



City of Richmond

Report to Committee

To: General Purposes Committee
From: Anne Stevens
Manager, Customer Services
Re: **Liquor- Primary Licence Application**
Ironwood Pub - 12000 Steveston Hwy

Date: July 7, 2005
File: 12-8275-30-023/Vol 01

Staff Recommendation

- 1 That Council require the applicant to conduct a public survey and public meeting on the Ironwood Pub Liquor Licence application and that the questionnaire and process for the survey and the public meeting be developed in consultation with City staff
- 2 That the survey be conducted in the area defined in Attachment 4
- 3 That the applicant be required to pay the costs associated with the public survey and public meeting

Anne Stevens
Manager, Customer Services
(4273)

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FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER (Acking) 		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO 	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

At the Public Hearing held on February 21, 2005, Council approved 2nd and 3rd readings of Zoning Amendment Bylaw 7884. This bylaw relates to an application by Sandhill Holdings Ltd and J A B Enterprises Ltd to rezone 11000, 11020, 11040, 11080, 11100 No 5 Road and 12000 Steveston Highway, to permit a "Neighbourhood Pub" in addition to all other uses under C6 (Automobile Oriented Commercial District) zoning. At that time, Council also approved a motion that at the onset of the Liquor-Primary application being received by the City for this property, staff shall request Council direction on the applicable procedure, which shall include that

- 1) 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

Subsequently, Council, at its Regular Meeting held on February 28, 2005, reconsidered part i) of the above motion, resulting in approval of the following amendment (denoted in italics)

- 1) a survey be conducted as part of the process based on the Public Hearing notification for the rezoning application *and that the public opinion survey be conducted in relation to pub operations only*

As the application summary seeking Council's assessment for the proposed neighbourhood pub at 12000 Steveston Highway has now been received from the Liquor Control and Licensing Branch, this report is to seek direction on the process for public input on the above Liquor-Primary application

Analysis

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control & Licensing Act and Regulations

The LCLB notifies local governments to give them the opportunity to provide comments and recommendations to the LCLB for certain liquor licence applications and amendments

For all NEW licences, the provincial liquor licensing process requires the City to provide a resolution with comments about the licence application based on eight criteria outlined in the provincial regulations

Those eight criteria are

- 1 Location of the establishment,
- 2 Proximity of the establishment to other social or recreational facilities and public buildings,
- 3 The person capacity and hours of liquor service,

- 4 The number and market focus or clientele of Liquor-Primary licensed establishments within a reasonable distance of the proposed location,
- 5 Traffic, noise, parking and zoning,
- 6 Population, population density and population trends,
- 7 Relevant socio-economic information,
- 8 The impact on the community

In order that the City fulfill the criteria to determine the impact on the community, the Development Applications Fees Bylaw 7276 Part 1 9 clearly outlines what process the City uses to gather the views of the residents (Attachment 1)

In brief, the applicant must post a sign and place three ads in the newspaper. The City, in turn, sends letters to residents, businesses, and property owners, which are within 100 metres of the establishment. Schedule A of the Bylaw outlines the wording required on the sign, the ads and the wording also forms a part of the letter which is sent to the residents. This process is expensed to the applicant.

Within the Liquor Control and Licensing Act and Regulations other means of acquiring public input could be included such as conducting a public hearing, holding a referendum or any other similar method determined by the local government at the applicant's expense.

On June 23, 2005, the City received the application summary from the Liquor Control and Licensing Branch for the Ironwood Pub, located at 12000 Steveston Highway (Attachment 2)

The application request is for a Neighbourhood Pub operating Sunday through Thursday 11 00 a.m. to midnight, and Friday and Saturday 11 00 a.m. to 1 00 p.m. The person capacity requested is 155 maximum. This includes an outside patio of 20 persons.

Bylaw 7276 requires the City to follow the process set out by Council. Posting of the sign for thirty days, ads in the local paper, and letters sent to residents, businesses, and property owners within 100 metres of the proposed location, will adequately allow for all residents to provide comment. A sample of the written notice is attached to illustrate what is mailed to the residents/businesses within 100 metres of the Ironwood Pub (Attachment 3)

As proposed in the minutes of the Public Hearing on February 28, 2005 a survey and public meeting was recommended to receive additional input from the public.

As per the minutes of the Public Hearing the proposed area of notification would be the same as the rezoning area and the purpose of the survey would be to determine the public's views on the operational details of this specific application.

The operational details will include

- Type of licence
- The days and hours of operation
- The person capacity
- Outside Patio

- Designated smoking area

The public survey and public meeting notification area will be as shown in Attachment 4, which is the same as the rezoning notification area

It is proposed that the applicant undertake the public survey and the public meeting with a professional consultant and pay the associated costs. City staff will approve the questions and process prior to the public survey and the public meeting being undertaken.

The results of the liquor survey along with the residents input from the posted sign, the ads and the letters will form part of a report to Council on this specific application. Council's recommendations on the liquor primary application will then be forwarded to LCLB.

Financial Impact

None

Conclusion

The City has received a Liquor-Primary Licence application for the Ironwood Pub at 12000 Steveston Highway. The City has ninety days to provide comment to the Liquor Control and Licensing Branch. Should the City require additional time, a request can be made to the Province.

Staff are seeking direction from Council as to the appropriate means for obtaining public input on this particular application, which would be in addition to the requirements of Bylaw 7276.



Anne Stevens
Manager, Customer Services
(4273)

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CITY OF RICHMOND

DEVELOPMENT APPLICATION FEES**BYLAW NO. 7276**

EFFECTIVE DATE – OCTOBER 1, 2002

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

AMENDMENT BYLAWEFFECTIVE DATE

Bylaw No 7622

January 1, 2004

Bylaw No 7677

March 22, 2004

Bylaw No 7929

May 9, 2005

CITY OF RICHMOND

DEVELOPMENT APPLICATION FEES

BYLAW NO 7276

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CITY OF RICHMOND

DEVELOPMENT APPLICATION FEES BYLAW NO. 7276

The Council of the City of Richmond enacts as follows

PART ONE – ESTABLISHMENT OF FEES

1 1 Council Confirmation of Fees

1 1 1 **Council** declares that the application fees established in this Part are accurate estimates of the costs to the **City**, of processing, inspecting and undertaking public notification, if applicable, in connection with the various types of applications shown

1 2 Zoning Amendments

1 2 1 Every **applicant** for an amendment to

- (a) the text of the **Zoning and Development Bylaw** must pay an application fee of \$1,575,
- (b) the land use designation of property shown in the **Zoning and Development Bylaw** must pay an application fee of
 - (i) \$2,000 for 'Single-Family Housing District (R/1)' where the application is in compliance with a policy adopted under Section 702 of the **Zoning and Development Bylaw**, or where no such policy exists,
 - (ii) \$2,500 for 'Single-Family Housing District (R/1)' where the application requires a new or amended policy adopted under Section 702 of the **Zoning and Development Bylaw**,
 - (iii) \$3,000 for 'Comprehensive Development Districts', plus in the case of new residential development, \$40 per dwelling unit for the first 20 dwelling units and \$20 per dwelling unit for each subsequent dwelling unit, and in the case of new non-residential building area, \$25 per 100 square metres for the first 1,000 square metres and \$15 per 100 square metres thereafter, and
 - (iv) \$2 000 for all other zoning districts, plus in the case of new residential development, \$20 per dwelling unit for the first 20 dwelling units and \$10 per dwelling unit for each subsequent dwelling unit and in the case of new non-residential building area, \$15 per 100 square metres for the first 1,000 square metres and \$5 per 100 square metres thereafter

1 2 2 The application fee specified in subsection 1 2 1 includes any required amendment to the **Official Community Plan** if such applications are submitted simultaneously

