



To: Planning Committee **Date:** February 28, 2006
From: Jean Lamontagne **File:** ZT 05-298232
Acting Director of Development
Re: **Application by Loblaw Properties Pacific Inc. to amend "Comprehensive Development District (CD/109)" to add Licensee Retail Store (Type 2) as a Permitted Use in Order to Permit a Private Liquor Store at 4651 No. 3 Road**

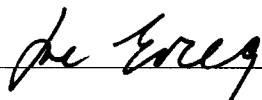
Staff Recommendation

That Bylaw No. 7978, to amend "Comprehensive Development District (CD/109)" to add "Licensee Retail Store (Type 2)" as a permitted use, at 4651 No. 3 Road, be introduced and given first reading.



Jean Lamontagne
Director of Development

WC:blg
Att.

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	 <hr style="width: 100%;"/>

Staff Report

Origin

Loblaws Properties Pacific Inc. has applied to the City of Richmond for permission to amend Comprehensive Development District (CD/109) to add a "Licensee Retail Store (Type 2)" as a permitted use in order to allow a private liquor store at the Real Canadian Superstore Complex at 4651 No. 3 Road (**Attachment 1**). 4651 No. 3 Road is the only site zoned Comprehensive Development District (CD/109) and staff do not expect that this zoning district will be applied elsewhere in the City.

This rezoning application was originally presented to Planning Committee on October 4, 2005 but was referred back to staff to investigate whether some dedicated short-term parking spaces for the exclusive use by the proposed liquor store could be provided. An agreement on short-term parking spaces was reached and the proposal was presented to Planning Committee on October 18, 2005 (**Attachment 2**).

Council referred the application back to staff on October 24, 2005 seeking clarification on:

1. Whether another liquor store could be located at the current liquor store location (8220 Lansdowne Road) once the store relocates to 4651 No. 3 Road and specifically, whether a Restrictive Covenant prohibiting a liquor store from locating at 8220 Lansdowne Road could be registered on Title of 8220 Lansdowne Road; and
2. City policies and procedures for private liquor store rezoning applications.

This report responds to Council's request for additional information on the subject rezoning application along with general information related to liquor store rezoning applications.

Findings of Fact

Current Liquor Store Location - 8220 Lansdowne Road

The applicant currently operates a neighbour pub and liquor store at 8220 Lansdowne Road. The applicant wants to relocate the liquor store to increase the store access and exposure. The site is zoned "Downtown Commercial District (C7)", which permits a Licensee Retail Store (liquor store) only if the liquor store is accessory to a neighbourhood pub on the same lot.

Liquor Control and Licensing Branch (LCLB) regulations permit only one (1) liquor store license for each liquor primary license. The applicant would not be granted another liquor store license for the existing pub at 8220 Lansdowne Road.

Staff and the applicant, who is a tenant on the site, have spoken with the property owner regarding a Restrictive Covenant to prohibit a liquor store from locating on the site but the property owner declines to register such an agreement on Title of the property.

City Policies & Procedures for Liquor Store Rezoning Applications

Council requested staff provide clarification on:

1. Action taken to restrict a liquor store from operating at the JP Malone's Neighbourhood Pub site (9031 Blundell Road) when the liquor store was relocated to the Garden City Shopping Centre (8040 Garden City Road); and
2. City policies as they relate to the LCLB regulation for a minimum 500 m separation between liquor stores.

JP Malone's Liquor Store Rezoning Application

JP Malone's Neighbourhood Pub site (9031 Blundell Road) is zoned Neighbourhood Pub District (NHP). JP Malone's received zoning approval (RZ 04-286382) to relocate their liquor store to the Garden City Shopping Centre (8040 Garden City Road) on July 18, 2005.

The NHP District permits a liquor store only if the store is accessory to a neighbourhood pub on the same lot. As LCLB regulations only permit a neighbourhood pub license to have one (1) associated liquor store license, no additional action was taken to further restrict a liquor store from locating at 9031 Blundell Road.

500 metre Minimum Separation Between Liquor Stores

LCLB regulations require a minimum 500 m separation between new liquor stores. Council Policy 9309 – Guidelines for Free-Standing Licensee Retail Store (LRS) Rezoning Applications, adopted on December 19, 2005, reinforces this requirement by stating that liquor stores should avoid locations within 500 m of:

- a. Public and private schools, especially secondary schools;
- b. Public parks and community centres; and
- c. Other Licensee Retail Stores or BC government operated liquor stores.

Council is provided information on how a proposed liquor store rezoning application complies with this policy as part of the staff report. The Staff Report to Planning Committee, dated October 10, 2005 (**Attachment 2**) provides information on the current rezoning applications compliance with all applicable City Policies.

Analysis

Current Application by Loblaw Properties Pacific Inc.

City zoning, at 8220 Lansdowne Road, requires that a liquor store must be accessory to a neighbourhood pub on the same lot. LCLB regulations for private liquor stores:

1. Require a minimum 500 m separation between liquor stores, unless otherwise approved by the LCLB General Manager;
2. Permit only one (1) liquor store license for each liquor primary license; and
3. Restrict LCLB from receiving any new liquor store licensing applications until at least May 14, 2008.

Under these regulatory conditions the applicant would not be able to operate another liquor store at 8220 Lansdowne Road if the existing liquor store license is relocated to 4651 No. 3 Road.

For another liquor store to operate at 8220 Lansdowne Road, another neighbourhood pub with a liquor store license would have to relocate to the site. Council would be consulted, prior to another neighbourhood pub operating from the site as part of the City's liquor licensing process.

A Restrictive Covenant could be used to ensure that a liquor store does not locate on this site in the future, however, the property owner is not willing to register such an agreement on Title.

Based on the current site zoning and LCLB regulations that limit the ability for another liquor store to operate from 8220 Lansdowne Road, staff recommend support for the proposed rezoning to relocate the liquor store to 4651 No. 3 Road.

Private Liquor Stores in the City

Attachment 3 provides a list of all existing private liquor stores in the City and indicates if these stores are zoned appropriately or permitted as a non-conforming use. Liquor stores that received business license approval prior to April 19, 2004 may be considered non-conforming as they existed prior to the Zoning Bylaw defining a liquor store.

The Zoning Bylaw currently permits private liquor stores in the following Zoning Districts:

1. Downtown Commercial District (C7) provided the store is accessory to a neighbourhood pub on the same lot;
2. Neighbourhood Pub District (NHP) provided the store is accessory to a neighbourhood pub on the same lot;
3. Comprehensive Development District (CD/161) (11000 No. 5 Road – RZ 04-286494) provided that the store is accessory to a neighbourhood pub on the same lot; and
4. Community Commercial District (C3) permits a free-standing liquor store at 8040 Garden City Road only.

Should Council wish to ensure that all future private liquor stores are established with Council approval, staff recommend that Council direct staff to conduct a comprehensive review of the Zoning Bylaw and bring forward necessary zoning amendments to ensure that a private liquor store is only permitted on those sites where a private liquor store currently exists.

This approach would legitimize all the existing private liquor stores in the City, including those that are currently non-conforming uses, and require any new liquor store to proceed through a rezoning process to gain Council approval prior to operating.

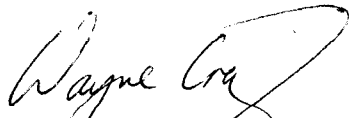
Financial Impact or Economic Impact

None.

Conclusion

Based on the results of the neighbourhood survey conducted, the existing commercial development at 4651 No. 3 Road, the proposal's general compliance with City Policies on private liquor stores and current Provincial and City regulations that limit the ability for another liquor store to operate from 8220 Lansdowne Road, staff support the proposed text amendment to Comprehensive Development District (CD/109).

Should Council want to exercise greater zoning authority with respect to private liquor stores by requiring all new private liquor stores to proceed through a rezoning process, staff further recommend that Council provide direction to staff to bring forward subsequent zoning bylaw amendments to permit a private liquor store on only those sites where a private liquor store currently exists.



