmond, B.C.  
Canada V6X 1Z1

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

  
Suzanne J. J. J.

Date: FEB 7 / 2005

Business Name: QUADRA Coast Carriers Ltd.

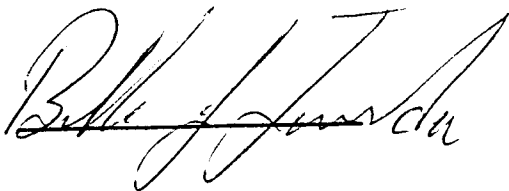
Address: 9211 RIVER DR  
RICHMOND BC

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.



Business Name:

RICHMOND QUILTING LTD.

Date: Feb 7, 09

Address:

120-8960 BECKWITH RD.

RICHMOND, B.C.

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

*Alan Kama*

Date: \_\_\_\_\_

Business Name: Clemson Collision Repair

Address: #140-2420 Shell Road, Richmond B.C.  
Phone # (604) 273-3116 Fax (604) 273-3111

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

*George D.*

Date: FEB 7 / 2005

Business Name:

~~Matharu Motors Ltd.~~

Address:

12271 Vickers Way

~~Richmond, B.C.~~

V6V 1J2

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.



Date: Feb 8, 05

Business Name: STAR BOARD

Address: 1200-11788 River Rd  
Richmond

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

Marlin Romero



Date: Feb 7, 05

Business Name: PIZZA PLUS

Address: 140-3031 BECKMAN PL  
RICHMOND B.C.

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

Submittal file

Date: Feb 8, 05

Business Name: BIRING LANDSCAPING LTD

Address: 4320 DANFORTH CRT

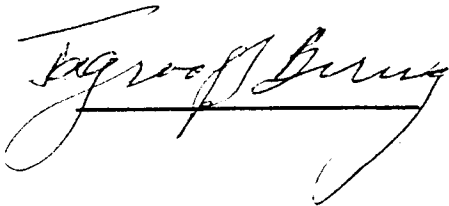
RICHMOND

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

  
Gregor Buring

Date: Feb 8, 05

Business Name: Day INN

Address: 2840 Sexsmith St  
Richmond

**Re: No. 5 Road and Steveston Highway**

To: City Clerk and Council of Richmond,

As a business owner in Richmond, I fully support PUB/LRS at the above address in zoning CD161 and By-Law 7884.

Thank you.

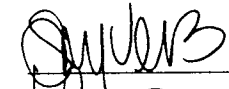


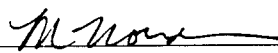
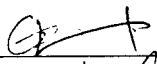
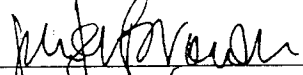
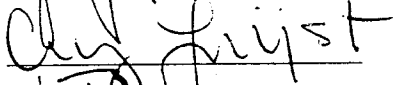
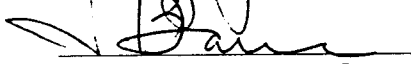
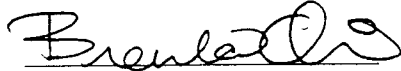
Romy Randhawa

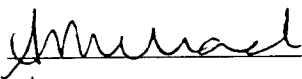
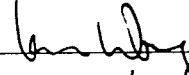
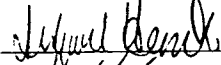
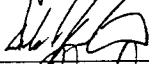
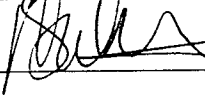
City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC

PORTICO DESIGN LTD.  
# 1141-11871 Horseshoe way.  
Address

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

CLAIRE SAEZ CO  
Name

1175-11871 Horseshoe Way Rm 2  
Address or Work Address

604-271-2530  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

*Jackie*  
Name \_\_\_\_\_

URIST COSMETICS INC  
Address or Work Address

1167 - 11871 Hensley Ave W  
Telephone # \_\_\_\_\_

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

   *BKang*     
Name

\_\_\_\_\_  
Address or Work Address

\_\_\_\_\_  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

IAN BROWN  
Name

1151-11871 HORSESHOE  
Address or Work Address

604 278-0248  
Telephone #



City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

*AN SUFFICIENT*  
I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC

Comments: \_\_\_\_\_  
\_\_\_\_\_

*Keri Scott*  
Name

*9317-1322 Street Surrey*  
Address or Work Address

\_\_\_\_\_  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

  
Name

1149-11871 Horseshoe Way  
Address or Work Address

604.244.9611  
Telephone #

METCOAST INTERIOR (M)