1 2 3 Where an application for an amendment to the **Zoning and Development Bylaw** must be submitted to a second or subsequent **public hearing** because of

- (a) a failure by the **applicant** to comply with a requirement of the **City**, or
- (b) other actions on the part of the **applicant**,

in connection with the application, such **applicant** must pay a fee of \$750 for a second and each subsequent **public hearing** required

1 2 4 An **applicant** is entitled to a refund of 50% of the application fee if

- (a) the application is withdrawn prior to being submitted to a **public hearing**, and
- (b) the **City** does not incur any costs associated with such **public hearing**

1 2 5 Where **City** staff and the **applicant** agree on an expedited timetable for an application to amend the land use designation of property shown in the **Zoning and Development Bylaw**, the **applicant** must pay an additional application fee of \$1,000 to take advantage of the agreed to expedited timetable

1 3 Official Community Plan Amendments

1 3 1 Every **applicant** for an amendment to the **Official Community Plan** must pay an application fee of \$3,000 where an application for an amendment to the **Zoning and Development Bylaw** is either not required, or not submitted at the same time

1 3 2 Where an application for an amendment to the **Official Community Plan** must be submitted to a second or subsequent **public hearing** because of

- (a) a failure by the **applicant** to comply with a requirement of the **City**, or
- (b) other actions on the part of the **applicant**,

in connection with the application, such **applicant** must pay a fee of \$750 for a second and each subsequent **public hearing** required

1 3 3 Notwithstanding the provisions of subsection 1 3 1, an **applicant** is entitled to a refund of 50% of the application fee if

- (a) the application is withdrawn prior to being submitted to a **public hearing**, and
- (b) the **City** does not incur any costs associated with such **public hearing**

1 4 Development Permits

1 4 1 Every **applicant** for a **Development Permit** which does not include property

(a) designated in the **Official Community Plan** as an Environmentally Sensitive Area (ESA), or

(b) located within, or adjacent to, the Agricultural Land Reserve (ALR),

must pay an application fee of \$1,500, plus a fee of \$525 for up to 464 5 square metres of gross floor area

(i) plus \$105 for each additional 92 9 square metres or portion of 92 9 square metres of gross floor area up to 9,290 square metres,

(ii) plus \$20 for each additional 92 9 square metres or portion of 92 9 square metres of gross floor area over 9,290 square metres,

up to a maximum fee of \$15,750

1 4 2 Where an application for a **Development Permit** includes property

(a) designated in the **Official Community Plan** as an Environmentally Sensitive Area (ESA), or

(b) located within, or adjacent to, the Agricultural Land Reserve (ALR),

a fee of \$1,500 must be paid, in addition to the application fee specified in subsection 1 4 1

1 4 3 Every **Development Permit** holder requesting a General Compliance Ruling on a **Development Permit** must pay a fee of \$500

1 4 4 Where **City** staff and the **applicant** agree on an expedited timetable for an application for a **Development Permit**, the **applicant** must pay an additional application fee of \$1,000 to take advantage of the agreed to expedited timetable

1 5 Development Variance Permits

1 5 1 Every **applicant** for a **Development Variance Permit** must pay an application fee of \$1,500

1 6 Temporary Use Permits

1 6 1 Every **applicant** for a **Temporary Use Permit** must pay an application fee of \$2,000, and a fee of \$1 000 for the renewal of such permit

1 7 Land Use Contract Amendments

1 7 1 Every **applicant** for an amendment to a Land Use Contract must pay an application fee of \$2,000

1 8 Neighbourhood Public House and Cold Beer and Wine Store Approvals

1 8 1 Every **applicant** seeking approval from **Council** in connection with a liquor licence for a neighbourhood public house or cold beer and wine store must pay an application fee of

- (a) \$1 050 where an amendment to the **Zoning and Development Bylaw** is not required, and
- (b) \$4,525 where an amendment to the **Zoning and Development Bylaw** is required

1 8 2 Where an application fee has been paid in accordance with clause (b) of subsection 1 8 1

- (a) the **applicant** is not required to pay a separate zoning amendment fee under the provisions of clause (b) of subsection 1 2 1, and
- (b) the application fee includes the costs associated with conducting a neighbourhood survey

1 9 Reviews of Applications for Liquor-Related Permits

1 9 1 Every **applicant** seeking approval from the **City**, for

- (a) a Liquor Licence or
- (b) an amendment to an existing Liquor Licence for,
 - (i) the addition of a patio
 - (ii) the relocation of a licence
 - (iii) an extension of hours, or
 - (iv) audience participation
 - (v) an increase in person capacity

must proceed in accordance with subsection 1 9 2

1 9 2 Pursuant to an application under subsection 1 9 1, every **applicant** must

- (a) pay an application fee of \$500,
- (b) post and maintain on the subject property a clearly visible sign which indicates the intent of the application, and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application

1 9 3 The sign specified in clause (b) of subsection 1 9 2 must

- (a) be at least 1 2 metres by 2 4 metres in size,
- (b) contain block lettering that is at least 5 cm high on a background of contrasting colour,
- (c) be located in a location which has been approved by the **City**,
- (d) be posted for at least 30 days following the first publication of the notice in the newspaper under clause (e) of subsection 1 9 1,
- (e) specify an expiry date for receipt of public input which is at least 30 days after
 - (i) the date the sign is posted on the property, or
 - (ii) the date the notice is published in the newspaper,whichever is later, and
- (f) be in the form set out in Schedule A which is attached and forms a part of this bylaw

1 9 4 The notice specified in clause (c) of subsection 1 9 2 must

- (a) be at least 12 cm wide and 15 cm long in size,
- (b) specify an expiry date for receipt of public input which is at least 30 days after
 - (i) the date the sign is posted on the property, or
 - (ii) the date the notice is published in the newspaper,whichever is later, and
- (c) be in the form set out in Schedule A

1 9 5 The *City* must mail or otherwise deliver, after the first publication of the notice in the newspaper under clause (c) of subsection 1 9 4, written notice of the proposed application to

- (a) the **applicant**, and
- (b) the owners of all real property
 - (i) which is the subject of the proposed application, and
 - (ii) which is within 100 metres of the proposed application, andthe notice must
 - (a) identify by civic address which is the subject of the proposed application

- (b) state the intent of the proposed application, and
- (c) state the place at which and the times during which a copy of the proposed application may be inspected

1 10 Subdivision and Consolidation of Property

- 1 10 1 Every **applicant** for the subdivision of property which does not include an air space subdivision or the consolidation of property, must pay an application fee of \$750 for the first new parcel created, plus \$105 for the second and each additional parcel created
- 1 10 2 Where an **applicant** requests an extension of a preliminary approval for the subdivision of property, an additional fee of \$250 must be paid
- 1 10 3 Where a road closure or road exchange is required as the result of the subdivision of property a fee of \$750 must be paid in addition to the application fee specified in subsection 1 9 1
- 1 10 4 Every **applicant** for an air space subdivision must pay an application fee of \$2,000 plus \$125 for each air space parcel created
- 1 10 5 Every **applicant** for the consolidation of property, where no further subdivision of such property is undertaken, must pay an application fee of \$100

1 11 Strata Title Conversion of Existing Buildings

- 1 11 1 Every **applicant** for a Strata Title Conversion of an existing building must pay an application fee of
 - (a) \$2,000 for a **two-family dwelling**, and
 - (b) \$3,000 for **multi-family dwellings**, and commercial and industrial buildings

1 12 Phased Strata Title Subdivision Applications

- 1 12 1 Every **applicant** for a phased strata title subdivision must pay an application fee of \$500