Wayne Craig
Program Coordinator – Development
(Local 4625)

WC:blg

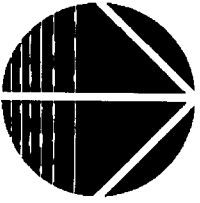
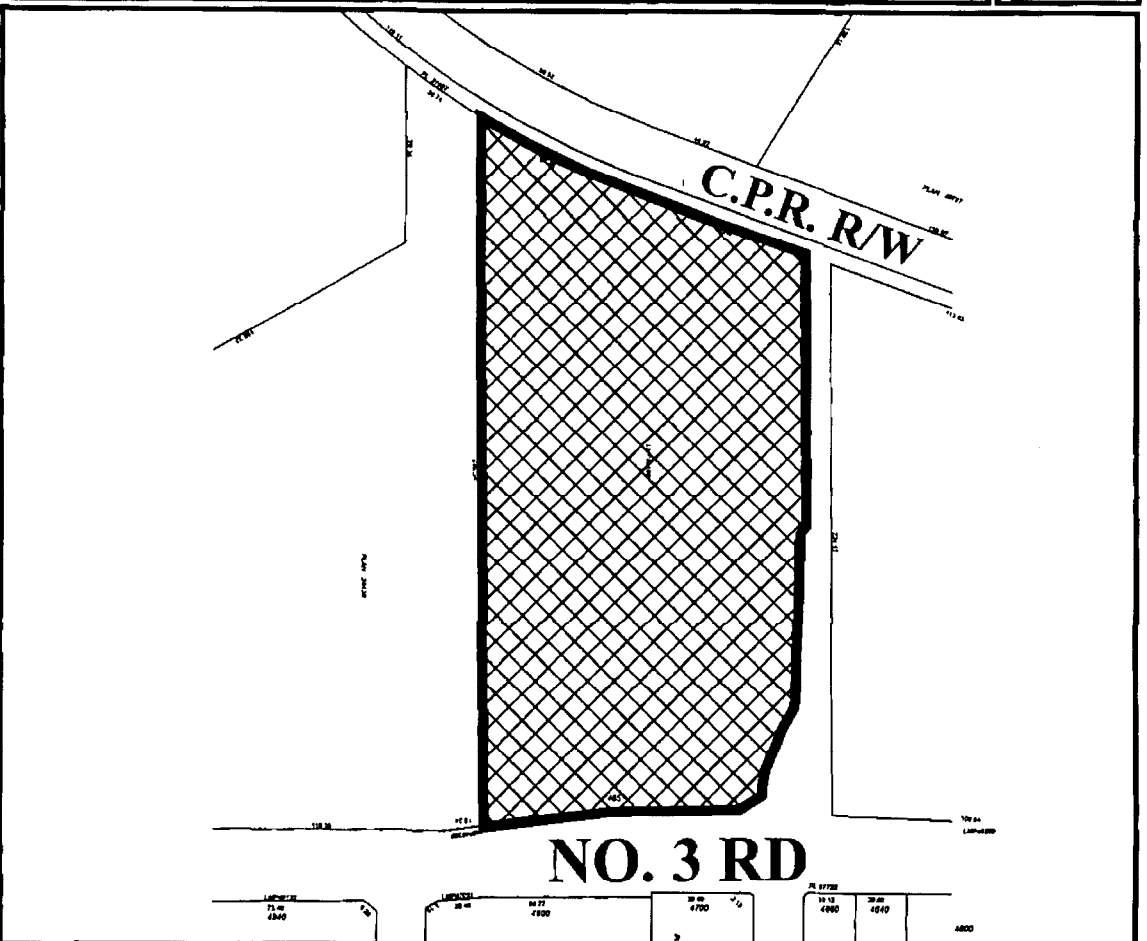
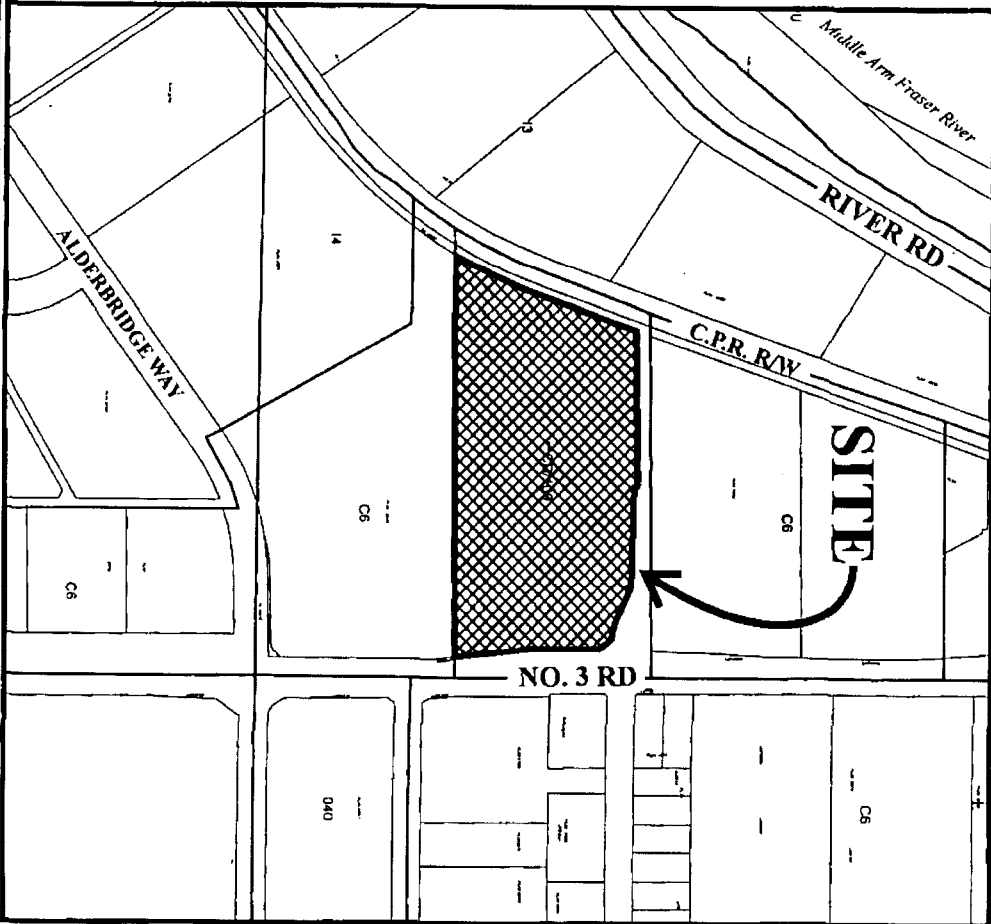
Attachment 1: Location Map

Attachment 2: Previous Staff Report to Planning Committee, including Attachments, dated
October 10, 2006

Attachment 3: List of Private Liquor Stores in the City



City of Richmond



ZT 05-298232

Original Date: 09/15/05

Revision Date:

Note: Dimensions are in METRES



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Director of Development
Date: October 10, 2005
File: ZT 05-298232


Re: **Application by Loblaw Properties Pacific Inc. to amend "Comprehensive Development District (CD/109)" to add Licensee Retail Store (Type 2) as a Permitted Use in Order to Permit a Private Liquor Store at 4651 No. 3 Road**

Staff Recommendation

That Bylaw No. 7978, to amend "Comprehensive Development District (CD/109)" to add "Licensee Retail Store (Type 2)" as a permitted use, at 4651 No. 3 Road, be introduced and given first reading.

Holger Burke
Acting Director of Development

WC:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Loblaw Properties Pacific Inc. has applied to the City of Richmond for permission to amend Comprehensive Development District (CD/109) to add a "Licensee Retail Store (Type 2)" as a permitted use in order to allow a private liquor store as part of the Real Canadian Superstore Complex at 4651 No. 3 Road (**Attachment 1**). 4651 No. 3 Road is the only site zoned Comprehensive Development District (CD/109) and staff do not expect that this zoning district will be applied elsewhere in the City.

This rezoning application was originally presented to Planning Committee on October 4, 2005, however, the rezoning was referred back to staff in order to investigate whether some dedicated short-term parking spaces for the exclusive use by the proposed liquor store could be provided.

Findings of Fact

Project Description

The applicant is proposing to amend the Comprehensive Development District (CD/109) zoning district in order to permit a private liquor store as part of the Real Canadian Superstore Complex at 4651 No. 3 Road. The proposed liquor store would occupy an approximately 200 m² (2,200 ft²) ground floor commercial unit (Unit 150) (**Attachment 2**) and no substantial external building renovations are required. The rezoning application is intended to allow Berezan Enterprises to relocate an existing private liquor store that is an accessory to a neighbourhood pub at 8220 Lansdowne Road (Ralph's Last Resort) to the subject site. The applicant has indicated that the existing liquor store space at 8220 Lansdowne Road, currently zoned "Downtown Commercial District (C/7)", will be converted into a general retail space; however, a use has not yet been identified for this retail space.

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

The subject site is located at the southwest corner of the intersection of No. 3 Road and Leslie Road. Development surrounding the site is described as follows:

- To the north: A large multi-tenant commercial building zoned "Automobile-Oriented Commercial District (C6)";
- To the east: Across No. 3 Road, a mixture of commercial uses zoned "Automobile-Oriented Commercial District (C6)";
- To the south: A large lot with a number of multi-tenant commercial buildings zoned "Automobile-Oriented Commercial District (C6)"; and
- To the west: Fronting River Road industrial uses zoned "Business Park Industrial District (I3)".

Related Policies & Studies

Official Community Plan

The site is designated “Commercial” in the Official Community Plan (OCP) Generalized Land Use Map and “Auto-Oriented Commercial” in the City Centre Area Plan. The proposed rezoning is consistent with these OCP land use designations.

Policy 9307 – Licensee Retail Store (LRS) Rezoning Applications

Council, on April 25, 2005, adopted a policy providing direction on rezoning applications intended to facilitate a free-standing Licensee Retail Store (i.e. private liquor stores not accessory to a neighbourhood pub) (**Attachment 4**). In accordance with this Policy, the applicant contracted an independent market research company to conduct a neighbourhood survey on the proposed private liquor store. The following information is a brief summary of the survey report provided by Synovate (**Attachment 5**).

- Survey conducted August 17-19, 2005 with mail return ballots accepted until August 31, 2005;
- Survey area incorporated all properties, businesses and tenants within a 100 m radius of the proposed LRS location;
- 269 ballots distributed by door-to-door survey and/or direct mail out;
- One (1) ballot was provided per property, although if a property was not occupied by the property owner, the tenant and property owner each received a ballot; and
- 16% Survey response rate excluding late returns.