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

x Tommy Kinnaird

Name

# 129-111871 (Houlegston way.

Address or Work Address

\_\_\_\_\_  
Telephone =

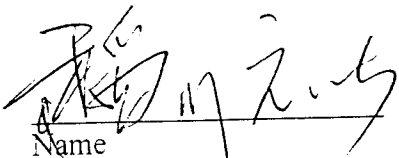
City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_



Name

1127-11871 Home Steveston Hwy

Address or Work Address

\_\_\_\_\_  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: Traffic is very poor

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William Simmons  
Name

1121-11571 - Howse Lane way  
Address or Work Address

604-271-3824  
Telephone #

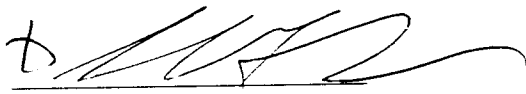
City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_



Name

PM-MEMIA  
Address or Work Address

604-272-7743  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

Julie Mism  
Name

2111-11871 HOME SHOE WAY  
Address or Work Address

(604) 275-6551  
Telephone #

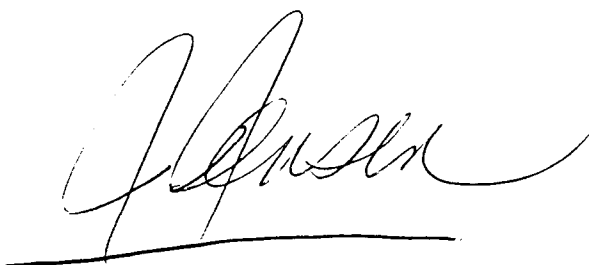
City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_



Steve Fyfe  
Name

2113-11871 Horseshoe Way  
Address or Work Address

271 7788  
Telephone #

PARK PLACE PROPERTIES SERVICES



City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

R. Gauld

Name

# 2115-11871 HORSESHOE WAY

Address or Work Address

278-4896

Telephone #

TRIPLE "R" MANAGEMENT.

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: None

  
Name

7101-11331 Coppermountain way  
Address or Work Address

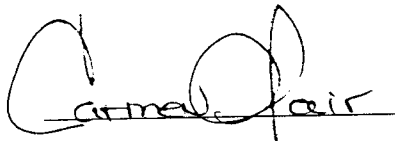
604-274-4249  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members.

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

  
Arnold Fair

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Christ

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#120-11700 Steveston Hwy  
Address

Have much fun.

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

*L. May*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

# 128-11700 STEVESTON Hwy.  
Address

*ROSLEYS*

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

*ASong*

*Lauren Rowe*

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

11662 Steveston Hwy.

Address

Richmond, B.C.

V7A 5J3

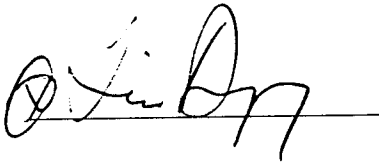
Rogers.

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**



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7000-11686 STEVESTON Hwy.

Address

RADIO SHACK.

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**



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#110-11020 *Hansen* *own*  
Address

*SPERRY AUTO GLASS*

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

David  
Name

DAVIS TECHNIQUES RES. LTD  
Address or Work Address

#108-111211 (Horse) Hwy.  
Telephone #



City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

CARLOS ESQUIVEL

Name

128-11121 Horseshoe Way

Address or Work Address

604.448.1344 ext 27.-

Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

Corey Cameron  
Name

#223 1121 Horseshoe Way  
Address or Work Address

604-275-0500  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

Vinício Esquivel

Name

303-1121 ROBERTSON WAY

Address or Work Address

(604) 493-1344

Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

J. Ho  
Name

#22-11151 (Horse/Highway)  
Address or Work Address

\_\_\_\_\_  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

FILIP SPASOJEVIC

Name

#28-11151 HORSESHOE.