1 13 Servicing Agreements for Off-site Engineering Works & Services

- 1 13 1 Every **applicant** for a servicing agreement for off-site engineering works and services must pay a processing fee of \$1,000 plus an inspection fee of 4% of the estimated value of the approved off-site works and services
- 1 13 2 Notwithstanding the provisions of subsection 1 12 1, where the inspection fee specified in subsection 1 12 1 exceeds an amount of \$2,000, the processing fee of \$1,000 specified in that subsection will be applied as a credit towards any amount over \$2,000

1 14 Civic Address Changes

1 14 1 Every **applicant** for a civic address change must pay an application fee of

- (a) \$250 where the civic address changes because of the subdivision or consolidation of property, and
- (b) \$1,000 where the civic address change is as a result of a personal preference on the part of the **applicant**

PART TWO: INTERPRETATION

2 1 In this bylaw, unless the context otherwise requires

APPLICANT	means a person who is an owner of the property which is the subject of an application, or a person acting with the written consent of the owner
CITY	means the City of Richmond
COUNCIL	means the Council of the City
DEVELOPMENT PERMIT	means a Development Permit authorized under Section 920 of the <i>Local Government Act</i>
DEVELOPMENT VARIANCE PERMIT	means a development variance permit authorized under Section 922 of the <i>Local Government Act</i>
LIQUOR LICENCE	means a liquor primary licence, liquor primary club licence or a food primary licence as set out in the <i>Liquor Control and Licensing Act</i> , and
MULTI-FAMILY DWELLING	means a detached, multi-floor building containing three or more residential dwelling units,
OFFICIAL COMMUNITY PLAN	means the current Official Community Plan of the City
PUBLIC HEARING	means a Regular Council meeting for public hearings specified under Section 1 2 of the Council Procedure Bylaw
TEMPORARY USE PERMIT	means a temporary commercial or industrial use permit authorized under Section 921 of the <i>Local Government Act</i>

TWO-FAMILY DWELLING

means a detached building used exclusively for residential purposes containing two dwelling units only which building is not readily convertible into additional dwelling units and the plans for which have been filed with the Building inspector showing all areas of the building finished, the design of the building conforming to one of the following classifications

- (a) Each dwelling unit consisting of one storey only, not set upon another storey or upon a basement, or
- (b) Each dwelling unit consisting of two storeys only, the upper storey not containing a kitchen, not set upon another storey or upon a basement or
- (c) Each dwelling unit consisting of a split level arrangement of two storeys only, the upper storey not containing a kitchen, not set upon another storey or upon a basement

**ZONING AND DEVELOPMENT
BYLAW**

means the current **Zoning and Development Bylaw** of the City

PART THREE· PREVIOUS BYLAW REPEAL

- 3 1** Application and Approval Fees Bylaw No 6710 (adopted January 1997) is repealed

PART FOUR: SEVERABILITY AND CITATION

- 4 1** If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw
- 4 2** This bylaw is cited as “**Development Application Fees Bylaw No 7276**”, and comes into force and effect on October 1st, 2002



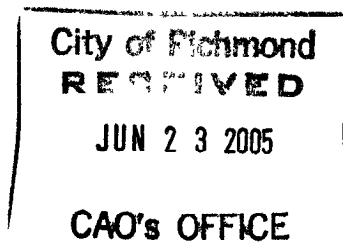
APPLICATION SUMMARY

For
717229 BC Ltd – Ironwood Pub
and
The City of Richmond

Date June 21, 2005

Created by Kathy Vidalis, Senior Licensing Analyst

Re **Application for** Liquor Primary Licence
Applicant 717229 BC Ltd
Proposed site 12000 Steveston Hwy, CRU Unit #1
Establishment Name Ironwood Pub



1 APPLICATION INFORMATION

Date Complete Application Received April 27, 2005

Local Government or First Nation Jurisdiction City of Richmond

The primary business focus of the proposed establishment Liquor Primary Licence

Person Capacity Requested Maximum 155
135 Persons inside area
20 Persons patio area

Hours Requested

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
11 00 AM	11 00 AM	11 00 AM	11 00 AM	11 00 AM	11 00 AM	11 00 AM
12 00 Midnight	12 00 Midnight	12 00 Midnight	12 00 Midnight	1 00 AM	1 00 AM	12 00 Midnight

Endorsements Requested patio
designated smoking room

Statutory Prohibitions to Consider none identified

2 APPLICANT SUITABILITY INFORMATION (Fit and Proper)

Applicant has met the eligibility and suitability requirements of the Liquor Control and Licensing Act

3 LOCATION/SITE FACTORS

The following sections are compiled from information provided by the applicant except where indicated otherwise

The following PID numbers make up a large parcel of vacant land that is currently being consolidated for the new development

- | | |
|---------------|---------------|
| • 003-484-203 | • 007-986-092 |
| • 004-211-057 | • 001-431-083 |
| • 013-063-171 | • 024-665-282 |

The proposed site of the liquor primary establishment is currently associated with PID #024-665-282

Note Upon completion of the land consolidation a new PID number will be assigned. The new PID number pertaining to the liquor primary establishment must be forwarded to the LCLB and reflected in all documents prior to final licensing approval*

Staff from the City of Richmond has indicated that the liquor primary application will not be considered by Council until the land consolidation for the development is completed

The proposed Liquor Primary Licence establishment, Ironwood Pub is to provide an upper end Pub/Bistro to fulfill a need and service the large and growing local business/residential community. The Pub/Bistro environment will be used for socializing, entertaining and the local business may use the establishment for business meetings and staff functions.

The proposed site will be part of commercial development, which may also include a Liquor Retail Store and other retail sites.

A LCLB Inspector has noted that the development is at the corner of Steveston Hwy and No 5 Road and the proposed site for the liquor primary establishment is at the southerly end of the development. The intersection is very busy and is located at the foot of the Massey Tunnel, which is known for accidents.

The LCLB has received correspondence from several concerned citizens about the proposed site location. The concerns raised were the increase of traffic, pedestrian safety, and patrons leaving the establishment and driving while under the influence of alcohol in high traffic areas.

See attached - Applicant's Letter of Intent

a) Target Market (see Attachment 1- Applicant letter of intent)

b) Hospitality/Tourism Development Factor (see Attachment 1- Applicant letter of intent)

c) Benefits to the Community (see Attachment 1- Applicant letter of intent)

d) Traffic in the Vicinity (see Attachment 1- Applicant letter of intent)

e) Noise in the Community (see Attachment 1- Applicant letter of intent)

f) Parking Issues (see Attachment 1- Applicant letter of intent)

g) Municipal Zoning

***note** it is the responsibility of the Applicant and the LG to ensure that proper zoning is in place for a Liquor Primary Establishment

h) Commercial/Residential/Light or Heavy Industrial Neighbourhoods* (see Attachment 1- Applicant letter of intent)

The following information is provided by both the applicant and the Liquor Control and Licensing Branch

- i) **Distance measure used for public buildings and other liquor primary licensed establishments** 2 block radius
j) **Social Facilities and Public Buildings within distance measure of a 2 block radius**

Name/Type of Facility	Distance from site	Clientele Affected	Identified by
Public Library	Across the street	Local residents and business	Applicant
Mall	Across the street	Local residents and business	Applicant
Riverside Industrial Park	Within a block	Business	Inspector

- k) **Liquor-primary establishments within the distance measure of a 2 block radius of the proposed location**

Establishment Name	Licence Number	Establishment Type	Total Capacity	Distance from proposed site	Market Served	Identified by
Kingswood Arms Pub	039216	Pub	172	1.4 km	Blue collar & residents	Applicant
River Club	032252	Recreation Facility	50	0.2 km	Local residents & businesses from the Industrial Park	Inspector

- l) **Natural or manmade barriers.**

none identified

The following information is provided by Liquor Control and Licensing Branch except where indicated otherwise