The chart provided below summarizes the survey results.

	Total No. of Ballots Returned	Property Owners	Tenants	Tenure not indicated	Late Return
Support Rezoning Application	24 (56%)	8	14	2	2
Do Not Support Rezoning Application	17 (44%)	4	12	1	0

Policy 9309 – Guidelines for Free-Standing Licensee Retail Store (LRS) Rezoning Applications

Council, on July 25, 2005, adopted a policy establishing criteria and factors to be considered during the review of a rezoning application intended to facilitate a free-standing Licensee Retail Store (**Attachment 6**). The proposed rezoning complies with the policy with the exception of the following criteria:

- 500 m (1,640 ft.) separation between liquor stores. There are two existing LRS operating in the vicinity. One store is located at Lansdowne Mall (5300 No. 3 Road) while another very small store is located in the Four Points Sheraton Hotel (8368 Alexandra Road). The subject site (4651 No. 3 Road) is located approximately 400 m (1,312 ft.) from Lansdowne Mall and approximately 470 m (1,542 ft.) from the Sheraton Hotel. The door-to-door separation distance exceeds the recommended 500 m separation (**Attachment 7**). It should be noted that this liquor store is currently located at 8220 Lansdowne Road which is across the street from Lansdowne Mall so the proposed rezoning will actually increase the separation between these two liquor stores; and
- 500 m (1,640 ft.) separation from a public park. The Dyke Trail is located less than 500 m from the subject site “as the crow flies” (**Attachment 7**). Utilizing the City’s existing transportation network the proximity of the subject site to the Dyke Trail exceeds the recommended 500 m separation, although the City Centre Transportation Plan envisions an eventual road connection between No. 3 Road and River Road adjacent to the subject site.

The proposed rezoning conforms to all other provisions of Policy 9309.

Staff Comments

No significant concerns have been identified through the technical review.

Analysis

Public Consultation

The proposed rezoning is a text amendment to the Comprehensive Development (CD/109) zoning district. In an effort to ensure adequate public notification, a development proposal sign was installed on the property to advise area residents and businesses of the proposed rezoning. In addition, a neighbourhood survey performed by Synovate was conducted in accordance with Council Policy. The survey results are summarized previously and no comments from the public were received as a result of the development proposal sign being posted on the site.

Land Use Implications

The proposed rezoning will expand the range of commercial services available within the existing commercial complex. The use is not expected to generate substantial additional traffic, as the liquor store will occupy an existing commercial space within the complex. The Development Permit for the site (DP 99-161936) indicates 607 parking spaces are available, which includes a reduction of three (3) parking stalls from the bylaw requirement of 610. As the bylaw parking requirements remain unchanged, the parking provided is considered sufficient.

The proposed liquor store will occupy an approximately 200 m² (2,200 ft²) ground floor commercial unit (Unit 150). The zoning bylaw definition for a free-standing liquor store (Licensee Retail Store (Type 2)) restricts the maximum store size to 510 m² (5,500 ft²) in accordance with Council Policy 9309 while the proposed text amendment further restricts the use to a ground floor retail space.

The proposed liquor store will not require any substantial renovations to the existing building so a Development Permit application is not required.

At Planning Committee on October 4, 2005, there was discussion amongst staff, the applicant and Planning Committee members about the potential for another Licensee Retail Store (LRS) to occupy the 8220 Lansdowne Road site should this rezoning be approved. At that time it was agreed that a Restrictive Covenant, prohibiting a LRS, could be registered on the Title of 8220 Lansdowne Road as a condition of rezoning. The applicant has now confirmed that the property owner of 8220 Lansdowne Road will not agree to such a Restrictive Covenant. The Liquor Control and Licensing Act; however, indicates that an application for a LRS must not be approved unless the new LRS is at least 0.5 km from an existing LRS. LRS applications within 0.5 km of an existing LRS require approval from the Liquor Control and Licensing Branch (LCLB) General Manager. As there is an existing LRS operating at Lansdowne Mall, a new LRS license could not be issued for 8220 Lansdowne Road unless the LCLB General Manager grants approval.

Short-Term Parking

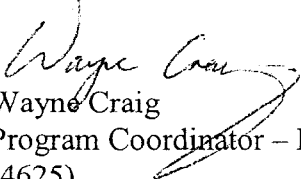
The applicant has an arrangement with the property owner to have three (3) short-term parking spaces (10 minute duration) dedicated for the exclusive use by the proposed liquor store. The parking stalls are located in the surface parking lot along the No. 3 Road frontage (**Attachment 8**).

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning will expand the range of services offered at 4651 No. 3 Road. Based on the results of the neighbourhood survey conducted, the existing commercial development on-site and the proposals general compliance with City Policies related to private liquor store (Licensee Retail Store) rezoning applications, staff support the proposed text amendment to Comprehensive Development District (CD/109).


Wayne Craig
Program Coordinator – Development
(4625)

WC:blg

Attachment 1: Location Map

Attachment 2: Development Permit 99-161936 Site Plan, approved March 27, 2000

Attachment 3: Development Application Data Sheet

Attachment 4: Policy 9307 – Licensee Retail Store (LRS) Rezoning Applications

Attachment 5: Neighbourhood Survey Report provided by Synovate – dated September 12, 2005

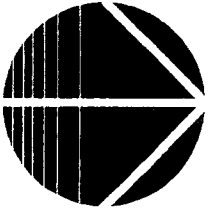
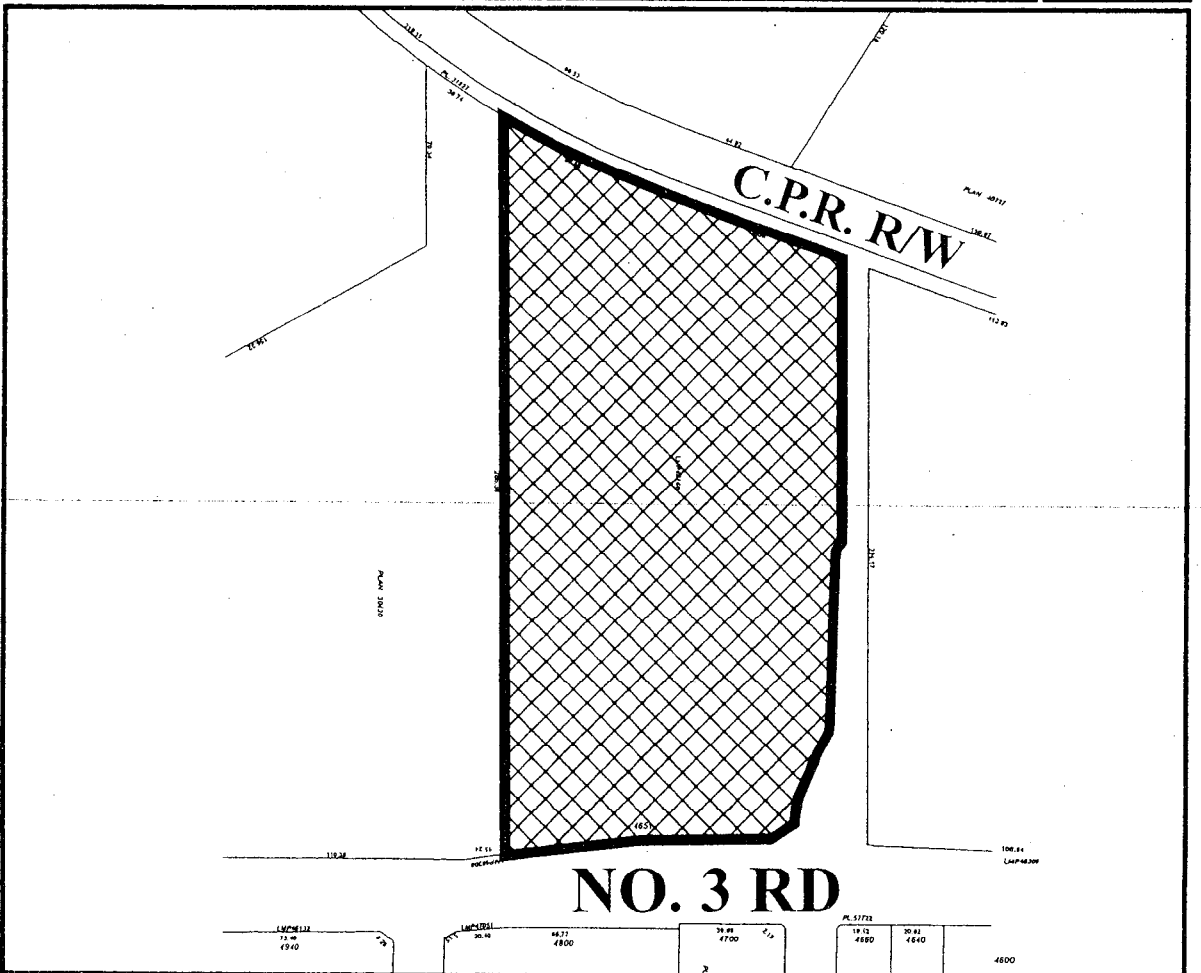
Attachment 6: Policy 9309 – Guidelines for Free-Standing Licensee Retail Store (LRS)
Rezoning Applications