Address or Work Address

604-277 0036

Telephone #

City of Richmond

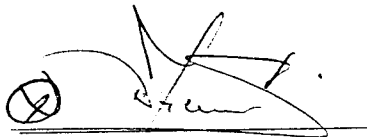
Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

*In Different To The*

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_



Name

26-1151 HORSESHOE WY, RICHMOND, B.C V7A 4S5  
Address or Work Address

604-241-7783  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

M. HAROWITZ

Name

#203 - 11180 COPPERSMITH PLACE

Address or Work Address

(604) 271-3756

Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**AM NEITHER IN SUPPORT OR AGAINST**  
**I ~~support~~ the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy**  
**at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: I am not in agreement  
or against. If it goes through  
then so be it!

Susan Heer  
Name

#30-11151 HORSESHOE WAY  
Address or Work Address

241-3955  
Telephone =



City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

A KALRA



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CELL #1

Address

#202-11121 HORSFORTH RD

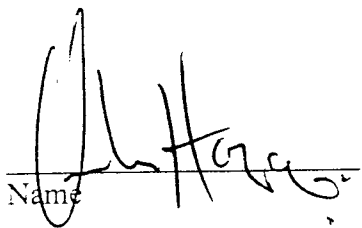
City of Richmond

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Dear Mayor and Council members,

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Comments: \_\_\_\_\_  
\_\_\_\_\_

  
Name

Jack Menchie  
Address or Work Address

# 208 - 1121 Horseshoe Way

Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

Doug Nott  
Name

#118 - 11121 Horseshoe Way  
Address or Work Address Richmond, B.C. V7A 5G7

604-448-1303 ext. 209  
Telephone #

LEGICAL SOLUTIONS

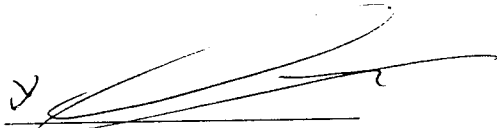
City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

  
Name

153-111<sup>1/2</sup> Coppice Drive PLACE  
Address or Work Address

604-275-3934  
Telephone #

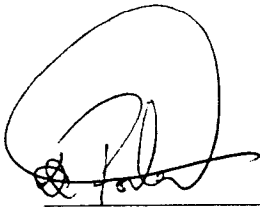
City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_



\_\_\_\_\_  
Name

NIGHTINGALE ELECTRICAL  
Address or Work Address

123 - 11121 (Horseshoe) Hwy  
Telephone #



City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,

**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: Could bring in business

---

LIZ DOELL  
Name

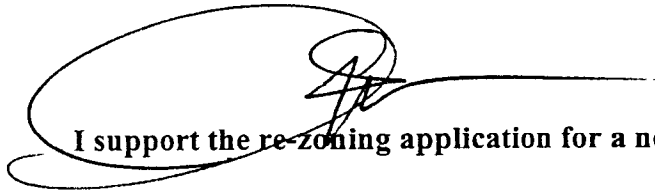
#148-11121 Horseshoe Way, Richmond.  
Address or Work Address

604-271-3455  
Telephone #

City of Richmond

Re: Application CD/161 RZ 04-286494 Bylaw #7884

Dear Mayor and Council members,



**I support the re-zoning application for a neighborhood Pub at 12000 Steveston Hwy  
at the corner of No.5 Road and Steveston Hwy Richmond BC**

Comments: \_\_\_\_\_  
\_\_\_\_\_

S.M. Hargrave  
Name

4360 AGAR DR. Richmond BC  
Address or Work Address

604 818 9504  
Telephone #



SCHEDULE 47 TO THE MINUTES  
OF THE REGULAR MEETING FOR  
PUBLIC HEARINGS HELD ON  
FEBRUARY 21<sup>ST</sup>, 2005.

<b>Public Hearing</b>	
Date:	Feb 21, 2005
Item #	14
Re:	Bylaw 7884 No. 5 Rd + Steveston

Feb 21, 2005

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

To City Council and Mr Mayor

Re RZ 04-286494

I am here to ask that you not approve this zoning application, I am not a member of the Richmond Coalition because I prefer a less confrontational approach to this issue, I understand their concerns and applaud their hard work but theirs is not my agenda. 8000-20-182

The reasons to reject this application are:

#1

There are 7 bars or pubs in the immediate area now, there are 3 establishments that sell liquor now, this is plenty to serve the neighbourhood. This application allows for just under a 4,000 square foot liquor store and a 3,000 square foot pub. There is no business plan in place to deal with the ultimate failure of the liquor store. My fear is that this could very easily allow for a major expansion of the pub of up to 7,000 square feet. We do not want a night club to develop in the future. 118 parking spots will not be enough and the problems this will cause the neighbourhood and police boggle the mind.