Community Indicators

Contravention Statistics

The Liquor Control and Licensing Branch has not identified any proven contraventions (from January 1, 2003 to current date) associated with any Liquor Primary and Liquor Primary – Club establishments within the 2 block radius of the proposed location, therefore no contravention statistics have been supplied

*Stadiums and concert halls are not included in the statistics

Population, population density and population trends for the community

2001 BC Stats circle population within

0.5 mile 1,695
1 mile 7,681
2 miles 25,815

1996 BC Stats circle population within

0.5 mile	625
1 mile	5,490
2 miles	24,260

BC Stats population trends for 1996 and 2001 (see attached)

BC Stats BC Benefit recipients and EI Beneficiary statistics (see attached)

4 PUBLIC INTEREST

In providing the resolution on the proposed Liquor Primary Licence application, Local Government or First Nation must consider and comment on each of the regulatory criteria indicated below

The written comments must be provided to the general manager by way of a resolution within 90 days after the Local Government or First Nation receives notice of the application, or any further period authorized by the General Manager, Liquor Control and Licensing Branch, in writing

Regulatory criteria Local Government or First Nation must consider and comment on

- a) the location of the establishment,
- (b) the proximity of the establishment to other social or recreational facilities and public buildings,
- (c) the person capacity and hours of liquor service of the establishment,
- (d) the number and market focus or clientele of Liquor Primary and Liquor Primary - Club licensed establishments within a reasonable distance of the proposed location,
- (e) traffic, noise, parking and zoning,
- (f) population, population density and population trends,
- (g) relevant socio-economic information, and
- (h) the impact on the community if the application is approved

The Local Government or First Nation must gather the views of residents* in accordance with section 11.1(2)(c) of the Act and include in the resolution

- (i) the views of the residents*,
- (ii) the method used to gather the views of the residents*, and
- (iii) comments and recommendations respecting the views of the residents*,

* Note "residents" includes business owners

For use by Liquor Control and Licensing Branch

5 REGULATORY CONSIDERATIONS

Liquor Control and Licensing Act, sections 11, 16 and 18

Liquor Control and Licensing Regulations sections 4, 5, 6, 8, 10

6 POLICY CONSIDERATIONS

Class of Licence

Applicant Eligibility Assessment

Site and Community Assessment

Building Assessment and Issue of a Licence

Target Market

We feel there is a demand for service to many of the 11,000 households with a population of over 36,000 people and growing, located in a 4k radius from this location

We will also service many of the 7000 people that are employed in the Ironwood Plaza and Riverside Business Park located just 2 blocks away

Our target market will also be a portion of the drive by traffic of over 35,000 cars per day running east and west on Steveston Hwy and 12,000 cars running north and south on No 5 per day commuting past this establishment

We would also be catering to customers and visitors accessing the businesses within the business parks and Ironwood Plaza over 7500 cars daily running north and 5300 south on Coppersmith Place

We will be catering to the lunchtime and dinner crowd and we may draw a portion of tourist traffic to and from Fantasy Gardens, Steveston Village etc

Benefits to the Community

We feel that this Pub/Bistro will fulfill a need and demand at this location to service the large and growing local business/residential community and will provide a convenient upper end Pub/Bistro for socializing, entertaining, lunchtime meetings and staff functions

Commercial/Residential Light or Heavy Industrial Neighborhoods

Within a 4k radius of our location there are over 9000 houses and 1800 apartments with a population of over 36,000 and a growth rate of 2.78% over the past decade. Within 2 blocks in the Riverside business park there are over 600 businesses employing over 7000 people

Existing Liquor Primaries in neighboring communitiesLadner/Tsawwassen

Population 43,360

9-liquor primaries

1-liquor primary per 4840 peopleWhite Rock/South Surrey

Population 72,490

9-liquor primaries

1-liquor primary per 8054 peopleLangley City

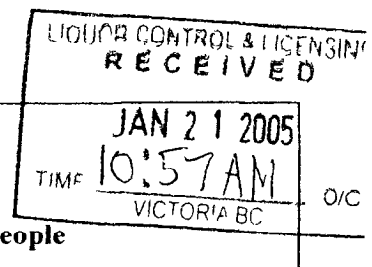
Population 23,643

5-liquor primaries

1-liquor primary per 4729 peopleAldergrove

Population 11,600

3-liquor primaries

1-liquor primary per 3867 people**Ironwood Area within a 4k radius****Population 36,147****Plus over 7000 employees within the businesses located in Ironwood Plaza and Riverside Industrial Park****2-liquor primaries****Currently only 1-liquor primary per 18,073 people**

Comparing to neighboring communities the Ironwood Area with its recent rapid growth is under serviced in relation to the population and liquor primaries per person

We believe that there is a large demand and this area will easily support a new Pub/Bistro at this location, with little or no impact to any of the existing liquor primaries - Kingswood Arms Pub and Pioneer Pub

Liquor-Primary

1 Target Market

Our target market is primarily the white-collar worker, specialized warehouse employee, office worker, clerical staff, retail salesperson and mid to upper level management. Located within the immediate neighborhood businesses in the Ironwood Plaza or one of the many offices, warehouses, industrial buildings and small businesses located in the Riverside business park within 2 blocks, where over 7000 people are employed.

We also expect patronage from many of the 11,000 households and growing number of multi-family homes located with a population of over 36,000 people in a 4k radius.

Our target market will also be a portion of the drive by traffic of over 35,000 cars per day running east and west on Steveston Hwy and 12,000 cars per day running north and south on No 5 commuting past this establishment. We would also be catering to customers and visitors accessing the businesses within the business parks and Ironwood Plaza with over 7500 cars running north and 5300 cars running south per day on Coppersmith Place.

We will be catering to the lunchtime and dinner crowd within this area and we will draw a portion of tourist traffic to and from Fantasy Gardens, Steveston Village etc. This target market would be between 25-60 years of age, with an average yearly income between \$50,000 and \$100,000.

2 Hospitality/Tourism Development Factor

We believe that we will draw a portion of tourist traffic from Fantasy Gardens, traffic to Steveston Village etc and traffic passing through the busy intersection at No 5 and Steveston Hwy.

3 Benefits to the Community

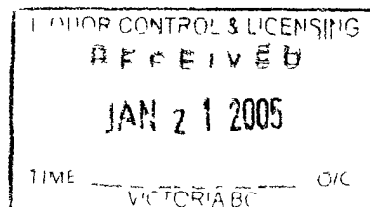
The benefits to the large and growing local business/residential community will be to provide a convenient upper end Pub/Bistro for socializing, entertaining, lunchtime meetings and staff functions. We will provide an extensive food menu with a comfortable setting with a south facing outdoor patio area.

4 Social Facilities and Public Buildings

There is a Public Library located in the Mall across the street from this establishment. There are no other public or social facilities located near this establishment.

5 Traffic in the Vicinity

It is anticipated that this establishment will bring little increase in traffic to the area and have a minimal impact on the traffic flow. There will be little or no impact on the local residents or those driving through the area.



6. Noise in the Community

This establishment is bordered by the highway 99 freeway and located in a primarily commercial and business park area with three residential homes within 250 meters. The noise if any will not affect any businesses or residents.

7. Parking

There will be onsite parking provided as required by the City of Richmond. The premises are in a free standing building in a new commercial development. The city of Richmond has designed and approved access and egress to the premises.

8. Commercial/Residential Light or Heavy Industrial Neighborhoods

Within a 4k radius of our location there are over 9000 houses and 1800 apartments and a population of over 36,000 with a growth rate of 2.78% over the past decade. Within 2 blocks in the Riverside business park there are over 600 businesses employing over 7000 people. These businesses include offices, warehouses, manufacturing, industrial buildings and small and large commercial businesses.