Attachment 7: Map showing subject site in relation to Lansdowne Mall LRS & Dyke Trail

Attachment 8: Letter from Loblaw Properties, dated Oct. 5, 2005, confirming a short-term parking agreement



City of Richmond



ZT 05-298232

Original Date: 09/15/05

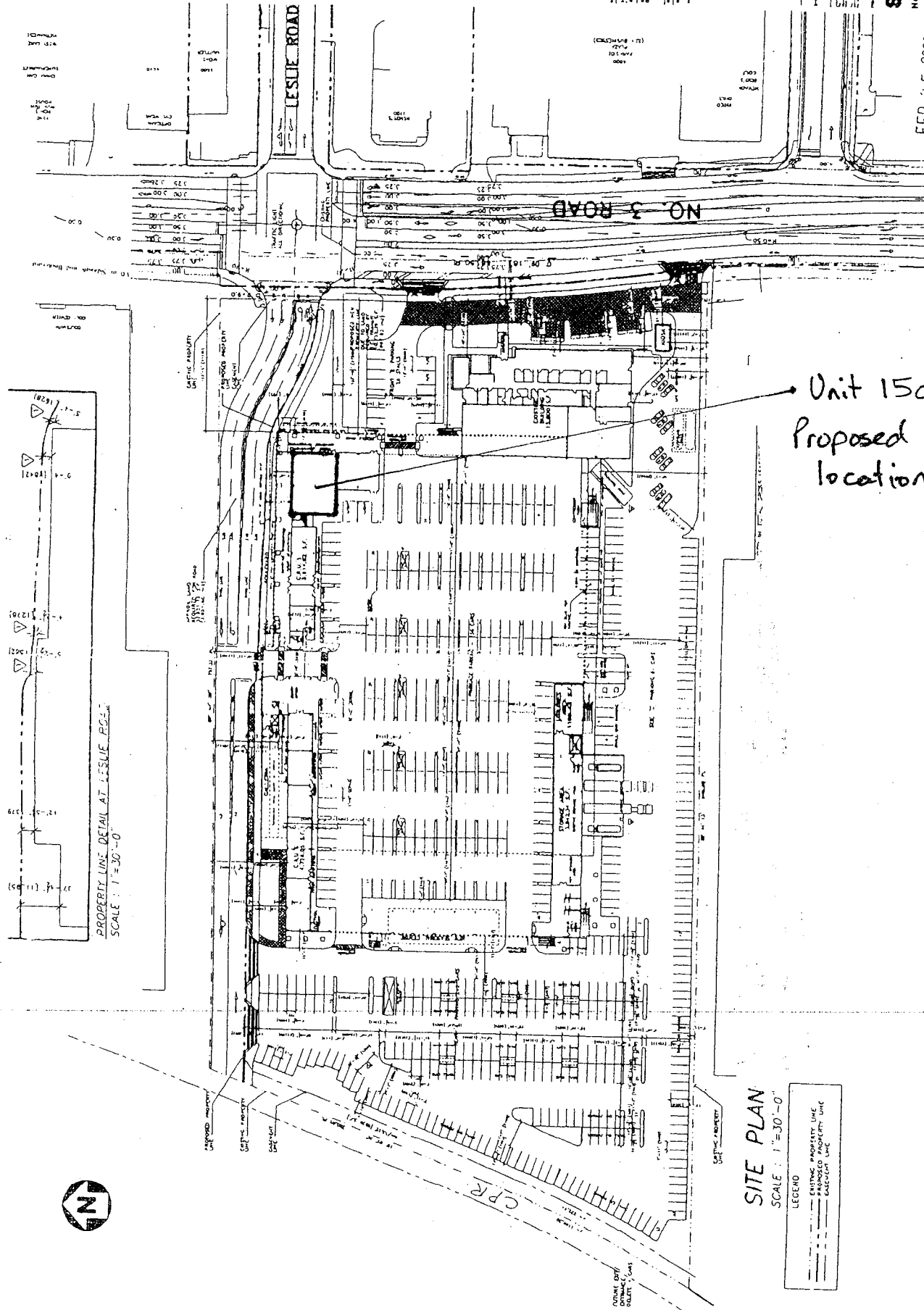
Revision Date:

Note: Dimensions are in METRES

NEIMARK AR
Support
No. 3 Road, R
SITE PLAN
LORR PLAN
1994

FEB 25 2000

DP 99-1961936



Unit 150
Proposed LRS
location

PROPERTY LINE DETAIL AT LESLIE ROAD
SCALE: 1"=30'-0"



SITE PLAN
SCALE: 1"=30'-0"

LEGEND
--- EXISTING PROPERTY LINE
--- PROPOSED PROPERTY LINE
--- EXISTENT CURB

Vertical text at the bottom center of the page.



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**

ZT 05-298232 **Attachment 3**

Address: 4651 No. 3 Road

Applicant: Loblaw Properties Pacific Inc.

Planning Area(s): City Centre

	Existing	Proposed
Owner:	Loblaw Properties Pacific Inc.	Loblaw Properties Pacific Inc.
Site Size (m²):	32,217 m ² (7.9 acres)	32,217 m ² (7.9 acres)
Land Uses:	Retail Shopping Centre	Retail Shopping Centre
OCP Designation:	Commercial	Commercial
Area Plan Designation:	Auto-Oriented Commercial	Auto-Oriented Commercial
Zoning:	CD/109	CD/109

On Future Subdivided Lots	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 0.5	0.485	none permitted
Lot Coverage – Building:	Max. 50%	44%	none
Setback – No. 3 Road (m):	Min. 6 m	6+ m	none
Setback – Leslie Road (m):	Min. 3 m	1 m Min.	Variance granted through DP 99-161
Setback – South & West Yards (m):	Min. 10 m	10+ m	none
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Total:	610	607 (3 dedicated short-term spaces)	Variance granted through DP 99-161

Policy 9307 – Licensee Retail Store (LRS) Rezoning Applications
 Policy 9309 – Guidelines for Free-Standing Licensee Retail Store (LRS) Rezoning
 Other: Applications

**Policy 9307:**

It is Council policy that:

Rezoning applications intended to facilitate a stand-alone Licensee Retail Store (i.e. not an accessory use to a Neighbourhood Public House) will be considered under the following general guidelines and criteria:

1. The proliferation of stand-alone Licensee Retail Stores is generally discouraged;
2. Licensee Retail Store Rezoning Applications intended to facilitate the replacement of an existing BC Liquor Store, operated by the Liquor Control and Licensing Branch or an existing LRS, will be considered on a case-by-case basis;
3. Except as noted in Section 4 below, all proposals for relocation of an existing or new Licensee Retail Store within the City of Richmond must be supported by a neighbourhood survey that is intended to collect public opinion on the proposed new location of the Licensee Retail Store. The neighbourhood survey will be required to be conducted by an independent Market Research Company at the sole cost of the applicant. The Director of Development will confirm approval in writing the following:
 - i. the minimum catchment area for the required neighbourhood survey;
 - ii. the name of the market research company selected by the applicant to conduct the Survey;
 - iii. the method used to conduct and compile the results of the neighbourhood survey; and
 - iv. the dates during which the neighbourhood survey must be conducted.
4. Notwithstanding Section 3 above, proposals to replace an existing BC Liquor Store or existing LRS on the same site will not be required to conduct a neighbourhood survey.

Synovate
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City Square, East Tower, Suite 600
Vancouver BC
V5Z 3X7 Canada
Tel 604 664 2400
Fax 604 664 2456
www.synovate.com

Results For 4651 No. 3 Rd. LRS Survey

Prepared for Berezan Enterprises
Prepared by Lorraine Macdonald
Job number 05-0590
Date September 12, 2005



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Appendix:
Survey Materials
Map of Survey Area

BACKGROUND AND OBJECTIVES

Berezan Enterprises has made a rezoning application to the City of Richmond (City of Richmond File No. ZT 05-298232) to permit a private liquor store (Licensed Retail Store) to operate at 4651 No. 3 Road, Richmond, BC.

The City of Richmond has directed Berezan Enterprises to conduct a study to gauge neighbourhood support for the application. As such, Berezan Enterprises contracted Synovate to conduct a door-to-door survey with residents and businesses in the area within a 100 meter radius. Additionally, absentee property owners were surveyed by mail. The sole objective of the study was to determine what proportion of residents, businesses and absentee property owners support the rezoning application and what proportion oppose it. Therefore, a ballot with one question asking voters whether or not they support the rezoning application was used to gather the information.

The results of the survey are presented in this report. A copy of all materials used can be found in the appendix.



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SURVEY METHODOLOGY

In order to ensure that all addresses within the 100 metre radius were contacted and provided with the opportunity to voice their opinion, a door-to-door methodology with one call-back was utilized. A list of absentee property owners was provided by the City of Richmond. Synovate contacted these 99 owners by mail. A map of the survey area can be found in the appendix.

Between August 17 - 19, 2005, a team of two interviewers went door to door within the survey area. Businesses were visited during regular business hours (10 am – 5 pm) while homes were visited in the evenings (6 pm – 8 pm).