#2

The notification area is too small, the area should be No7 road, River road, Number 4 road to Francis this is because it will affect the other neighbourhood pubs and commercial areas and the people who live in these areas.

#3

Current pub policy is redundant and should be updated **before** any application to allow for rezoning for a pub. But having said that the current policy reads:  
**Pub should not be permitted if within one-half mile of a secondary highway or within one mile of another neighbourhood pub .....except when the neighbourhood would not be served.....**

This proposal fails on those 3 issues alone.

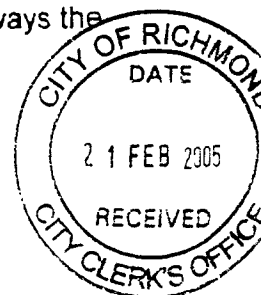
We have enough bars, the location is too close to other pubs and to the freeway.

#4

The sale of the lot on the corner to the developers is also a concern for me, The developer is getting a Credit for land dedication on No. 5 rd. and that is applied to the sale of this property. So we will give up ownership of this land for a discounted rate. I feel that this land could be better used as one of the following.

- Community policing station
- Bus transfer station
- Ambulance centre
- Tourist information centre
- Satellite City of Richmond Office

The zoning is fine the way it is, because it allows for a beer and wine store anyways the only reason to rezone from C6 to CD/161 is to allow for a pub.



---

I have met with Amar Sandu the developer and he is experienced in the development of townhouses and single family homes in Richmond. He does not want to work with the neighbourhood to find a compromise in the size of the pub and liquor store he proposes and in his words he does not want to be

**" Dictated to "**.

While developers like Micheal Li are willing to work with staff , council and neighbours to find a really great compromise I feel after speaking with Mr. Sandu that this will not be possible. He feels this is his project is his business and wether the 4,000 squre foot liquor store fails is his problem , but ultimatley it will end up being our problem. Mr Sandu is not interested in discussing the details of the project and his secrecy makes me nervous. The Ladner Landing is holding the liquor licience and is working with Mr Sandu on this proposal but there is no business plan in place to show who will run the pub, how it will be run, the number of seats it will have, and what will happen when the 4,000 square foot liquor store fails.

We the Shellmont community have spent countless hours working with staff and council on the townhouses on Steveston Hwy. to now be forced to deal with this issue which will drag on for years as we deal with the many many steps that are nessessary is unfair. The current zoning of C6 is adequate for redevelopment of this parcel of land please let us all go home and sleep tonight knowing this issue is over and reject this new zoning of

**OTTHO LAW GROUP**

BARRISTERS & SOLICITORS

ULF K. OTTHO, LL.B. \*

(\*Denotes personal law corporation)

5 STREET  
DELTA, B.C. V4K 2T9  
TELEPHONE (604) 946-1175  
FAX (604) 946-8818

LAWRENCE S. ECKARDT (1991)

Reply to: ULF K. OTTHO

File No.: 19300

February 21, 2005

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

**Attention: Mayor and Council**

Dear Your Worship and Council:

**Re: Proposed Zoning Amendment By-Law No. 7884 (RZ 04-286494)**

I represent the Richmond Pub Association, an association representing 9 owners of the following pubs: Foggy Dew Irish Pub; Pioneer's Pubs, O'Hares Pub, Pump House Pub, Steveston Hotel, Legends Pub, Kingswood Arms Neighborhood Pub, Sip Wines, and Big Ridge Pub.

The owners of these establishments have been operating their neighbourhood pubs from about 1 ½ to 25 years.

This submission is made in opposition to zoning amendment by-law number 7884 (RZ 04-286494) and, where applicable, the proposed official community plan, amendment by-law 7753.

The pub owners of the aforesaid pubs are concerned about the over - saturation in the market place concerning neighborhood pubs by the proposed addition of another pub and liquor store to the Richmond neighbourhood pub market, creating excessive competition in an already competitive market in the Richmond area. This would have the potential of causing further loses of revenue for these pub owners in a situation where they have already experienced a 30% decline in business.