9. Other Licensed Establishments

Kingswood Arms Pub is located 1.4k away north on No 5 road at #9-9371 No 5 Road and the Pioneer Pub is located at #200-1011 No 3 Road 4.0k away northwest.

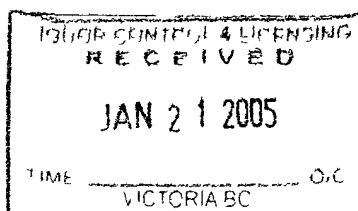
The Kingswood Arms Pub caters to primarily blue-collar local residents.
Pioneer Pub caters to the local community and businesses.

10. Natural or Manmade Barriers

This Pub/Bistro will be located near the corner on No 5 road and Steveston Hwy. Located directly East is the Highway 99 Freeway, West is the Ironwood mall, South is 2 blocks of industrial park then the Fraser river, and North is No 5 road-a major thoroughfare.

11. Other Factors

We feel that this Pub/Bistro will fulfill a need at this location that will cater to the local business people and employees (over 7000 people) within 2-block radius and the 11,000 homes nearby with little or no impact to any other existing liquor primaries. **See Summary Page**



ATTACHMENT 2

Sample Resolution Template for a Liquor-Primary or Liquor-Primary Club Licence Application

General Manager,
Liquor Control and Licensing Branch

RE Application for a liquor-primary licence at (address of proposed establishment)

At the (council/board) meeting held on (date), the (council/board) passed the following resolution with respect to the application for the above named liquor licence

“Be it resolved that

1 The (council/board) (recommends/does not recommend) the issuance of the licence for the following reasons (detail and explain reasons for recommendation)

2 The (council's/board's) comments on the prescribed considerations are as follows (see the following page for sample comments for each criterion – a comment on each must be included in the resolution Where a staff report has been prepared that addresses the criteria this can be used to provide Council's comments provided the staff report is referenced in the resolution and there is a clear statement that Council endorsed the comments in the report)

- (a) The location of the establishment (provide comments)
- (b) The proximity of the establishment to other social or recreational facilities and public buildings (provide comments)
- (c) The person capacity and hours of liquor service of the establishment (provide comments)
- (d) The number and market focus or clientele of liquor-primary licence establishments within a reasonable distance of the proposed location (provide comments)
- (e) Traffic, noise, parking and zoning (provide comments)
- (f) Population, population density and population trends (provide comments)
- (g) Relevant socio-economic information (provide comments)
- (h) The impact on the community if the application is approved (provide comments)

3 The (council's/board's) comments on the views of residents are as follows (describe the views of residents, the method used to gather the views and provide comments and recommendations with respect to the views If the views of residents were not gathered, provide reasons)

The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the (council/board) of (local government/First Nation) on (date)

Sincerely,

(signature)

(name and title of official)

(local government/First Nation)

Note

- All of the items outlined above in points 1, 2(a) through (h) and 3 must be addressed in the resolution in order for the resolution to comply with section 10 of the Liquor Control and Licensing Regulation
- Any report presented by an advisory body or sub-committee to the council or board may be attached to the resolution

ATTACHMENT 3

Sample Resolution Comments for a Liquor-Primary Licence Application

The following are examples that illustrate the type of comments that local government and First Nations might provide to demonstrate they have taken into consideration each of the criterion in reaching their final recommendation. Comments may be a mix of positive, negative and neutral observations relevant to each criterion. The final recommendation is the result of balancing these 'pros and cons'.

The list is not intended to illustrate every possible comment as the variations are endless, given the wide range of applications and local circumstances.

It is important that the resolution include the comment and not refer to a staff report, as the general manager cannot suppose that the local government considered all the criteria unless comment on each criterion is specifically addressed in the resolution itself.

Local government or First Nation staff may wish to contact the Liquor Control and Licensing Branch for assistance on drafting the content of a resolution before it is presented to local government or First Nation to avoid resolutions that do not comply with the regulations.

(a) The location of the establishment

The location is in a commercial area that is removed from nearby residences and is suitable for a late night entertainment venue where some street noise at closing time can be anticipated.

(b) The proximity of the establishment to other social or recreational facilities and public buildings

The only nearby social, recreational and public buildings do not conflict with the operation of a late night entertainment venue

– or –

The proposed location is across a lane from a church with an attached retirement facility and church hall routinely used for youth group gatherings. The proximity of the proposed establishment is not considered compatible with the existing facilities.

(c) The person capacity and hours of liquor service of the establishment

The maximum person capacity of 250 with closing hours of 2:00 a.m. Tuesday through Saturday and midnight on Sunday is acceptable. A larger capacity or later hours is not supported given the few number of police on duty at that time.

(d) The number and market focus or clientele of liquor-primary licence establishments within a reasonable distance of the proposed location

The existing establishments are large public house establishments that focus on exotic entertainment or are nightclubs that attract patrons 19 to 25 years of age. The proposed establishment is a small local pub style facility with an extensive menu and is designed to appeal to couples wanting a quiet adult venue for socializing in their community. There are no other (or few other) facilities with a similar focus.

(e) Traffic, noise, parking and zoning

The establishment is not expected to negatively affect traffic patterns and noise is not expected to be an issue because [of the small size and early hours] – or – [the applicant has agreed to various noise baffling strategies to ensure the neighbours are not disturbed by late night music] The applicant has met the requirements of the zoning bylaw with regard to road access and parking Council has passed a bylaw rezoning the property and a Development Permit permitting the use

(f) Population, population density and population trends

The population for the community at 25,000 and 15,000 within a mile of the establishment with a growth rate of 3% supports the growth in the number of licensed establishments

(g) Relevant socio-economic information

The contravention rates for surrounding establishments is less than the provincial average and does not indicate a problem with over-proliferation of licensed establishments in the community The community has an unemployment and income assistance rate that is lower than the provincial average and a growing tourism industry based on expanding hunting and skiing lodges in the area and an increase in scheduled bus tours through the mountain passes

(h) The impact on the community if the application is approved

If the application is approved, the impact is expected to be positive in that it will support the growth in tourism and offer a new social venue for residents

The Council's comments on the views of residents are as follows

The views of residents within a half mile* of the proposed establishment were gathered by way of *written comments that were received in response to a public notice posted at the site and newspaper advertisements placed in two consecutive editions of the local newspaper Residents were given 30 days from the date of the first newspaper advertisement to provide their written views Residents were also given an opportunity to provide comments at the public meeting of Council held on March 18, 200X

A total of 63 responses were received from businesses and residents Of the responses received, 21 were in support of the application citing the creation of additional jobs and a new entertainment venue for the area as their primary reasons A total of 42 letters were received in opposition to the application The primary reason cited by those in opposition was the proposed closing hours of 4 am A number of business residents in the area also cited the lack of parking as an area of concern

The following three examples illustrate ways Council may complete their comments on the views of residents based upon the preceding fact pattern

- 1 Council agrees that a 4 am closing time for this establishment would not be appropriate and therefore recommends that the establishment have a closing time of 2 am to be consistent with the other licensed establishments in the area. Council does not agree with the parking concerns raised by some of the local businesses as the proposed establishment's peak operating hours will be after the surrounding businesses have closed.

Council recommends that a liquor licence be issued with hours of operation ceasing at 2 am. Council believes that the majority of residents in the area support the issuance of the licence provided the closing hours are no later than 2 am. The establishment will create new jobs and provide a new entertainment venue that is needed in this area.

- or -

- 2 There are 6450 residents within the half mile radius of the proposed establishment. Notwithstanding that there is a two to one ratio of opposed residents to residents that support the application, Council is of the view that the 42 residents who are in opposition represent a small proportion of the overall population that may be affected by this establishment. Council also notes that frequently only residents who oppose a proposal are the ones that respond, consequently Council is of the view that the rest of the residents are not opposed to issuance of a liquor licence for this establishment.