Upon completion of the door to door survey, a total of 204 properties had been visited. Eighteen addresses were not contacted or left ballots due to dogs being on the property, refusals by the residents to participate or language problems. Additionally, 34 of the addresses were vacant. Therefore, 152 addresses were visited in-person and ballots left.

Each household and business was given one ballot. Any permanent resident of the household aged 19 or over could cast the vote. For businesses, the owner or manager if the owner was not available, could cast the vote. Each address was given one ballot except in those situations where the property was rented, in which case both the tenant and the property owner were eligible to vote and both received a ballot.

Synovate designed a public information sheet and ballot. The information sheet provided a brief description of the application. It also described the purpose of the survey and the process in which the survey was being conducted. A map showing the proposed site location was printed on the back of the information sheet. The ballot allowed room for respondent's vote, and had a section for their name/business name, address, telephone number and signature and included a box to indicate whether they are a property owner or tenant. The signature is to certify that the respondent is 19 years of age or older and is a resident, or owner/manager of the business, at the address listed. A statement regarding the fact that the ballot would not be counted as valid unless signed was included. Respondents voted for whether or not they support a rezoning application to permit a private liquor store (Licensee Retail Store) at 4651 No. 3 Road, Richmond, BC.

Voters were instructed to return ballots by August 31st, 2005 in the postage-paid self-addressed envelope provided.



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SURVEY METHODOLOGY

Voting Procedures

Each interviewer was given a supply of materials and assigned a specific block in the survey area. The interviewer contacted the addresses in their assigned block recording on their control sheets several pieces of information. If a resident was home, interviewers explained the survey and handed out ballots. At businesses, the interviewers asked for the owner or manager if the owner was not available.

Interviewers used control sheets to keep track of the result of each address contacted. Several pieces of information were recorded at each address, as follows:

- the address
- the dates of the first and second call if necessary
- the result of the call (completed ballot received, contact with resident and left ballot, or no contact but left ballot)

Respondents were encouraged to complete their ballot while the Synovate interviewer was at their door, in order to maximize the return rate of ballots. For those who did cast their votes immediately, they were instructed to seal their ballot in a return envelope prior to handing it back to the interviewer.

Those who did not immediately cast their vote were given a self-addressed postage paid return envelope and asked to mail the survey back before August 31st, 2005.

Residents who were not at home were noted as such and the date and time recorded on the control sheet. If on the second call there was still no contact made, an information sheet, ballot and return envelope were left at the home.



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RESULTS

The following table summarizes the distribution of ballots:

Total Properties Visited	204
Vacant lots	<u>34</u>
Total properties in survey area	170
Distributed In-person	152
Distributed by mail to addresses within survey area	18
Distributed by mail to absentee owners	<u>99</u>
Total ballots distributed	269

A total of 42 ballots posted on or before August 31st, 2005 and 3 ballots posted after August 31st were received by Synovate by the reporting date of September 12th, 2005. Based on 269 ballots distributed, 45 ballots represents a 17% response rate.

Four surveys were returned blank. Only those individuals who completed the ballot with an address and signed their ballot are included in the final count. The results of the 41 completed surveys are as follows:

	<u>Total</u>		<u>Owners</u>		<u>Tenant</u>		<u>Not Indicated</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Total Valid Ballots	<u>41</u>		<u>12</u>		<u>26</u>		<u>3</u>	
Total In Favour	24	56	8	67	14	54	2	67
Total Not In Favour	17	44	4	33	12	46	1	33

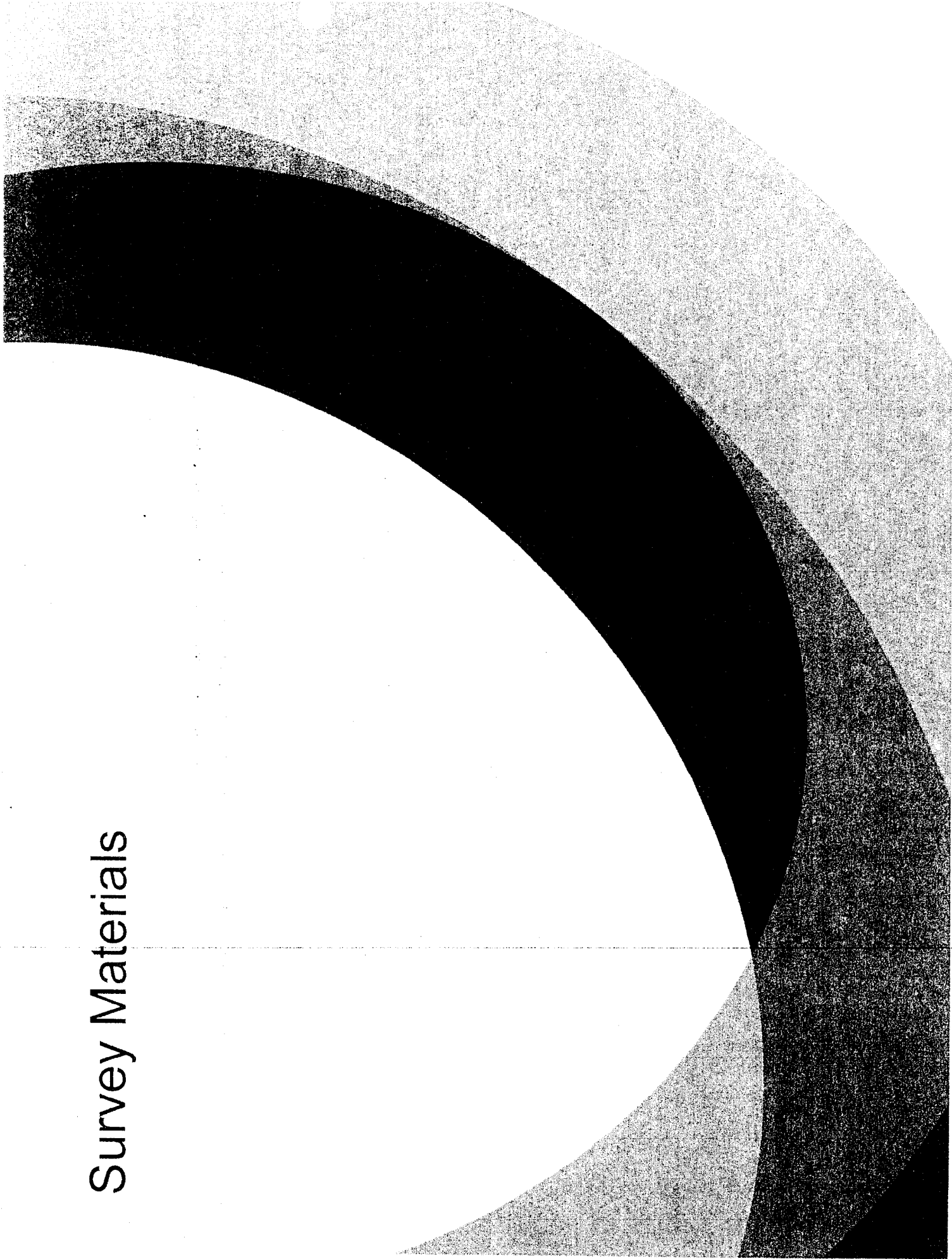
Note: Of the 3 late surveys returned, 1 was blank and 2 were from tenants supporting the proposal.



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Survey Materials



PUBLIC INFORMATION SHEET

A rezoning application (City of Richmond File No. ZT 05-298232) has been made to the City of Richmond by Berezan Enterprises to allow for a private liquor store (Licensee Retail Store) at:

4651 No. 3 Road, Richmond, B.C.

A door-to-door and mail survey is being conducted between August 17th and 31st, 2005, within a 100 meter radius of the proposed establishment (see back of notice for map of application site).

All residences (represented by a resident who is at least 19 years old) and all businesses that fall within the survey area are eligible to cast a vote. Additionally, all owners of properties that fall within the survey area, but who live outside of the area are also entitled to cast a vote.

Residents who own their home and business owners who own the building are eligible to cast one vote for that address. If a property is rented, the renters are entitled to vote as residents of the address and the property owner is entitled to vote as the owner. These addresses will be entitled to two votes.

Ballots must be completed in full, signed and received by Synovate or postmarked on or before August 31st, 2005 in order to be valid.

A postage paid business reply envelope is enclosed for your convenience – no postage is required. All ballots are confidential and will be seen, under normal circumstances, only by Synovate.

Any enquiries regarding this survey may be made to:

Synovate
600 East Tower, City Square
555 West 12th Avenue
Vancouver, B.C., V5Z 3X7
Telephone: 604-664-2400

Any enquiries regarding this rezoning application may be made to:

Wayne Craig
Program Coordinator – Development
City of Richmond
6911 No. 3 Road
Richmond, B.C., V6Y 2C1
Telephone: 604-247-4625

OFFICIAL VOTING BALLOT

NO.

**A REZONING APPLICATION
To Permit a Private Liquor Store To Operated At
4651 No. 3 Road, Richmond, B.C.**

Question	Yes	No
Do you support the rezoning application (City of Richmond File No. ZT 05-298232) to permit a private liquor store (Licensee Retail Store) at 4651 No. 3 Road?		

If SUPPORT, place an (X) in the box under "YES".
If OPPOSE, place an (X) in the box under "NO".