In its report to counsel on January 7, 2005, City of Richmond staff recommended that By-law number 775 be abandoned, and City policies number 900 and 9301 be rescinded, with CD/161 being proposed zoning for comprehensive development being introduced to allow a Neighbourhood Pub and Liquor store on, pursuant to an assembly of lands. This assembly of lands includes the City of Richmond's property being 12000 Steveston

Highway, located at the corner of No. 5 Road and Steveston Highway, Richmond, British Columbia.

This counsel is being asked to rescind its own safety guidelines regarding zoning the land, and negotiating fair market value over the property having an address of 12000 Steveston Highway, with the proponents of this development. This would no doubt increase the value of this property due the change in zoning, having the overall effect of, in essence, selling the zoning, contrary to principles established by courts interpreting the validity of zoning by-laws.

In response to my initial written inquiries, the Director of Development for the City of Richmond has advised me that he is of the view that the construction of the proposed road across the property in order to access the Highway 99 onramp has reduced the size of the property "such that it has no stand alone value" according to a letter received by me dated February 10, 2005. This would be incorrect, as the original application of the proponents described in the staff report to counsel of July 8, 2004 was for the building of drive through restaurant on 12000 Steveston Highway, with no pub and liquor store proposed. Accordingly the proponents thought at one time that 12000 Steveston Highway had value, as did your planning staff.

According to city staff's July 8, 2004 report, the development requirements included consolidation of all the lots into one or more lots. The developers propose erecting buildings to the land of approximately 6,881 square meters, making this proposed by-law exceed the 4,500 square meter limit imposed by section 924(1) of the local *Government Act*. This makes the proposal subject to section 54(2) of the *Highway Act*, therefore requiring the approval from the Minister of Highways after consideration of the effect of the proposed development on the controlled access highway. To date, this approval has not been obtained nor do I see in the reports to counsel any indication that such approval has been applied for, following first or second reading. Accordingly it is respectfully submitted that this public hearing is premature, until such approval is obtained.

The concern that would be facing the Minister of Highways is traffic. The proposed Neighbourhood Pub site is within a kilometer of the on-ramp to Highway 99, arguably the busiest freeway in the Lower Mainland. As well, No. 5 Road has several large multicultural places of worship whose members should be given the chance to have more input in the traffic study that would be required, which traffic study, it is submitted, is a statutory condition precedent to a final third reading decision by this counsel.

There are safety concerns regarding highway traffic stem from the consideration that appears to be no precedent for allowing a neighbourhood pub and liquor store so close to accessible to one of the busiest, if not the busiest freeways in British Columbia. The Provincial government has more recently left the consideration of local concerns more in the hands of local municipal governments by not continuing the process of publicities in the areas affected.

This is noted in the Report to Council of January 7, 2005, at page 29, referring to changes in the 2003 *Provincial Liquor Control and Licensing Act* streamlining the process for

approval, which would include the elimination of the local plebiscite formerly required under *the Liquor Control and Licensing Act*. Strangely enough, the recommendation of staff is to remove the requirement of retaining a market research company to collect public opinion by removing City Policy 9000. Accordingly, as the responsibility for the impact of the proposed neighbourhood pub development becomes more the responsibility of counsel, postponing any considerations of third reading until the Minister of Highways has had a chance to do a full review of the by-law having obtained first and second reading is extremely important, as well as a mandatory statutory requirement. The fact that the staff has recommended removing the safe guard of a market research company to collect public opinion should further cause this Council not to proceed with third reading until this crucial information about traffic concerns has been received from the Ministry of Highways, unless City Policy 9000 remains in place.

Further, section 1014 of the *Local Government Act* states that:

“The City may dispose of a parcel allotted to it in the manner provided for disposing of land acquired by it at a tax sale.”

In other words, the parcel at 12000 Steveston Highway should be exposed to the public at large, for considerations of propose. Passing these by-laws would give the proponents exclusivity in the exercise of purchasing this property, having the adjacent lands and zoning which enhances 12000 Steveston Highway uniquely to them, as opposed to other members of the public, further raising the specter of selling zoning contrary to legal principles and policy respecting the passing of zoning by-laws.

Council is accordingly urged not to give third reading to these proposed by-laws.

Yours truly,

**OTTHO LAW GROUP**

Per: 

Ulf K. Ottho  
UKO/lm  
cc. client