Council recommends that a liquor licence be issued with hours of operation ceasing at 4 am. Council believes that the majority of residents in the area support the issuance of the licence. The establishment will create new jobs and provide a new entertainment venue that is needed in this area.

- or -

- 3 Based upon the input received by residents within a half mile of the proposed establishment, there is a two to one ratio of opposed residents to residents that support the application. The opposition to this establishment comes from both homeowners and businesses. Council is of the view that with both the residential and business communities' opposition to this proposed establishment, the issuance of a licence for this establishment would be contrary to the community standard for this area.

Despite the potential creation of additional jobs and a new entertainment venue for the area, Council is unable to support the issuance of a liquor licence for this establishment. Council recommends that a licence not be issued.

* The local government or First Nation determines the appropriate area to be included and the method for gathering those views.

Richmond
City

Community Facts

1

General

Incorporated in 1879 Richmond has a total land area of 128.69 square km (2001 Census). It includes Sea Island and most of Lulu Island. Its northern boundary is about 10 km south of Vancouver centre. Richmond is in the Greater Vancouver Regional District.

2

Population Estimates

Age Distribution

Annual Estimates

Age and Gender - 2001 Census

(as of July 1 includes estimate of Census undercount)

Year	Richmond		BC		Richmond		% Distribution *	
	Richmond	% Change Prev. Year	BC	% Change Prev. Year	Male	Female	Richmond	BC
					All ages			
2000	168 280	-	4 039 198	-	79 295	85 055	100.0	100.0
2001	171 517	1.9	4 078 447	1.0	14 425	13 555	17.0	18.1
2002	172 346	0.5	4 115 413	0.9	12 500	11 850	14.8	13.2
2003	172 579	0.1	4 152 289	0.9	22 975	26 150	29.9	30.1
2004	172 714	0.1	4 196 383	1.1	45 64	21 070	26.5	25.1
					65 +	8 320	11.8	13.6

Source: BC STATS

Source: Statistics Canada

distribution based on published totals both sexes

3

Selected 2001 Census Characteristics

Labour Force by Industry (NAICS)

Summary Characteristics

	Richmond	%	BC %		Richmond	BC
Total labour force	85 695	100.0	100.0	Population 2001	164 345	3 907 738
Industry Not applicable	2 155	2.5	2.2	Population (by citizenship)	163 395	3 868 875
All industries (Experienced LF)	83 535	100.0	100.0	Non immigrant	73 375	2 821 870
111 112 Farms	390	0.5	1.9	Immigrant	88 305	1 009 820
113 Forestry and logging	45	0.1	1.2	Labour force (15+ yrs.)	85 690	2 059 950
114 Fishing, hunting and trapping	180	0.2	0.3	Employees	71 660	1 715 600
1151/2 Support activities for farms			0.1	Self employed	4 525	95 185
1153 Support activities for forestry	55	0.1	0.5	Participation rate	% 63.3	% 65.2
21 Mining and oil and gas extraction	120	0.1	0.7	Unemployment rate	% 7.2	% 8.5
22 Utilities	275	0.3	0.6	Population 20 yrs. & over	122 960	2 890 730
23 Construction	2 590	3.1	5.9	Less than grade 9	7 890	190 905
31 33 Manufacturing	7 280	8.7	9.6	Some high school	17 360	511 600
311 Food manufacturing	1 110	1.3	1.1	High school graduate	16 410	354 130
321 Wood product manufacturing	455	0.5	2.3	Trades certificate	10 675	370 170
322 Paper manufacturing	350	0.4	0.8	College without diploma	8 175	208 385
41 Wholesale trade	5 200	6.2	4.1	College diploma	19 455	482 050
44 45 Retail trade	10 935	13.1	11.6	Some university	13 990	264 450
441 Motor vehicle and parts dealers	910	1.1	1.1	University degree	28 995	509 030
445 Food and beverage stores	2 575	3.1	3.0	Census families	46 015	1 086 030
448 Clothing & clothing accessories	1 580	1.9	1.2	Lone-parent families	6 395	168 420
452 General merchandise stores	970	1.2	1.3	Households	56 775	1 534 335
48 49 Transportation & warehousing	7 330	8.8	5.7	1 family households	41 070	1 012 925
51 Information and cultural industries	2 530	3.0	3.1	Multi family households	2 360	35 050
52 Finance and insurance	5 900	7.1	4.0	Non family households	13 350	486 355
53 Real estate & rental/leasing	2 490	3.0	2.1	Median Income	\$ 20 297	\$ 22 095
54 Professional, scientific & tech. serv.	7 085	8.5	6.8	Males	\$ 25 010	\$ 28 976
55 Mgmt. of companies/enterprises	90	0.1	0.1	Females	\$ 17 167	\$ 17 546
56 Admin+support waste mgmt. serv.	3 510	4.2	4.0	Median Family Income	\$ 52 454	\$ 54 840
61 Educational services	5 280	6.3	6.9	Economic Families	44 150	1 044 850
62 Health care and social assistance	6 825	8.2	9.9	Incidence low income	% 22.1	% 13.9
71 Arts, entertainment and recreation	1 440	1.7	2.3	Unattached persons 15+	15 820	576 825
72 Accommodation and food services	7 340	8.8	8.3	Incidence low income	% 35.1	% 38.1
721 Accommodation services	1 190	1.4	1.9	Population in private hh	163 245	3 785 270
722 Food services & drinking places	6 145	7.4	6.4	Incidence low income	% 23.9	% 17.8
81 Other services (excl. public admin.)	3 700	4.4	4.9	Dwellings	56 775	1 534 335
91 Public administration	2 955	3.5	5.6	Owned	40 250	1 017 485
Agriculture, Food and Beverage	1 330	1.6	3.0	Rented	16 520	512 360
Fishing and Fish Processing	510	0.6	0.5	Average gross rent	\$ 928	\$ 750
Logging and Forest Products	910	1.1	4.7	Average owners' payments	\$ 962	\$ 904
Mining and Mineral Products	775	0.9	2.0	Avg. value owned dwell	\$ 266 733	\$ 230 645

Source: Statistics Canada. incomes are for 2000. rent/owner's payments are restricted to non farm, non-reserve private dwellings

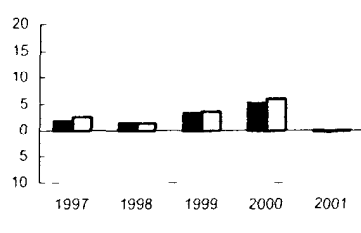
Richmond City

Community Facts

4	Values of Building Permits								
Year	Residential				Non-Residential		Total		Year
	Number of Units		Value \$ 000		Value \$ 000		Value \$ 000		
	Richmond	BC	Richmond	BC	Richmond	BC	Richmond	BC	
2000	622	15 739	83 862	2 403 140	85 645	2 088 857	169 507	4 491 997	2000
2001	571	17 542	88 585	2 829 874	85 215	2 124 898	173 800	4 954 772	2001
2002	1 867	24 772	207 735	3 888 147	127 843	1 771 268	335 578	5 659 415	2002
2003	1 496	27 163	211 075	4 514 185	70 330	1 880 053	281 405	6 394 238	2003
2004	1 734	34 898	246 318	5 868 937	100 426	2 069 790	346 744	7 938 727	2004

Source: Statistics Canada

Note: Detailed non residential permits data can be found on our Website: www.bcstats.gov.bc.ca
A dash can indicate a nil report, a value of less than \$500, or non reporting

5		Personal Taxation Statistics						Percent Change in Avg Income	
Total Income of Taxable Returns									
Year	Taxable Returns (#)		Average Income (\$)		% Change avg income				
	Richmond	BC	Richmond	BC	Richmond	BC			
1996	73 580	1 879 340	36 000	36 961					
1997	74 750	1 898 700	36 655	37 894	1.8	2.5			
1998	75 720	1 915 220	37 157	38 398	1.4	1.3			
1999	76 410	1 937 520	38 391	39 758	3.3	3.5			
2000	77 230	1 928 560	40 407	42 121	5.3	5.9			
2001	79 450	1 981 530	40 355	42 095	0.1	0.1			
Source of Total Income 2001								% Distribution, Total Income	
	Richmond		BC						
	\$Thousands	% of Total	% of Total						
Employment	2 475 260	71.9	66.5						
Pension	319 335	9.3	12.3						
Investment	292 145	8.5	7.6						
Self Employed	137 309	4.0	5.3						
Other	161 619	4.7	4.9						
Tax Exempt	58 341	1.7	3.4						
Total	3 444 207	100.0	100.0						

Source: Canada Customs and Revenue Agency. Areas are defined by postal codes and may not match municipal boundaries

6 Dependency on the Safety Net							Total Beneficiaries by Age Group % (Basic BC Assistance & EI)	
Percentage of Population by Age Receiving Benefits - September 2004								
Age Group	BC Basic Income Assistance Recipients (%)		Employment Insurance Beneficiaries (%)		Total of BC Basic Income Assistance & EI Beneficiaries (%)			
	Richmond	BC	Richmond	BC	Richmond	BC		
Under 19	1.3	3.2						
19-24	0.5	1.9	1.0	2.3	1.5	4.2		
25-54	0.6	1.7	2.6	3.3	3.2	4.9		
55-64	0.4	0.7	1.6	1.6	2.0	2.3		
19-64	0.6	1.5	2.3	2.9	2.8	4.4		

Age Group	Richmond (%)	BC (%)
19-24	0.5	1.9
25-54	0.6	1.7
55-64	0.4	0.7

Includes those receiving temporary assistance only Excludes aboriginal people living on reserve seniors/OAS and children living with a relative

Includes those receiving temporary assistance only. Excludes aboriginal people living on reserve, seniors/OAS, and children living with a relative

Source: BC STATS. Prepared using administrative files from the BC Ministry of Human Resources and Human Resources Development Canada

7 Business Formations and Failures									
Incorporations			Bankruptcies						
Year	Number		Year	Vancouver		Abbotsford		BC	
	Richmond	BC		Business	Consumer	Business	Consumer	Business	Consumer
2000	1 235	21 386	2000	363	3842	45	487	976	9 181
2001	1 142	19 474	2001	436	3977	63	417	1 100	9 474
2002	1 309	20 987	2002	440	4011	42	405	1 105	9 527
2003	1 318	22 531	2003	372	4099	44	321	1 002	9 394
2004	1 643	24 703	2004	396	3804	32	270	921	8 386

Source: Ministry of Finance, B.C. Government

Source: Office of the Superintendent of Bankruptcy, Govt of Canada

Incorporations are counted in municipality of the registered office address which may differ from the actual business location

Note: Bankruptcy is counted where it is filed
Bankruptcy data is available for urban areas only



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Population Statistics - Page 3 for
Richmond (City - Cite), British Columbia

APPLY

Characteristics	Richmond			British Columbia		
	Total	Male	Female	Total	Male	Female
Immigration Characteristics						
Total - All persons	163,395	79,070	84,330	3,868,875	1,904,080	1,964,790
Canadian-born population ⁽²³⁾	73,375	36,460	36,915	2,821,870	1,405,005	1,416,865
Foreign-born population ⁽²⁴⁾	88,300	41,850	46,455	1,009,815	481,620	528,200
Immigrated before 1991	39,595	18,800	20,790	639,200	307,225	331,975
Immigrated between 1991 and 2001 ⁽²⁵⁾	48,710	23,050	25,660	370,615	174,395	196,215
Non-permanent residents ⁽²⁶⁾	1,725	760	960	37,185	17,455	19,735
Aboriginal Population						
Total - All persons	163,395	79,070	84,325	3,868,875	1,904,080	1,964,795
Aboriginal identity population ⁽²⁷⁾	1,165	615	555	170,025	83,220	86,805
Non-Aboriginal population	162,230	78,455	83,775	3,698,850	1,820,860	1,877,985
Visible Minority Status						
Total population by visible minority groups	163,395	79,065	84,330	3,868,875	1,904,080	1,964,790
Visible minority population ⁽³¹⁾	96,385	46,365	50,020	836,445	404,425	432,020
Chinese	64,270	30,890	33,380	365,490	176,765	188,720
South Asian	12,120	6,080	6,040	210,295	105,040	105,255
Black	1,470	725	750	25,465	13,525	11,940
Filipino	7,190	3,135	4,055	64,005	26,385	37,625
Latin American	1,165	610	555	23,885	11,550	12,335
Southeast Asian	1,255	575	675	34,970	16,855	18,115
Arab	875	425	455	6,605	3,805	2,805
West Asian	1,155	640	515	22,380	11,665	10,720
Korean	900	420	480	31,965	15,255	16,705
Japanese	3,615	1,680	1,935	32,730	14,400	18,330

Visible minority, n 1 e ⁽²⁸⁾	335	160	175	4,195	2,150	2,040
Multiple visible minorities ⁽²⁹⁾	2,045	1,040	1,005	14,465	7,040	7,425
All others ⁽³⁰⁾	67,010	32,705	34,305	3,032,430	1,499,655	1,532,775

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Population Statistics for

Richmond (City - Cite) British Columbia

APPLY

Characteristics	Richmond	British Columbia ▲
Population in 2001 ⁽¹⁾	164,345	3,907,738 †
Population in 1996 ⁽²⁾	148,867	3,724,500 †
1996 to 2001 population change (%)	10.4	4.9
Total private dwellings	58,272	1,643,969
Population density per square kilometre	1,277.1	4.2
Land area (square km)	128.69	926,492.4

Characteristics	Richmond			British Columbia ▲		
	Total	Male	Female	Total	Male	Female
Age Characteristics of the Population						
Total - All persons ⁽³⁾	164,345	79,290	85,055	3,907,740	1,919,100	1,988,635
Age 0-4	7,895	4,080	3,815	205,650	105,370	100,285
Age 5-14	20,085	10,350	9,740	500,415	256,560	243,855
Age 15-19	12,320	6,415	5,905	270,275	139,195	131,085
Age 20-24	12,030	6,085	5,950	244,065	121,945	122,120
Age 25-44	49,125	22,970	26,155	1,174,775	573,415	601,365
Age 45-54	28,225	13,615	14,615	599,705	297,030	302,680
Age 55-64	15,335	7,460	7,870	379,750	188,910	190,840
Age 65-74	10,695	5,010	5,685	286,710	139,535	147,175
Age 75-84	6,700	2,680	4,025	186,345	77,325	109,020
Age 85 and over	1,930	625	1,305	60,030	19,815	40,220
Median age of the population	38.5	37.5	39.2	38.4	37.8	39.0
% of the population ages 15 and over	83.0	81.8	84.1	81.9	81.1	82.7
Common-law Status ⁽⁴⁾						
Total - Population 15 years and over	136,360	64,865	71,500	3,201,670	1,557,170	1,644,500
Not in a common-law						

relationship	131,145	62,270	68,875	2,966,610	1,439,300	1,527,310
In a common-law relationship	5,215	2,595	2,625	235,060	117,870	117,190
Legal Marital Status ⁽⁵⁾						
Total - Population 15 years and over	136,360	64,860	71,500	3,201,665	1,557,170	1,644,495
Single ⁽⁶⁾	42,120	21,775	20,345	1,011,280	547,390	463,890
Married ⁽⁷⁾	75,520	37,610	37,915	1,626,225	812,310	813,920
Separated ⁽⁸⁾	3,210	1,280	1,930	109,970	48,650	61,320
Divorced ⁽⁹⁾	8,160	3,065	5,095	260,270	111,815	148,450
Widowed ⁽¹⁰⁾	7,350	1,140	6,210	193,920	37,000	156,920

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Population Statistics - Page 2 for
Richmond (City - Cite), British Columbia

APPLY

Characteristics	Richmond			British Columbia		
	Total	Male	Female	Total	Male	Female
Language(s) First Learned and Still Understood ⁽¹⁹⁾						
Total - All persons	163,395	79,070	84,330	3,868,875	1,904,080	1,964,795
English only	72,510	36,070	36,440	2,825,780	1,403,230	1,422,545
French only	1,485	640	845	54,405	27,340	27,060
Both English and French	165	65	95	6,785	3,360	3,425
Other languages ⁽²⁰⁾	89,235	42,295	46,940	981,910	470,145	511,765
Mobility Status - Place of Residence 1 Year Ago ⁽²¹⁾						
Total population 1 year and over	161,855	78,360	83,495	3,830,075	1,884,010	1,946,060
Lived at the same address 1 year ago	138,910	67,180	71,725	3,202,155	1,573,055	1,629,105
Lived within the same province/territory 1 year ago, but changed address	17,520	8,575	8,940	524,880	259,945	264,940
Lived in a different province/territory or country 1 year ago	5,430	2,595	2,835	103,040	51,015	52,025
Mobility Status - Place of Residence 5 Years Ago ⁽²²⁾						
Total population 5 years and over	155,430	74,955	80,480	3,661,945	1,798,105	1,863,840
Lived at the same address 5 years ago	84,905	40,695	44,215	1,967,860	966,245	1,001,610
Lived within the same province/territory 5 years ago, but changed address	45,050	21,995	23,050	1,344,700	661,695	683,005
Lived in a different province/territory or country 5	25,480	12,255	13,220	349,385	170,165	179,220

years ago

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Important Notices

July 11, 2005
File

Finance & Corporate Services Division
Customer Service
Telephone (604) 276-4000
Fax (604) 276-4029

Dear Occupant

Re Notice of New Liquor Licence Application in Your Neighbourhood

This notice serves to advise you of an application received by the Liquor Control and Licensing Branch and by the City of Richmond for a new liquor licence in your neighbourhood

An application has been received from

717229 BC Ltd operating Ironwood Pub, located at 12000 Steveston Hwy

The intent of the application is to **operate a pub Sundays through Thursdays from 11 00 am to midnight, and on Fridays and Saturdays from 11:00 am to 1 00 am**

The capacity of the pub will be 155 persons maximum (inside and outside) The outside patio will seat 20 persons A designated smoking room is also being requested.

You are receiving this notice because you own property, own a business, or reside near the establishment that is applying for a new liquor licence

You may comment on this application by writing to

CITY OF RICHMOND
PERMITS SECTION
LIQUOR LICENCE APPLICATIONS
6911 NO 3 Rd
RICHMOND BC V6Y 2C1

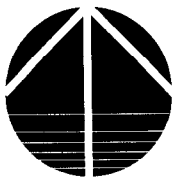
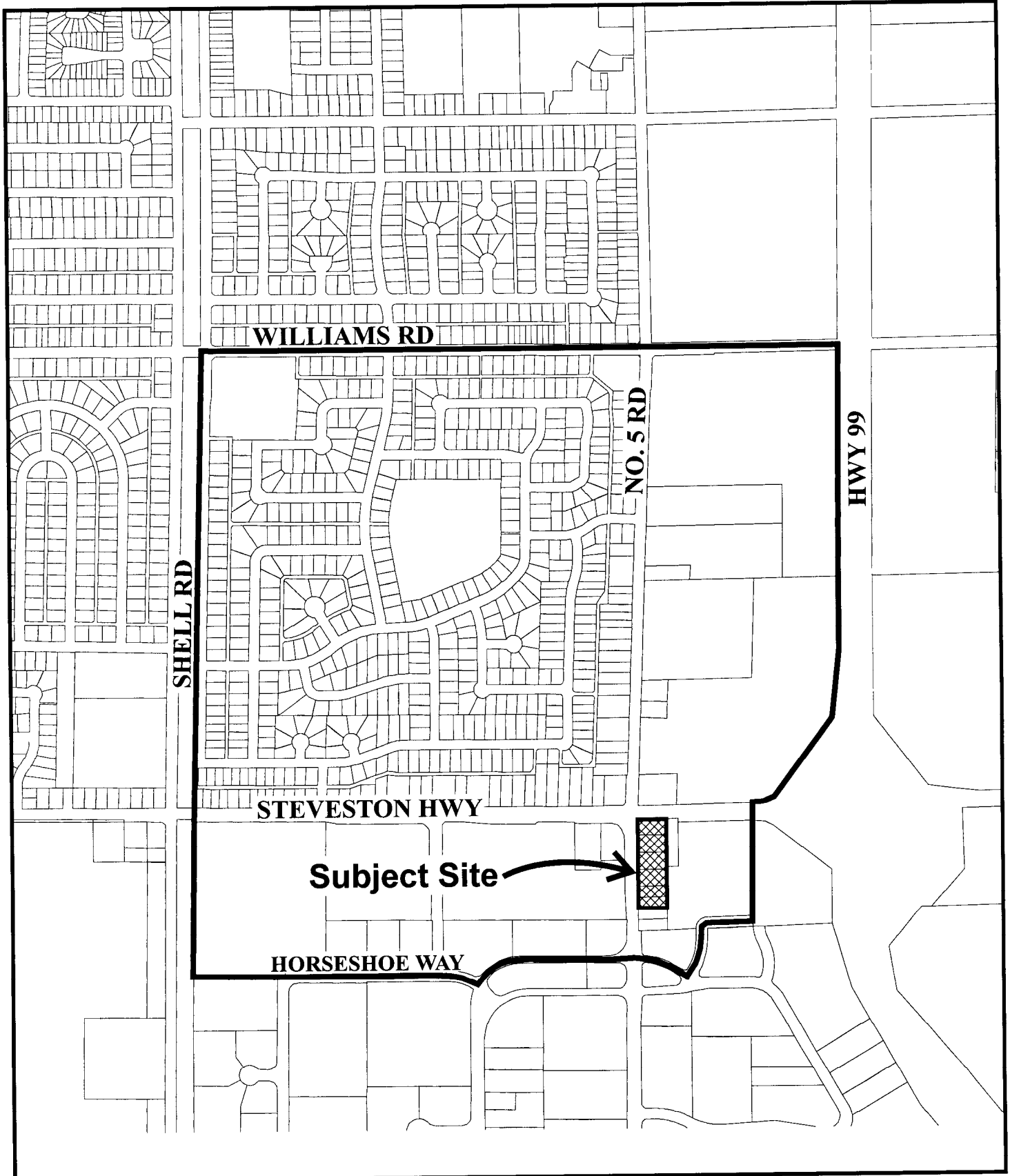
To ensure the consideration of your views, your letter must be received on or before **Expiry Date** Your name and address must be included on your letter

Please note that your comments may be made available to the applicant where disclosure is necessary to administer the licensing process

If you have further questions on this matter, please contact me at 604-276-4273

Yours truly,

Anne Stevens
Manager, Customer Services



Original Rezoning Notification Area

Adopted Date 01/06/05

Amended Date 15/07/05

Note Dimensions are in METRES