Please complete the following information to be used for verification purposes only. All information will be kept completely confidential. (Please **print clearly** in ink).

Name: _____

Business Name (if applicable): _____

Address: _____

Telephone number: _____

Please indicate if you are the owner or a tenant of the property at the above address: ¹ owner ² tenant

I hereby certify that I am 19 years of age or older and that the above address is my principal place of residence or business and/or that I am an owner of the property at the above address.

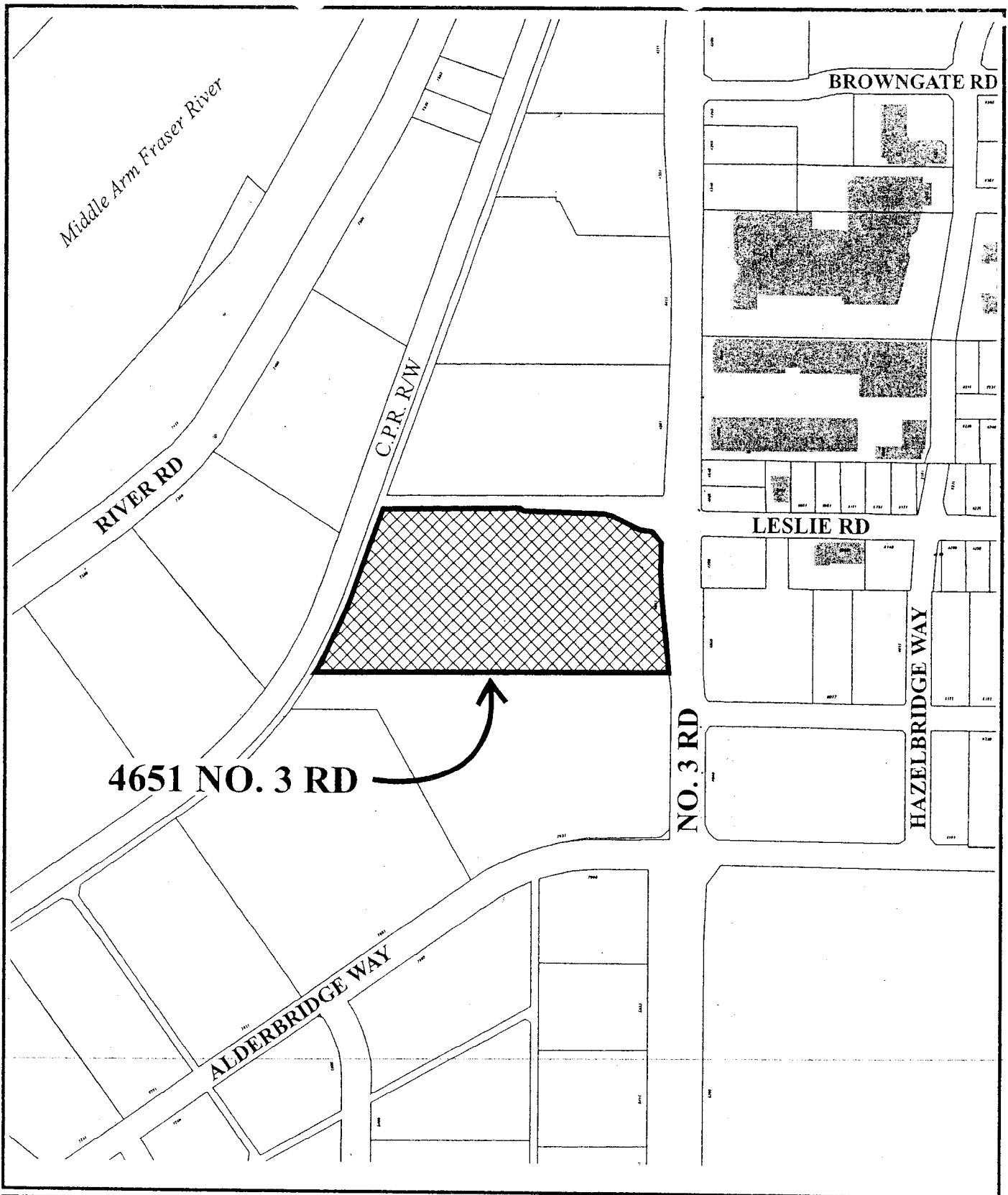
Signature: _____

Your ballot will not be valid unless your name and address are completed in full and it is signed. When completed, please mail in the postage-paid envelope provided.

**This ballot must be received in our office or postmarked no later than:
AUGUST 31ST, 2005**

All ballots are confidential. Thank you for your co-operation.

Synovate
600 East Tower, City Square
555 West 12th Avenue
Vancouver, B.C. V5Z 3X7
Telephone: 604-664-2400



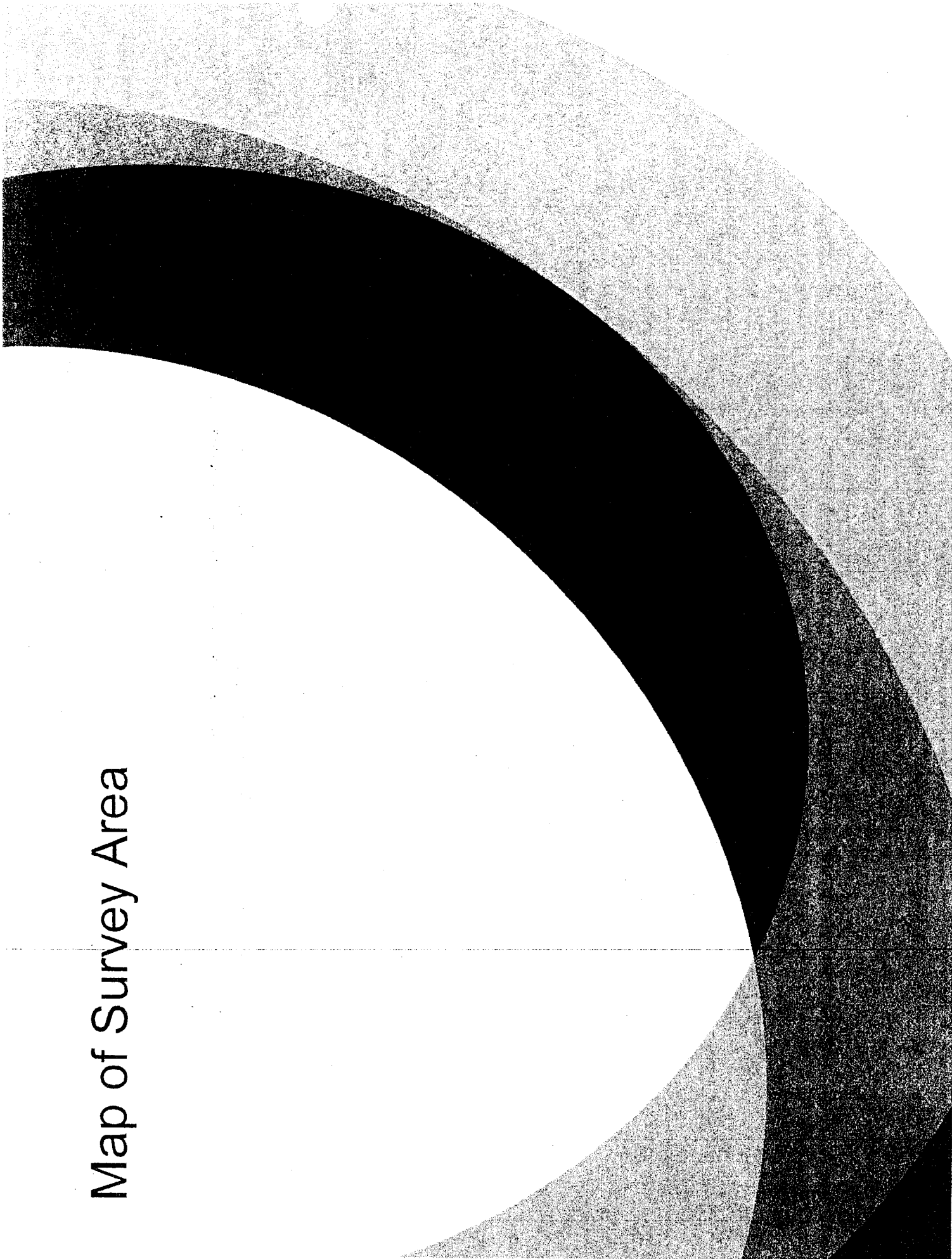
**Proposed Location for a Private
Liquor Store 4651 No. 3 Rd**
(City of Richmond File ZT 05-298232)

Date: 07/27/05

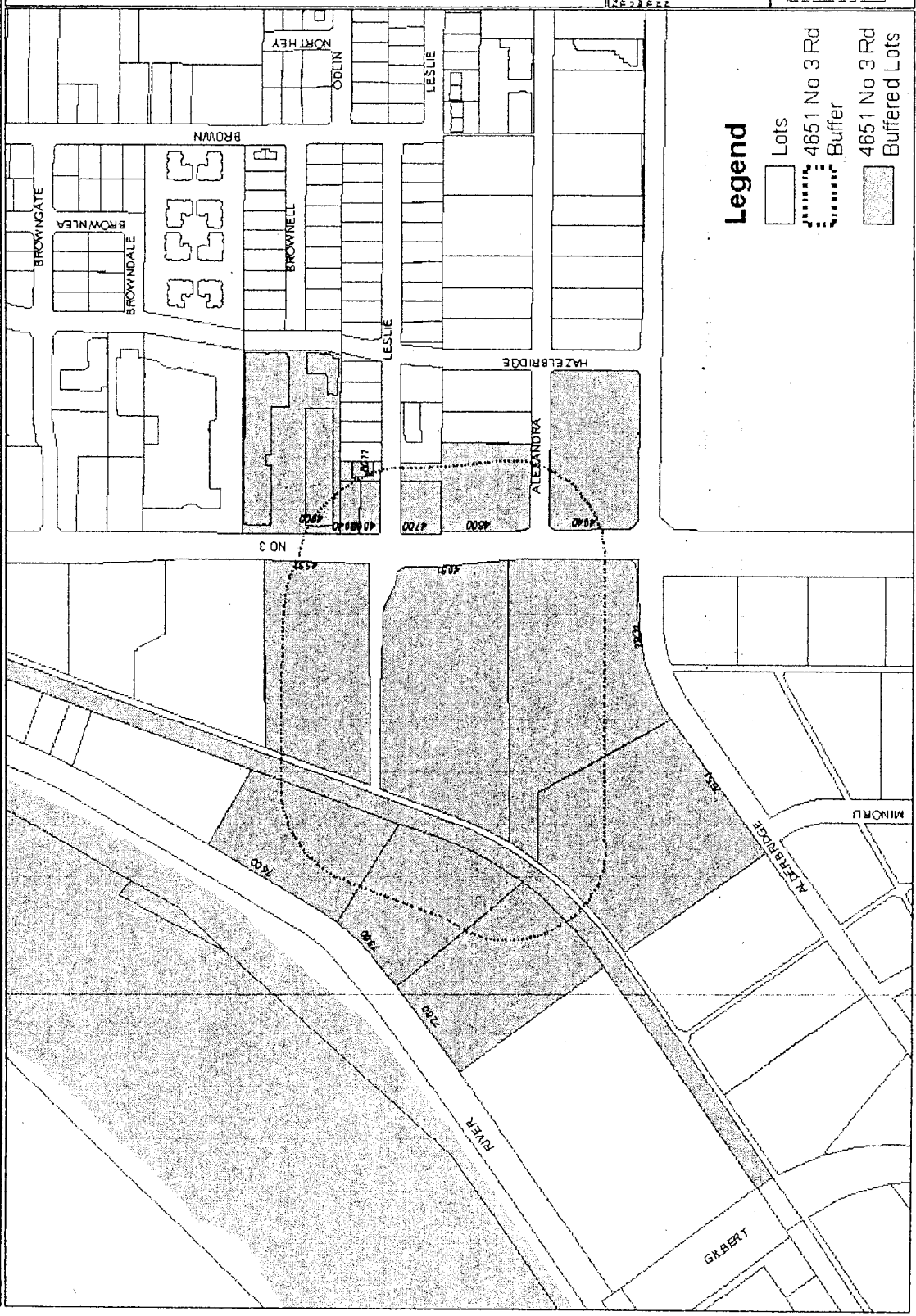
Amended Date:

Note: Dimensions are in METRES

Map of Survey Area



4651 No 3 Rd Buffered Lots



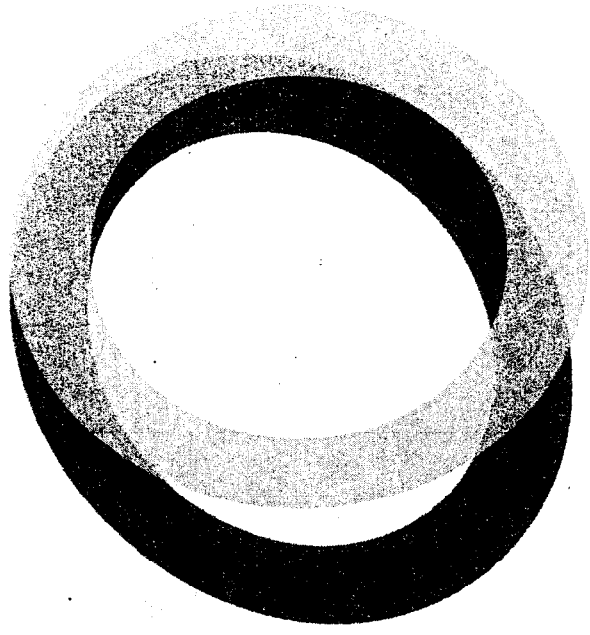
Legend

- Lots
- 4651 No 3 Rd Buffer
- 4651 No 3 Rd Buffered Lots

June 27, 2005
Prepared by Russ Jones

Richmond County's Commission on Planning and Development
2005
The City of Richmond, Mississippi
1604727





synovate

Research reinvented



Page 1 of 1

Adopted by Council: July 25th, 2005

Policy 9309

File Ref: 12-8275

GUIDELINES FOR FREE-STANDING LICENSEE RETAIL STORE (LRS) REZONING APPLICATIONS

Policy 9309:

It is Council policy that:

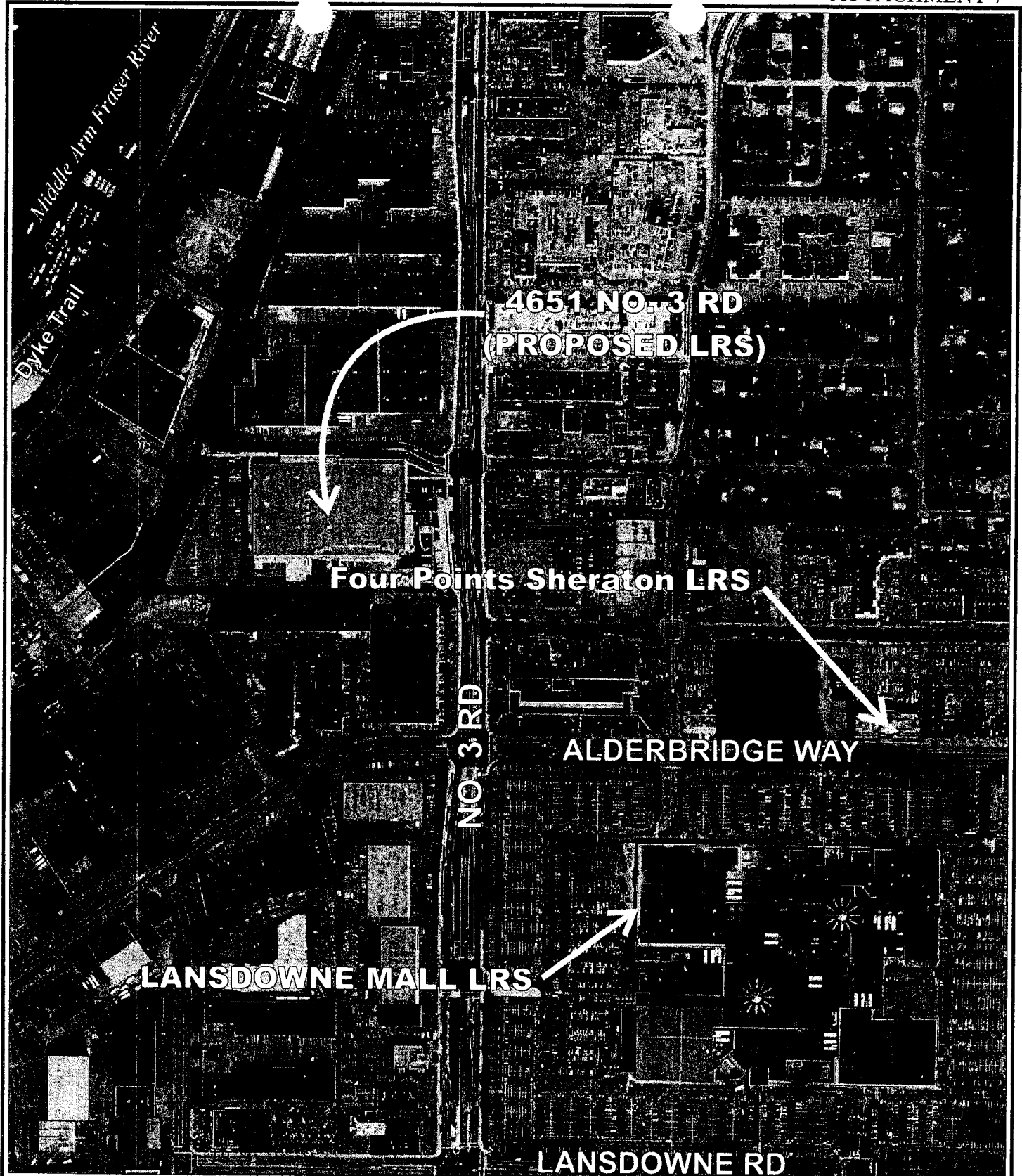
1. Definitions:

Free Standing Licensee Retail Store – means a retail store that sells alcoholic beverages to the public for off-site consumption and is licensed as a “Licensee Retail Store” under the regulations of the *Liquor Control and Licensing Act*.

2. Guidelines:

The following criteria and factors are to be considered in making an assessment of a rezoning application to permit a free-standing Licensee Retail Store:

- (1) Unless a Licensee Retail Store rezoning is intended to facilitate the replacement of an existing BC Liquor Store or an existing Licensee Retail Store, new Licensee Retail Stores should avoid locations within 500 m (1,640 ft.) from the following uses:
 - (a) Public and private schools, especially secondary schools;
 - (b) Public parks and community centres; and
 - (c) Other Licensee Retail Stores or BC government operated liquor stores.
- (2) A free-standing LRS should be located in commercial shopping centres (i.e. planned commercial developments which cater to the day-to-day needs of nearby residents) which have an aggregate floor area of at least 2,800 m² (30,150 sq. ft.).
- (3) The free-standing LRS should not exceed a gross floor area of 510 m² (5,500 sq. ft.), including refrigerated space, unless the LRS is intended to facilitate the replacement of an existing BC Liquor Store.
- (4) The following matters are to be addressed:
 - Adequate vehicle and pedestrian circulation;
 - Vehicle Loading/unloading;
 - Off-street parking;
 - Traffic and safety concerns; and
 - Crime Prevention Through Environmental Design (CPTED).



File ZT 05-298232

Date: 09/09/05

Amended Date:

Note: Dimensions are in METRES

LOBLAW PROPERTIES WEST INC.

Real Estate Property Administration
3225 - 12TH STREET, NE, CALGARY, AB T2E 7S9
telephone (403) 769-9612 facsimile (403) 769-9660

October 5, 2005

B.P.Y.A. 1828 HOLDINGS LTD.
#203 - 20171 - 92A Avenue
Langley, B.C.
V1M 3A5

Attn: Mr. Steve Berezan

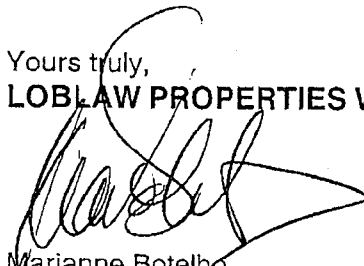
Dear Sir:

Re: Gross Lease Agreement dated March 18, 2005 between Loblaw Properties Pacific Inc (as "Landlord") and B.P.Y.A. 1828 HOLDINGS LTD. dba Liquor Depot (the "Tenant") for the premises located at Unit 150 - 4651 No. 3 Road, Richmond, B.C. (the "Leased Premises") (#4457)

With reference to your email dated today, we are pleased to advise that the Landlord has agreed to provide for the exclusive use of the Tenant's customers 3 short-term parking stalls with time limited to 10 minutes each to be located as set out in the attached plan.

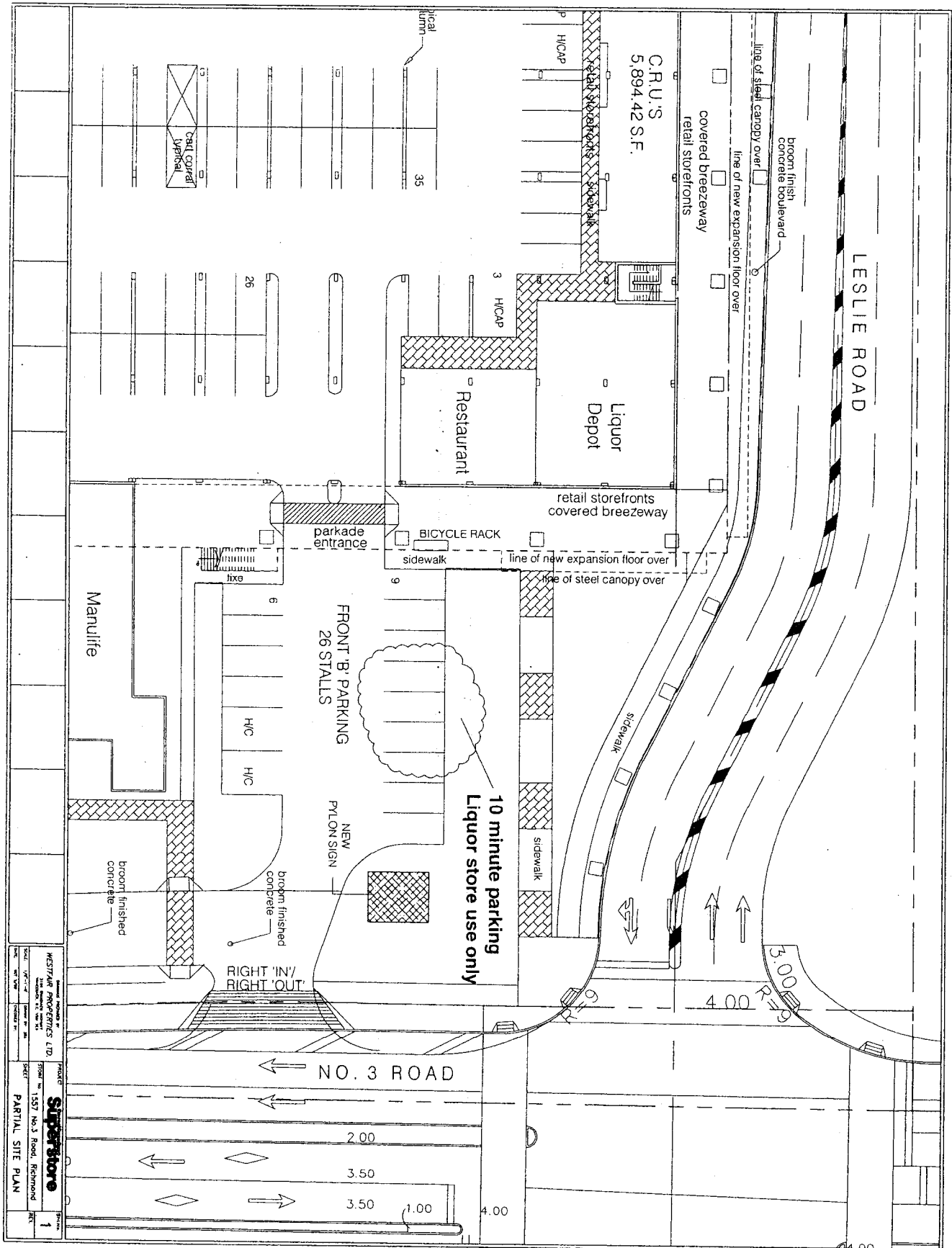
We trust the above is in order.

Yours truly,
LOBLAW PROPERTIES WEST INC.

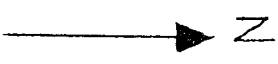


Marianne Botelho
Senior Property Administrator
Direct Line: (403) 769-9614
Email: mbotelh1@westfair.ca

/mab
Encl.



Project: **Superstore**
 1557 No. 3 Road, Richmond
 Partial Site Plan
 Scale: 1/8" = 1'-0"
 Date: 10/05/2005
 Drawn by: [Name]
 Checked by: [Name]



Private Liquor Stores Currently Operating in the City

Store Name	Address	Zoning	Zoning Conformity
Best Western Richmond Inn Beer & Wine Store	7551 Westminster Hwy	C7	Yes – accessory to neighbourhood pub on same lot
	7211 Westminster Hwy	C7	Yes – accessory to neighbourhood pub on same lot
Executive Cold Beer & Wine Store	5931 Alderbridge Way	C7	Yes – accessory to neighbourhood pub on same lot
Sub Zero Liquor Store	8260 Westminster Hwy	C7	Yes – accessory to neighbourhood pub on same lot
JP Malone's Liquor Store	8040 Garden City Road	C3	Yes – approved through rezoning (RZ 04-286382)
Pioneer Pub Cold Beer & Wine Store	10111 No. 3 Road	NHP	Yes – accessory to neighbourhood pub on same lot
Kingswood Arms	9371 No. 5 Road	NHP	Yes – accessory to neighbourhood pub on same lot
O'Hare's Beer & Wine Store	5031 Steveston Hwy	NHP	Yes – accessory to neighbourhood pub on same lot
Maritime Beer & Wine Store	6911 Braybar Road	LUC 127	Permitted as part of Maritime Pub
Kimberly Lounge Cold Beer & Wine	8368 Alexandra Road	C6	No – non-conforming.
Legends Liquor Store	3671 Westminster Hwy	CD/65	No – non-conforming.
Comfort Inn Airport Beer & Wine Store	3031 No. 3 Road	CD/85	No – non-conforming.
Liquor Depot	5300 No. 3 Road	C6	No – non-conforming.
Steveston Hotel Beer & Wine Store	12111 3 rd Avenue	C4	No – non-conforming.
Sip Wines	11660 Steveston Hwy	C3	No – non-conforming.
YVR Liquor Store	1103 - 3211 Grant McConachie Way	AIR	No City business licensee as store is located in the YVR Terminal

Information Compiled by: City of Richmond Staff
February 28, 2006



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7978 (ZT 05-298232)
4651 NO. 3 ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by adding "Licensee Retail Store (Type 2), limited to one store located on the ground floor;" after Radio and Television Transmission Facilities in Section 291.109.1 Permitted Uses of Comprehensive Development District (CD/109).
2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7978**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER