



City of Richmond

Report to Committee

To: General Purposes Committee
From: Anne Stevens
Manager, Customer Services
Re: **Ironwood Pub, 11000 No. 5 Road**
New Liquor-Primary Licence Application

To General Purposes - Sep 19, 2005
Date: September 12, 2005
File: 12-8275-30-023/Vol 01

Staff Recommendation

1. That the application by 717229 BC Ltd, doing business as "Ironwood Pub", for a new Liquor-Primary licence at 11000 No. 5 Road, be supported (for the reasons outlined in the staff report dated September 12, 2005 from the Manager, Customer Services).
2. That a copy of the resolution be forwarded to the Liquor Control & Licensing Branch in accordance with the legislative requirements.

Anne Stevens
Manager, Customer Services
(4273)

Att. 12

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

Staff Report

Origin

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

The LCLB notifies local government to give them the opportunity to provide comments and recommendations to the LCLB on certain liquor licence applications and amendments.

On June 23, 2005, the City of Richmond received the application summary from the LCLB for the new Ironwood Pub (Attachment 1). For all NEW licences, the LCLB process requires that Council provide a resolution based on the following eight review criteria outlined in the provincial legislation:

- Location of the establishment,
- Proximity of the establishment to other social or recreational facilities and public buildings,
- The person capacity and hours of liquor service,
- The number and market focus or clientele of Liquor-Primary licensed establishments within a reasonable distance of the proposed location,
- Traffic, noise, parking and zoning,
- Population, population density and population trends,
- Relevant socio-economic information, and,
- The impact on the community.

Council must also consider the views of nearby residents/businesses and provide the LCLB with the method by which views were gathered.

The City's public consultation process for liquor licence applications is clearly outlined in the Development Application Fees Bylaw 7276 Part 1.9. In this case, the City also required the applicant to conduct a neighbourhood survey and hold a public meeting intended to collect additional public opinion on the proposed pub operations only. This requirement originated from motions approved at the Public Hearing held February 21, 2005, and at the regular Council meeting held February 28, 2005, on the rezoning application for the property.

The first section of this report deals with the application by 717229 BC Ltd, doing business as "Ironwood Pub", for a new Liquor-Primary licence at 11000 No. 5 Road (previously 12000 Steveston Hwy). This section describes staff comments based on the legislated review criteria and illustrates results from the public consultation process as outlined in the City's bylaw.

The second section of this report discusses the results of the additional public consultation on the proposed pub operations.

Analysis

Zoning & surrounding land uses

The proposed Ironwood Pub is located at the southerly portion of 11000 No. 5 Road on the southeast corner of Steveston Hwy and No. 5 Road, and is zoned Comprehensive Development District 161 (C/D 161). The zoning permits a Neighbourhood Public House as well as Commercial Entertainment. The use proposed by the applicant is consistent with the zoning for this property.

The surrounding area is a mix of commercial, business park industrial, agricultural, and residential. To the north of the property is Fantasy Garden World, with agricultural and assembly uses immediately beyond that. To the south of the property are mainly business parks, with agricultural/residential properties immediately beyond that. To the west is Ironwood Plaza shopping centre, with mainly business parks further southwest. A single-family residential sector begins northwest of the property, with two proposed residential townhouse complexes

Proposed pub operations

The applicant's intent is to operate an upper end neighbourhood pub/bistro, which will service the large, and growing local business and residential community. The pub will be used for socializing and entertaining, and local businesses may use the establishment for business meetings and staff functions. The applicant has also requested a licensed patio and designated smoking room, which is not permitted based on the Public Health and Protection Bylaw 6989.

The proposed hours of liquor service are Sundays through Thursdays from 11:00 am to midnight, and Fridays and Saturdays from 11:00 am to 1:00 am, which is in line with the City policy for Pub Hours.

The proposed person capacity of the establishment is 135 persons inside and 20 persons outside for a total of 155 persons.

Summary of Liquor Licence Application & Comments on the Review Criteria

Item	Details
Application	New
Type	Liquor-Primary Licence
Location	11000 No. 5 Rd
Zoning	C/D 161
Hours of Sale	11:00 am to midnight Sundays through Thursdays, 11:00 am to 1:00 am Fridays and Saturdays.
Business Owner	717229 BC Ltd
Date Received	June 23, 2005
Date sign posted	August 8, 2005
Ads in newspaper	August 10, 13, 17, 2005
Letters to residents	August 17, 2005
Closing Date for Comments	September 9, 2005

In accordance with the provincial requirements, the City's review process requires the applicant to notify the public and to request their comments on the application. This includes:

- the posting of a sign on the subject site for a minimum of 30 days,
- the placement of three ads in the local newspaper, and,
- letters sent to businesses, residents and property owners within 100 metres of the establishment.

The public notification period for this application ended on September 9, 2005.

Views of nearby residents, businesses, and property owners

There are 21 properties located within the public notification area. Letters were sent to 114 residents, businesses, and property owners associated with such properties to gather their views on the application. Twenty-one letters were returned undeliverable, which is approximately 18%. The results from the public consultation process on the Liquor-Primary licence application are presented below. The level of response from the community either for or against the application is significant.

There are two types of responses received from the community:

- Letters
- Petitions

The City received over 100 letters, 8 of which opposed the application and over 90 of which supported the application (note: letters from more than 1 person in the same household were counted as one letter). Copies of the letters opposing and supporting the application are provided in Attachments 2 & 3 respectively. Of the letters received in support of the application, approximately 30 letters originated from invalid addresses (Attachment 4). These letters were not considered in the review process.

A map (Attachment 5) illustrating the origin of letters shows that the majority of letters received in support of the application originated from outside the public notification area, yet are part of the Richmond community at large.

Reasons sighted by the public in opposition to the application are listed in Attachment 6, while reasons sighted in support of the application are listed in Attachment 7. Although the number of responses from those opposed to the application is much lower than the number of responses from those in favour, the reasons provided by the former group is more extensive. Those who support the application do not provide extensive reasoning behind their comments. It also appears that these letters are similar in nature indicating the possibility that a variety of Form Letters were used.

In addition to the letters provided by individual community members, the City also received one petition with 47 signatures opposing the application (Attachment 8), and one petition with 784 signatures supporting the application (Attachment 9). Staff choose to disregard the petitions

because the LCLB does not consider petitions in their review process. Section 3.3.15 of the LCLB policy manual states:

“Petitions will generally not be considered in ascertaining the residents' views about an application.”

The LCLB guideline for local government also states:

“to avoid the perception of bias, it is very important that neither the applicant, nor a group opposed to the application, be involved in the collection of residents' views.”

The signatures obtained on the petition opposing the application were solicited by a business that is opposed to the application, and therefore cannot be considered by the City. Similarly, the signatures obtained on the petition supporting the application were solicited by an unknown source that supports the application, and therefore cannot be considered.

Location of the establishment

The proposed Ironwood Pub is located at the southerly portion of 11000 No. 5 Road on the southeast corner of Steveston Hwy and No. 5 Road (prior to the land consolidation the property was previously known as 12000 Steveston Hwy). The proposed pub will be one part of a larger commercial development on the site.

The site is located at the main intersection of Steveston Hwy and No. 5 Rd, and is in close proximity to Hwy 99 and the George Massey tunnel. The application summary states that a LCLB Inspector observed the intersection to be very busy and that the tunnel is known for accidents.

From the letters received indicating opposition to the application, it is primarily the location of the establishment that seems to be the main issue of concern due to the potential for increased traffic, the safety and number of non-patrons travelling by the site, and the likelihood of drinking and driving in close proximity to such a high traffic area, Hwy 99 and the tunnel.

As indicated previously, the area surrounding the proposed pub is a mix of commercial, business park industrial, agricultural, and residential. The plans proposed for the commercial development on the site are consistent with the type of services offered at Ironwood Plaza to the west, e.g. retail services and amenities. The marketplace will determine whether there is a demand for like services at the proposed commercial site.

Proximity to social, recreational, and public facilities

The proposed pub is located across the street from the Ironwood Branch of the Richmond Public Library. Hours of operation for the library are 10:00 am – 10:00 pm Mondays through Fridays, and 10:00 am – 5:00 pm Saturdays and Sundays. The library's clientele includes local residents, children, students, and businesses in the area. Although this public facility is in close proximity to the proposed pub, the Library administration does not see the potential for negative impacts assuming the pub is run responsibly.

Other social and recreational facilities in the area include The River Club located at 11111 Horseshoe Way, which is within 100 metres of the proposed pub. The River Club is an athletic club offering tennis, racquetball, squash & fitness programs. This facility has a Liquor-Primary licence with a capacity of 50 persons. The market served by this facility is club members, local residents, and businesses from the industrial parks. This establishment has an entirely different client focus than that of the proposed pub and staff have no concerns with the proximity between these two establishments.

Person capacity and hours of liquor service

The proposed person capacity will be 135 persons inside and 20 persons outside for a total of 155 persons. If the application were approved, the applicant would be required to apply for an occupant load review for the inside and outside person capacity through the City's Building Approvals department.

The proposed hours of liquor service are Sundays through Thursdays from 11:00 am to midnight, and Fridays and Saturdays from 11:00 am to 1:00 am. The proposed hours are consistent with the City's Policy 9302 on Neighbourhood Pubs – Hours of Operation.

Other Liquor-Primary licensed establishments in the area

As indicated previously, The River Club is located 0.2 km from the proposed pub and has a capacity of 50 persons. The hours of liquor service are from 11:00 am to 1:00 am Mondays through Saturdays, and until midnight on Sundays. Again, the market served by this establishment is entirely different than that proposed by the applicant.

The Kingswood Arms Pub is located at unit 10 – 9371 No. 5 Road, which is at the corner of No. 5 Road and King Rd. This is 1.4 km from the proposed pub. The total capacity of the pub is 173 persons. The hours of liquor service are from 10:00 am to midnight Mondays through Thursdays, from 11:00 am to 1:00 am Fridays and Saturdays, and from 9:30 am to 11:00 pm on Sundays. The market served by this establishment is neighbourhood residents and businesses.

The Pioneer's Pub is located at unit 200 – 10111 No. 3 Rd, which is at the corner of No. 3 Road and Williams Rd. This is approximately 3 km from the proposed pub. The total capacity of the pub is 140 persons. The hours of liquor service are from 10:00 am to midnight Mondays through Thursdays, from 11:00 am to 1:00 am Fridays and Saturdays, and from 11:00 am to midnight on Sundays. The market served by this establishment is neighbourhood residents and businesses.

There is no potential for patrons to travel from one pub to another after closing time because the hours of operation of all pubs in Richmond are consistent.

With respect to the potential economic impact of the proposed pub on other licensees in the area, the LCLB guideline states:

“local government must be careful not to consider irrelevant factors such as concerns from existing licensees about potential

negative impacts on their businesses. The courts have concluded these are not relevant considerations, as neither the Act nor regulation sets out a need to consider economic impact of an application on existing licensees.”

Responses received from the public in opposition to the application indicated that another main issue of concern is the number of establishments serving liquor in the area. It should be noted that the number of Food-Primary licensed establishments cannot be considered in this review. Given the three other Liquor-Primary licensed establishments mentioned above, staff feel that the marketplace will determine whether there is an excess of such establishments in the area.

Traffic, noise and parking

The proposed pub is situated in an area already impacted by ambient noise from surrounding uses. Some additional noise is anticipated with the proposed pub entertainment and outdoor patio. It is not clear how this noise will impact the residential sector to the northwest of the site, as a noise study was not conducted. The potential for increased noise at later hours resulting from pub operations is not likely since the proposed hours of liquor service do not exceed midnight during the week and 1:00 a.m. on weekends. Any noise concerns originating from the proposed pub in future would be dealt with in accordance with the City's regular methods of enforcement.

It is understood that this area is presently impacted by traffic congestion at peak times. It is anticipated that the proposed pub and commercial development will bring a slight increase in traffic to the area. The applicant was requested to introduce two new driveways into the development, and that the number of patrons not negatively impact the traffic in the area more than at present. A copy of the traffic study is attached (Attachment 10).

The City's Transportation department and Development Applications department are currently working with the applicant on transportation and on-site parking requirements as part of the development permit and servicing agreement.

Population factors and trends

The table below shows data provided by BC Stats and Statistics Canada, which indicates a growth rate of 11 % within a half-mile of the proposed pub, and a growth rate of 40% within one mile from 1996 to 2001. Richmond's overall population increased by 10.4% during the same period. The growth rate in the area and in Richmond overall supports the growth in the number of licensed establishments.

Year	Pop. within 0.5 miles	Pop. within 1 mile	Overall Pop.
1996	625	5,490	148, 867
2001	695	7,681	164, 345
	+ 11%	+ 40%	+ 10.4%

Socio-economic factors

Since 2003, the LCLB has not identified any proven contraventions associated with any Liquor-Primary licensed establishments within a 2-block radius of the proposed pub. The absence of any contravention history indicates that there does not seem to be a problem with an over-proliferation of licensed establishments in the area, assuming these business's are operated properly, and follow the regulations in the City and the Province.

Data provided by BC Stats as of September 2004 indicates that Richmond has an unemployment and income assistance rate that is lower than the provincial average, and has a growing number of businesses. Major industries in Richmond include retail trade, accommodation and food services, transportation and warehousing, and manufacturing. These trends support the addition of licensed establishments in the community, and staff feel that the marketplace will determine the success factor of such establishments.

Impact on the community

The potential for negative impacts on the community associated with liquor consumption are understood. In the absence of any contravention history in the area, an assessment of any additional potential negative impacts from the proposed pub is not possible. Any contraventions or instances of non-compliant activity in future would be dealt with in accordance with the City's regular methods of enforcement.

Summary of Neighbourhood Survey and Public Meeting

As indicated previously, the City also required the applicant to conduct a neighbourhood survey and hold a public meeting intended to collect additional public opinion on the operational details of the proposed pub only. This requirement originated from motions approved at the Public Hearing held February 21, 2005, and at the regular Council meeting held February 28, 2005, on the rezoning application for the property. A summary of the public meeting and survey results is provided in this section.

The public meeting was held on Tuesday August 23, 2005 from 7:00 pm to 9:00 pm at Watermania, 14300 Entertainment Blvd. There were 41 people in attendance. The question posed was to get their comments on the operations only. There did not appear to be any discussion on the operations but rather on the traffic issue. One gentleman was very concerned about the location of the patio, yet the architect had met the requirements set out by Development application.

The neighbourhood survey was conducted by an independent market research company at the sole cost of the applicant. The market research company retained by the applicant to conduct the survey and host the public meeting was Synovate. The survey and public meeting notification area is the same as the rezoning notification area and is shown in Attachment 11. The results of the survey is provided in a report prepared by Synovate (Attachment 12).

The survey was designed to measure public reaction to the following operational details of the proposed pub:

- proposed hours of operation;
- proposed seating capacity, both indoors and outdoors;
- the type of menu items to be served;
- the type of entertainment to be provided;
- the preference for indoors vs. outdoors smoking area.

The method used to conduct the survey was a self-administered questionnaire and introduction letter that was mailed out to residents/businesses within the notification area. The response rate for the survey was 16%. The timeframe for the survey was 2 weeks beginning August 12, 2005 and ending August 29, 2005

The results from the survey are summarized below:

Operational Detail				
Hours of Operation	Too Short 2%	About Right 46%	Too Large 51%	Don't Know 1%
Seating Capacity: Indoors	Not Enough 2%	About Right 44%	Too Many 54%	
Seating Capacity: Outdoors	Not Enough 21%	About Right 38%	Too Many 41%	
Menu Items	Casual Dishes 69%	Snacks/Appetizers 66%	Full Dinner/Lunch 54% / 53%	Buffet 30%
Entertainment	Big Screen TV 80%	2-3 piece Live Band 61%	Lottery gaming 18%	Video gaming 12%
Smoking	Support Indoor Area 17%	Support Outdoor Area 83%		

The survey results indicate preferences for the type of licensed establishment that respondents would like in their neighbourhood.

The respondents are almost equally divided in terms of the proposed hours of operation. Just under half feel the proposed hours are just right, too short, or unsure, while just over half feel they are too long. The hours proposed by the applicant are consistent with the City's policy on neighbourhood pubs.

There is a difference in opinion between residents over seating capacity indoors vs. outdoors. The respondents are almost equally divided in their opinions on indoor seating. Just under half feel that the proposed indoor capacity is just right, while just over half feel it is too much. In terms of outdoor capacity, there is a wider distribution of opinions, with 21% feeling the outdoor seating capacity is insufficient, 38% feeling it is just right, and 41% feeling it is too much.

There is a wider set of opinions among respondents on menu items and entertainment, while there is clearly a higher percentage of respondents that prefer an outdoor smoking area.

Financial Impact

None.

Conclusion

Staff have completed the review of this application. The process outlined by the City requires that letters be sent to residents who live within 100 metres of the site for comment and also accept comment from individuals who live in the Richmond community.

Letters were sent to 114 residents, businesses, and property owners associated with such properties to gather their views on the application. Twenty-one letters were returned undeliverable, which is approximately 18%.

Over 100 letters were received, 90 of which supported the application. It also appears that these letters are similar in nature indicating the possibility that a variety of form letters were used.

Of the letters received in support of the application, approximately 30 letters originated from invalid addresses. These letters were not considered in the review process.

There were eight letters (8) opposing the application. As this would not be considered a majority of residents opposed to the application, staff feel the application should be supported.



Anne Stevens
Manager, Customer Services
(4273)

AS2:cl



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

City of Richmond
RECEIVED

JUN 23 2005

CAO's OFFICE

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 communities**Ladner/Tsawwassen**

Population 43,360

9-liquor primaries

1-liquor primary per 4840 people**White Rock/South Surrey**

Population 72,490

9-liquor primaries

1-liquor primary per 8054 peopleLIQUOR CONTROL & LICENSING
RECEIVED

JAN 21 2005

TIME 10:57 AM

VICTORIA BC

O/C

Langley City

Population 23,643

5-liquor primaries

1-liquor primary per 4729 people**Aldergrove**

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

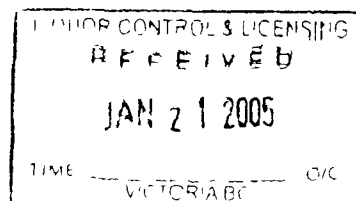
The benefits to the large and growing local business/residential community will be to provide a convenient upper end Pub/Bistro for socializing, entertaining, lunchtime meetings and staff functions. We will provide an extensive food menu with a comfortable setting with a south facing outdoor patio area.

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.

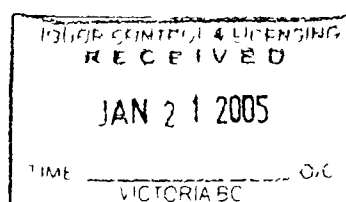
The Kingwood Arms Pub caters to primarily blue-collar local residents.
Pioneer Pub caters to the local community and businesses.

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		All ages	Richmond		% Distribution *	
		% Change Prev. Year		% Change Prev. Year		Male	Female	Richmond	BC
2000	168 280	-	4 039 198	-	0 14	14 425	85 055	100.0	100.0
2001	171 517	1.9	4 078 447	1.0	15 24	12 500	13 555	17.0	18.1
2002	172 346	0.5	4 115 413	0.9	25 44	22 975	11 850	14.8	13.2
2003	172 579	0.1	4 152 289	0.9	45 64	21 070	26 150	29.9	30.1
2004	172 714	0.1	4 196 383	1.1	65 +	8 320	22 485	26.5	25.1
							11 015	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. sv.	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 dwel	\$ 266 733	\$ 230 645

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

Richmond
City

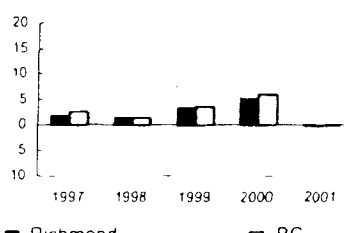
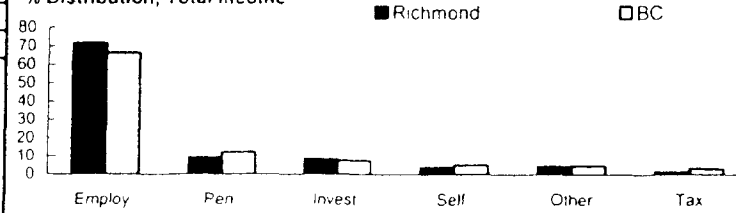
Community Facts

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

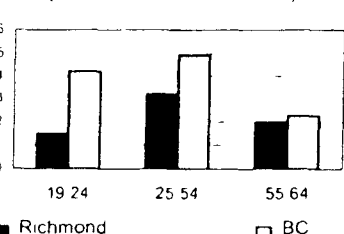
Source: Statistics Canada

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				■ 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		
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



Statistics Canada
Statistique Canada

Canada



Français	Contact Us	Help	Search	Canada Site
The Daily Census	Canadian Statistics	Community Profiles	Our products and services	Home
				Other links

2001

Community Profiles

[HELP / FAQ](#)

More free tables
in [Canadian Statistics](#)

► [Search](#) ► [Search Results for "Richmond"](#)

► [Community Highlights](#)

► [Population - Page 3](#)

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 i 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

[Home](#) | [Search](#) | [Contact Us](#) | [Français](#)

Last modified 2003 09 30

[Important Notices](#)



Statistics Canada
Statistique Canada

Canada



Francais	Contact Us	Help	Search	Canada Site
The Daily Census	Canadian Statistics	Community Profiles	Our products and services	Home
				Other links

► [Search](#) ► [Search Results for "Richmond"](#) ► [Community Highlights for Richmond](#) ► [Population](#)

2001

Community Profiles

[HELP / FAQ](#)

More free tables
in [Canadian Statistics](#)

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

[[Home](#) | [Search](#) | [Contact Us](#) | [Français](#)]

Last modified 2003 09 30

[Important Notices](#)



Statistics Canada
Statistique Canada

Canada



Français	Contact Us	Help	Search	Canada Site
The Daily Census	Canadian Statistics	Community Profiles	Our products and services	Home
				Other links

2001

Community Profiles

[HELP / FAQ](#)

More free tables
in [Canadian Statistics](#)

► [Search](#) ► [Search Results for "Richmond"](#)

► [Community Highlights](#)

► [Population - Page 2](#)

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

[Home](#) | [Search](#) | [Contact Us](#) | [Français](#)

Last modified 2003 09 30

[Important Notices](#)

ATTACHMENT 2

LETTERS OPPOSING THE APPLICATION

August 29, 2005

To: City of Richmond
Permits Section
Liquor Licence Applications

Dear Sir,

We, the undersigned, are employees at the Richmond office of the publicly listed Ascalade Communications Inc. (ACG: TSX), at 12051 Riverside Way, Richmond, BC., V6W 1K7.

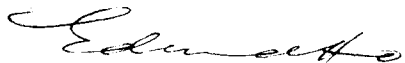
We are writing to express our strong objection to the new liquor licence application of the proposed Ironwood Pub at 11000 No.5 Road (your file: 12-8275-30-023/Vol01).

We believe the extra traffic generated by the patrons of the Ironwood Pub will seriously exasperate the already crowded intersection at No. 5 Road and Steveston Highway.

We are also very concerned with having a drinking establishment in such a traffic-congested area. Even small amounts of alcohol can degrade a driver's decision-making ability. Our safety will be affected by having to travel home from work past this proposed Pub. This is the wrong location to approve this type of establishment.

We earnestly appeal to the Council to reject the liquor licence application.

Yours very truly,
Ascalade Communications Inc.




Dr. Edmund K. Ho
President and CEO

Encl: Petition signatures from the employees of Ascalade Communications Inc.

Sept. 5/05

Liquor license application reviewers:

I am responding to the notice that was printed in one of our local newspapers. It has to do with the application from 717229 BC Ltd, to operate a pub at 12000 Steveston Hwy. I am writing in total opposition to a new liquor license being issued to operate a pub at the aforementioned address. I own and reside in a house with my wife and family in the area near the proposed pub. I have a number of reasons for being opposed to a pub at this location. One of the most important reasons is the closeness of this pub to Hwy. 99, the George Massey tunnel, Steveston Hwy. and #5 road. All are main arteries with a large volume of traffic during the days and a quite a bit of traffic during the night time hours. To have a person(s) who has been drinking at this pub be able to get into a vehicle and drive away from the pub with access to anyone of these roadways, especially Hwy. 99 and the tunnel where the speed limit is 90km/hr. is far to dangerous and puts the rest of the driving public at an increased risk. You would have to be totally naive to think that this would not happen. I am not opposed to another liquor establishment being opened in our area, even though there are already quite a number of them in close proximity to this proposed one, but the **location** of this new pub is and will be disastrous. With the present roadway configurations (islands) access to and egress from the pub will be a traffic problem. My last comment is directed mostly to the mayor and council of the city of Richmond about the way the rezoning, no public hearing, liquor licensing application for this pub has been dealt with. The pub issue has been forced on the residence of Richmond regardless of our concerns that we have as a community.


Albert Drinovz
11340 Seaton Rd.
Richmond, B.C.

#111-11771 KING ROAD
RICHMOND, B.C. V7A 3B5
AUGUST 30, 2005

CITY OF RICHMOND - PERMITS SECTION
LIQUOR LICENCE APPLICATIONS
6911 #3 ROAD
RICHMOND, B.C. V6Y 2C1

SIRS:

RE: PROPOSED PUB - CORNER OF #5 ROAD
AND STEVESTON HWY.

I HAVE WRITTEN LETTERS TO COUNCIL ON THIS ISSUE, AND
RECEIVED NO RESPONSE.

THERE IS NO NEED FOR A PUB / BEER AND WINE STORE AT THAT
LOCATION - THERE ARE OTHER ESTABLISHMENTS VERY NEARBY AT
WHICH LIQUOR MAY BE CONSUMED, AND THERE IS ALSO A
GOVERNMENT LIQUOR STORE PLUS A WINE STORE.

COUNCIL OBVIOUSLY WANTED TO SELL THAT PIECE OF LAND
AND SOMEHOW THE PUB BECAME PART OF THE REZONING.
HAVING DONE THAT, COUNCIL SUDDENLY DECIDED THAT RESIDENTS
OF THE NEIGHBOURHOOD WOULD HAVE NO OPPORTUNITY TO SAY
"YES" OR "NO" TO A PUB ON THAT CORNER. TOTALLY INAPPROPRIATE
AND UNFAIR.

PLEASE REJECT THIS APPLICATION.

YOURS TRULY
E. R. Living

Lussier, Cynthia

From: Stevens, Anne
Sent: Thursday, 1 September 2005 12:50 PM
To: Lussier, Cynthia
Subject: FW: Ironwood Pub & Liquor store

Please put in file

From: Ed & Agnes Kroeker [mailto:eakroeker@shaw.ca]
Sent: Wednesday, 31 August 2005 9:38 PM
To: Stevens, Anne
Cc: Cheryl.Caldwell@gov.bc.ca
Subject: Ironwood Pub & Liquor store

RE: LIQUOR/PRIMARY LICENCE APPLICATION -
IRONWOOD PUB - 12000 STEVESTON HWY.

TO:
Licencing Dept.
City Councillors
Mayor's office
cc: BC Liquor Control and Licencing Branch

I have an issue with the proposal to place a pub & liquor store in the Ironwood area at No. 5 Rd. and Steveston Hwy. First of all, this property was zoned to allow a pub without any consultation with the neighbourhood whatsoever. This goes against what the city council policies have been in the past. The information meeting regarding pub operations only was a complete waste of everyone's time, including that of city staff. It was simply an attempt to appear as if public consultation has been sought by the council when the reality is that the public wishes have never been considered.

I oppose the granting of a liquor license for the Ironwood Pub and Liquor Store because there already is a pub and liquor store only 1.5 km north of the location at Steveston Hwy. and No. 5 Rd. There is no reason to have another pub so close to an already existing one. There is also another pub at No. 3 Rd and Williams Rd. which is also only a few kilometers from the Ironwood location.

It will also contribute to an increase in traffic congestion at the intersection of No. 5 and Steveston Hwy. Traffic volume alone is not the problem -- the bigger problem is the configuration of access to the subject property. The driveway to the pub will be right across No. 5 Rd from the access to Ironwood Plaza. This creates a very dangerous situation, especially when there is traffic travelling north and south on No. 5 Rd. at peak times. Cars trying to get into the pub parking lot from the north will create a back-up of traffic right into the intersection at No. 5 and Steveston and any cars trying to cross No. 5 Rd to get from Ironwood plaza to the pub or vice-versa will create a very dangerous situation as well. This is exactly the same scenario as Coppersmith Pl. between Save-On Foods and Canadian Tire. There are many close calls there on a regular basis -- and that's without the amount of traffic that No. 5 Rd usually has.

Another reason that I oppose the granting of a liquor licence to the Ironwood Pub and Liquor store is that the public consultation process has been completely ignored in this case in favor of the principals of the Ironwood Pub.

We simply do not want another pub in our neighbourhood.

Respectfully submitted,
Edward Kroeker

11640 Seahurst Rd.
Richmond, BC

Neil Friesen

10711 Seamount Road, Richmond, BC V7A 4P5

Telephone: 604-272-3819

FAX 604 241 8934

FAX COVER SHEET

To:

ANN STEVENS

Attention:

CITY CLERK OF RICHMOND

Fax Number:

604 276 4029

IF ANY OTHER INFORMATION

IS NEEDED PLEASE CALL

- Neil

This fax is 2 pages long, including the cover sheet.

August 3, 2005

City Clerk
City of Richmond,
6911 #3 Road,
Richmond, BC.
V6X 2C1

Dear Sir or madam:-

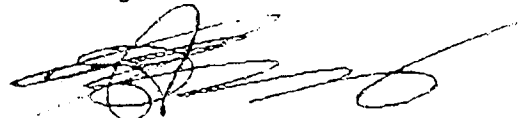
Re:- Development permit DPO5-292236

We the under signed are not in favor of the development
DPO5-292236.

Reasons:-

- The traffic at #5 Road + Steveston Hwy. is congested enough during rush hour and off periods.
- If with the development of a Pub etc., it can cause more accidents during a rush hour.
- Steveston & #5 roads are not wide enough to allow more lanes of traffic.
- We have been residents of the Community for 23 odd years and feel that we should be able to voice our objection on this matter at this time.

NEIL FRIESEN
MARY FRIESEN
10711 DEAMOUNT RD.,
RICHMOND, BC.



Mary Friesen

To Richmond City Council and Mayor

Mar 17, 2005

HAND DELIVERED

I am writing to request the following item be included as new business in the agenda of the Tuesday March 29th, 2005 Council Meeting.

My name is Carol Day and I live at 11631 Seahurst Rd., Richmond B.C. V7A 4K1 telephone 604 271 7761.

**Regarding the Bylaw 7884 (RZ 04-286494)
(11000, 11020, 11040, 11080, 11100 No 5 road and 12000 Steveston Hwy;
Applicant Sandhill Holdings Ltd. and J.A.B. Enterprises Ltd.) and Resolution
(ph05/2-20) amended by Resolution R05/2-5**

I would like the approval of the Bylaw and the ammendmant of the survey to be **reconsidered** due lack of due process and to insufficient information at the Feb 21, 2005 public hearing and the Feb 28th regular council meeting. Following are the points I feel are relevant.

(1) That the submissions from the public where not given due consideration. I recieved all the submissions from the clerks office and there where

23 Residential letters against the pub, 3 Residential letters for the pub these are important voices

From the business community in the Ironwood area, (many on form letters) there where 4 votes against the pub and 35 for the pub. There was also 31 businesses from the Bridgeport area that supported the pub. This is an important consideration which was missed due to the confusion that evening. The Yes votes for the pub from the Ironwood and Bridgeport area's where on form letters that the developer had encouraged, these where not recognized as being clearly self serving by the developer.

Verbal submissions on Feb 21st. from the public: **7 where against the pub and 3 for the pub**. There where others who where concerned about the pub and how it would affect other situations.

(2) **The Traffic study** was not available to Council and this information is critical in order to make an informed decision. I have also discovered that the traffic study was incomplete and clearly biased for the applicant. According to city staff the traffic study suggests only a 2% increase in addition cars per peak hour. This is impossible for a development of this size 29,924 sq ft with 125 parking stalls. **The report actually states there will be a 6% increase in traffic, inbound.** Hamilton & Associates the firm that Mr. Sandhu hired to do the traffic study also clearly stated their position in their letter stating "We trust that this letter will assist in the development **approval** process". I feel that the City of Richmond should have hired an independent firm, which would be unbiased.

(3) **The pub policies where recinded** even though the new policies are due to be finished April 1, 2005. This in effect, disabled the entire process. The bylaws where in place to protect the publics rights. Council could have delayed their decision until the new pub policies where available and the proper

process was completed.

(4) In the past a public survey has been done to fully understand the views of the residents in the area. In this application the survey was not done before rezoning once again this is insufficient. Council cannot make an informed decision on this issue with out that crutial information.

(5) The ammendment to the survey that was approved at the Council meeting on Feb 28th, 2005 rendered the future survey redundant. The change in wording from a choice of yes or no to approval of the pub. to **"Opinion survey be conducted in relation to pub operations only"** is a obsene abuse of councils power. This is unacceptable not only to Shellmont residents but to all citizens of Richmond. If this survey was done fairly and honestly it would have been a helpful tool in making a decision in wether or not to support a pub application when dealing with the Ministry of Liquor Control and Liciencing .

(6) Ms. Tina Gleason had a **petition with 213 signatures from residents in the area opposed to the pub** and this petition was not taken into evidence by the clerks and distibuted to the council members .Ms Gleason presented this information at the Feb 21st ,2005 public hearing but it was not given true consideration. This alone is sufficient to warrant a delay in proceedings, until further investigation could be done

(7)The plans for the complex do not pass the Neighbourhood Pubs policy manual # 9301 . **The bylaw states that "another pub cannot be within 1 mile of another pub** (Kingswood pub is .8 km's away.) **The new pub cannot be within one half mile of a main or secondary highway"**, this pub is with yards of a highway.

Also the 3,915 sq ft liquor store is with in yards of the B.C, Liquor store at Ironwood and the 2,959 sq ft. pub is far too large for the area when there are 7 pubs or bars in the area.

(8) The land use for this property is not appropriate and I feel, if asked the R.C.M.P. would strongly agree. The input needed from the **R.C.M.P.** is also very important to this decision making process

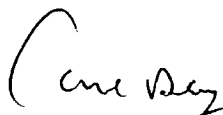
(9) The public has spoken out through stories and editorials in the local and other newspapers The residents have sent letters ,emails and spoke at the public hearing, and they have said no to this pub land use rezoning. There is sufficient interest in this rezoning and survey ammendmant, to deserve another look.

Please listen to the public and take the time to reexamine this application, Richmond is an example to other communities and the manner in which we deal with this liquor application and rezoning could be a very bad example to other cities and municiplaities across British Columbia. The way the process has been rushed will no doubt force the province to reevaluate the current process and possibly take away the power it has currently given to the cities and municipalities. I think council made a mistake rushing this application through and the right thing to do is to go back and make it right.

Thank you for your time and consideration.....

Carol Day 11631 Seahurst Rd. Richmond, B.C. V7A 4K1

home 604 271 7761
cel 604 240 1986





City of Richmond

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

March 21, 2005
File: 12-8060-20-7884/2005-Vol 01

City Clerk's Office
Telephone (604) 276-4007
Fax (604) 278-5139

Ms. Carol Day
11631 Seahurst Road
Richmond, BC, V7A 4K1

Dear Ms. Day:

Re: Bylaw 7884

This is to acknowledge your letter of March 17, 2005 in connection with the above matter. Unfortunately the letter, which was received in this office on March 17, 2005, was received after the Public Hearing on Bylaw 7884 and legal precedent precludes the circulation of any such correspondence to Council members afterwards.

Your letter will, however, be forwarded to Raul Allueva, Director of Development and to Joe Ereeg, General Manager, Urban Development, for reply to the technical concerns and questions you have raised.

If you have questions or concerns regarding the Council or Public Hearing process, please call me at 604-276-4098.

Yours truly,

David Weber
Manager, Legislative Services

Pc: Joe Ereeg, General Manager, Urban Development
Raul Allueva, Director, Development

August 25, 2005

Ann Stevens,
City of Richmond,
6911 #3 Road,
Richmond, B.C.
V6X 2C1

CITY OF RICHMOND

AUG 25 2005

RE: #3 ROAD

Dear madam

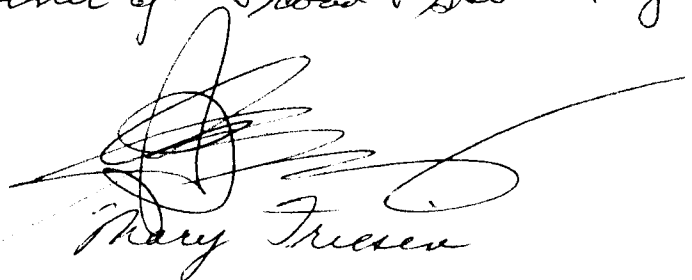
- Re application of a Pub licence
DPOS-292236

We are opposed to the application of a Pub licence
and Liquor Store, at Corner of #5 Road and
Stevenson Hwy

- #5 Road and Stevenson Hwy can not handle the ^{with} increase of traffic the Pub Liquor Store will generate.
- There is a Liquor Store 2 Blks away in the mall, and Pub 10 Blks away.
- No one can make a left turn into the Pub going south on #5 Road due to the Centre Island
- With mall traffic making a left turn going north out of mall on #5 Road.
- This will generate more traffic and carnage at the corner of #5 Road & Stevenson Hwy.

Neil Friesen,
Mary Friesen,
10711 Seamount Rd.,
Richmond BC
V7A 4P5

1-604-272-2019



Mary Friesen

1110 Seamount Victoria



May 26, 2005

Neil and Mary Friesen
10711 Seamount Road
Richmond BC V7A 4P5

Dear Neil and Mary Friesen:

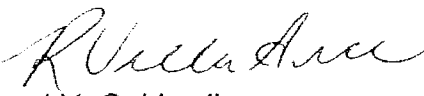
Your letter of March 16, 2005, to the general manager regarding the proposed pub at No. 5 Road and Steveston Highway has been referred to me for reply.

I wish to assure you that there has been no decision reached to date on the liquor licence application. The issue that went before Richmond council recently involves zoning, as applicants must secure zoning as part of the application process. Zoning is a municipal matter, and only one aspect of a liquor licence application.

The process to obtain a liquor-primary (pub) licence from the Liquor Control and Licensing Branch involves four stages: application, applicant suitability, site and community assessment, and building assessment. At the site and community assessment stage, local government must gather the views of residents and advise the Liquor Control and Licensing Branch of whether they support the application. Local governments can decide **how** they want to use to gather input, **whether** by referendum, public forum, survey, etc. Local residents **will** have an opportunity to comment when the application in question reaches this stage. It will likely be some time yet before we get to the site and community input stage, however, as the application has only recently been received.

Thank you for writing.

Yours sincerely,

for 
Cheryl Y. Caldwell
Deputy General Manager
Licensing and Local Government Liaison



CITY OF RICHMOND

May 10, 2005

APR 7 1 195

Neil and Mary Friesen
10711 Seamount Road
Richmond, BC V7A 4P5

REC-100

Dear Neil and Mary Friesen:

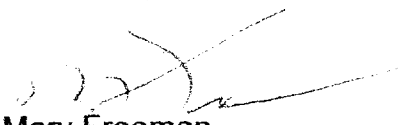
The Deputy Solicitor General has asked me to respond to your April 4, 2005 letter to the Honourable Rich Coleman, Solicitor General regarding the proposed pub and liquor store at No. 5 Road and Steveston Highway.

I can assure you that there has been no decision reached to date on the liquor licence application. The issue that went before Richmond council recently involves zoning, as applicants must secure zoning as part of the application process. Zoning is a municipal matter, and only one aspect of a liquor licence application.

The process to obtain a liquor-primary (pub) licence from the Liquor Control and Licensing Branch (the branch) involves four stages: application, applicant suitability, site and community assessment, and building assessment. At the site and community assessment stage, local government must gather the views of residents and advise the branch of whether they support the application. Local governments can decide what method they want to use to gather input, whether it is referendum, public forum, survey, etc. Local residents will have an opportunity to comment when the application in question reaches this stage.

Thank you for writing.

Sincerely yours,


Mary Freeman
Assistant Deputy Minister
and General Manager

Ministry of Public Safety
and Solicitor General

Liquor Control and
Licensing Branch

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8
Telephone: 250 387-1254
Facsimile: 250 387-9184

Location:
Second Floor, 1019 Wharf Street
Victoria BC
[http:// www.pssg.gov.bc.ca/lclb](http://www.pssg.gov.bc.ca/lclb)



MAY 03 2005

Neil and Mary Friesen
10711 Seamount Road
Richmond, BC V7A 4P5

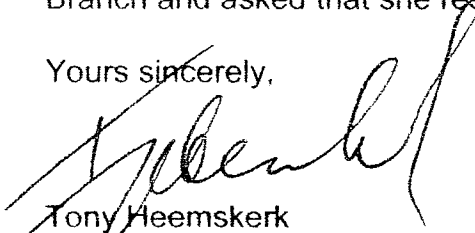
Dear Neil and Mary Friesen:

Your letter received on April 4, 2005 addressed to the Honourable Rich Coleman, Solicitor General, regarding the proposed pub and liquor store at No. 5 Road and Steveston Highway, has been referred to me for response.

Under the *Liquor Control and Licensing Act*, the Minister provides general policy direction to the Liquor Control and Licensing Branch and the Branch is responsible for licensing and regulating establishments that sell liquor within these policy guidelines. The Minister does not get involved in the licensing process or comment on specific applications.

I have referred your letter to the General Manager of the Liquor Control and Licensing Branch and asked that she respond to you directly.

Yours sincerely,



Tony Heemskerk
Deputy Solicitor General

pc: Mary Freeman

10671 #5 Road,
Richmond, B.C.,
V7A 4E6

August 12, 2005

CITY OF RICHMOND

AUG 15 2005

City of Richmond,
Permits Section,
Liquor Licence Applications,
6911 #3 Road,
Richmond, B.C.,
V6Y 2C1

RECEIVED

Dear Sir or Madam;

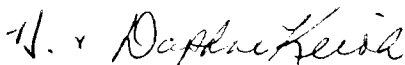
Re: The Ironwood Pub, 12000 Steveston Highway

We are strongly opposed to this pub because we feel it is located in a corner that is very congested with all types of vehicles especially when there has been an accident on the No.99 or in the tunnel and on long-weekend Fridays. It is not uncommon, but rather regular, to have traffic lined up to Shell and further west on Steveston Highway and on No.5 it will be backed up to Seacliff Gate and further. It is impossible at these times to enter our driveway with a left hand turn because even if a driver in the center lane allows us to start our turn we are unable to cross the curb lane into the driveway because the cars won't let us through. If the Buddist statue is allowed, at 161 feet, traffic will become even more caotic.

We also feel very strongly that this pub is located much too closely to the No.99. You cannot convince us that 155 patrons will be walk-ins. Even if there are two people to each car that will still produce over 75 cars with drivers who have been drinking and most vehicles will only contain the driver so in fact there will be much more than 75 vehicles leaving this establishment. As the citizens of this area have already tried to explain to City Hall there are enough drinking establishments in this area, all of which are within walking distance for the majority of us. Businesses in this area, not outside of this area, have also expressed their opposition to this liquor licence being issued.

There are a lot of people in this neighbourhood, both dwellers and business people, who have voiced strong opposition to this project and it is about time that City Hall started listening to the people who pay the taxes that help to keep Richmond. For once please listen to us. It seems that this corner of Richmond has become a target and no one is listening to us when we say we don't want to play the game.

Sincerely,


Harry and Daphne Keith
604-275-4169

**10480 Aintree Crescent,
Richmond, BC
V7A 3T6**

**City of Richmond,
Permits Section,
Liquor License Application,
6911 No 3 Road,
Richmond, BC
V6Y 2C1**

August 17, 2005

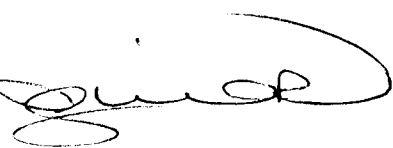
**717229 BC Ltd
12000 Steveston Highway**

The people of Richmond have expressed their opposition to the above business being granted to operate a Pub. The City of Richmond is greedy and has caused Richmond to become a nightmare to live in. Their blatant disregard for its citizens is mind-boggling and again the above business should not be given a license because Richmond does not need another drinking hole.

The City of Richmond should not be granting licenses to drinking and gambling businesses. It already takes too much of our taxes for very little returns on our dollars, perhaps if it was not building such an unnecessary Ice Arena things would be different but I highly doubt it.

Sincerely,

T.P.D'Aguiar



RECEIVED

AUG 18 2005

7:41 PM

ATTACHMENT 3

LETTERS SUPPORTING THE APPLICATION

August 24, 2005

City of Richmond
Premises Section
Liquor License Applications
6910 No. 3 Road
Richmond, B.C.
V6Y 2C1

Re: 717229 B.C. Ltd – operating Ironwood Pub located at 12000 Steveston Hwy.

Dear Sir or Madam:

This letter is written in response to the public meeting held at Watermania, August 23, 2005.

My wife and I attended that meeting and we herewith express our opinion in favor of the designated purpose and hours of operation proposed for this site.

While the impression left with the City official was that traffic issues were the major concern, the pub patronage was secondary with views expressed for the site usage and its contribution to increased traffic flow.

It is ironic that it is generally the same vocal minority who express negative views toward development of any kind and who now hypocritically patronize the merchants at Ironwood Mall to the exclusion of their former service providers.

Those who spoke at the Watermania meeting do not represent the views of the majority.

Sincerely,



Dennis & Judy MacNeill
10651 Seamount Road
Richmond, B.C.
V7A 4P5

August 30th, 2005

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

*Re: Mgr, Customer
Services for info.*

		INT
✓	DW	
	GJ	<i>gs</i>
	KY	
	DAW	
	DB	
	WB	

Mayor & Members of Council
City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

PHOTOCOPIED

SEP 6

& DISTRIBUTED

KC

Re: Notice of New Liquor Licence – Steveston & No. 5 Rd

I wonder if Councillor Harold Steves would step up to the plate, so to speak, to counter-act a possible hair salon that was to be built down the street from our salon. There are two, three and sometimes four salons on one block. What does Councillor Steves say about grocery stores, drug stores and restaurants which are on every corner as well? I can see fighting Wal-Mart and the like but another pub, come on – how silly is this? The pub in question is in a commercial area and out of the way of residential. I cannot see it hurting anyone or anything!!

We all know Randy Craig, the owner of Kingswood Pub is fearful that it will take away from his business. However, his clientele is likely from the local neighbourhood and ~~probably~~ won't cross over to this new one anyway. Are we not all responsible as business owners to gather up our own clientele and "do our business" rather than trying to get councillors to protect only a few that may not be able to successfully sustain their business. This just does not make

sense to me.

Does Councillor Steves understand that we could all come to him with our plea to halt construction of business that is the same as ours in order for us to monopolize the market? What ever happened to free enterprise in Richmond? Is this such a small place that we cannot have more services to accommodate the rapid growth that is upon us. Richmond is growing and so is the whole of British Columbia in leaps and bounds and to squelch any type of service seems to be less than constructive.

I question the motives of Councillor Harold Steves and pub owner Randy Craig. May we please be heard as business owners in Richmond and may construction go ahead – this is a wonderful city with lots of opportunity for all – every ethnic background!! To be fearful of our business neighbours is to be negatively charged. Let the show go on and let us all do business to provide the services the community needs and deserves.

Sincerely,

Handwritten signature of Pamela M. Prescott in cursive script, followed by a large, stylized flourish.

Pamela M. Prescott

Fazes Hair & Spa Gallery Ltd.

155 – 8151 Anderson Road

Richmond, B.C.

V6Y 2V9

Phone (604)273-8588 Fax (604)591-9330

c.c. Richmond News
c.c. Richmond Review
c.c. Sandhill Development

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Speedy Auto**
2920 Simpson Road
Richmond, BC

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I own a business in Richmond, and I am Ok with operation but don't like a designated smoking room.

Best Regards,

Speedy Auto

Amrit Datta

Date: 17 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Days Inn**
2840 Sexsmith St.
Richmond, BC

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

My opinions as a business owner are: good location, right capacity, and good idea for ventilated smoking area.

Regards,

Days Inn

Romy Rendwara

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

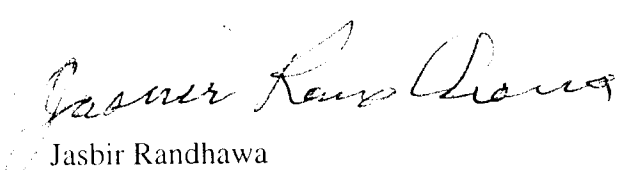
From: **Avenue Auto Glass**
12180 Westminster Hwy
Richmond, BC
V6V 1A1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner in this area, I like the hours of operation, but not smoking room.

Best Regards,
Avenue Auto Glass


Jasbir Randhawa
President

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **T,R Mechanx Plus Ltd**
2400 Shell Road
Richmond, BC

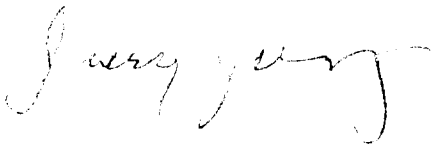
Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

I would like to give you my positive respond to the ad dated August 17, 2005 in Richmond News.

Regards,

T,R Mechanx

A handwritten signature in cursive script, appearing to read "Jerry Yang", is written over the printed name "T,R Mechanx".

Date: 18 August 2005

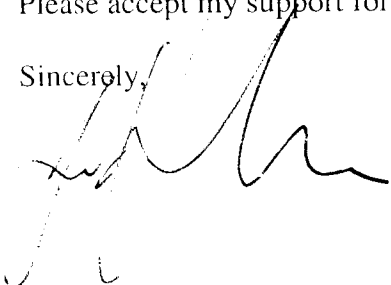
To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

In response to your ad for Notice of new Liquor Licence Application, on 10 Aug 2005,
Please accept my support for having a Pub on that location.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jack Sanohu', with a stylized, flowing script.

Jack Sanohu
10375 Gilmore Cres.
Richmond, BC

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Save on Tile & Stones**
115 – 11780 River Rd.
Richmond, BC

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner in Richmond, I fully support Pub at the above address.

Best Regards,


Save on Tile & Stones

Date: 17 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **AC Transport Ltd**
Unit 110-11780 River Rd.
Richmond, BC
V6X 1Z7

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

My opinions as a business owner are: good location, right capacity, and good idea for ventilated smoking area.

Regards,

AC Transport Ltd.

A handwritten signature in cursive script, appearing to read "Jack Huns".

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Target Transport Ltd.**
9211 River Drive
Richmond, BC
V6X 1Z1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

I would like to give you my positive respond to the Pub.

Regards,

Target Transport Ltd

A handwritten signature in cursive script, appearing to read "J. Bawa", with a long horizontal stroke extending to the right.

Date: 19 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, It is good idea have a Pub there.

Sincerely,



H. Barha
2240, No 4 Road
Richmond, BC

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

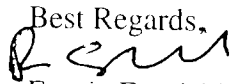
From: **Exotic Furnishing Ltd.**
101 - 11031 Bridgeport Rd.
Richmond, BC
V6X 3A3

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

In Respond to your ad dated 17 August 2005 in Richmond News, as a business owner in Richmond, I fully support Pub at the above address.

Best Regards,


Exotic Furnishing Ltd.

CITY OF RICHMOND

AUG 20 2005

RECEIVED

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

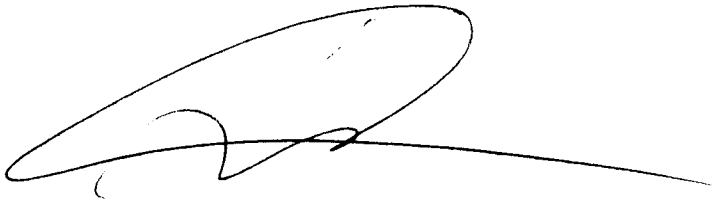
From: **Acme Grocery**
180 – 3031 Beckman Pl
Richmond, BC
V6X 3R2

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner in this area, I like the hours of operation, but not smoking room.

Best Regards,
Acme Grocey

A large, stylized handwritten signature in black ink, appearing to be 'Acme Grocey'.

CITY OF RICHMOND

AUG 20 2005

RECEIVED

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Limos Gold Limousine services**
140 – 4651 Shell Road
Richmond, BC
V6V 1J2

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a point of view of a business owner, it is good to have new sports Pub in Richmond,
and having smoking room is good for environment.


Sincerely,

Gold Limousine

CITY OF RICHMOND

AUG 28 2005

STEVESON HWY

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Quadra Coast Carriers Ltd.**
9211 River Dr.
Richmond, BC

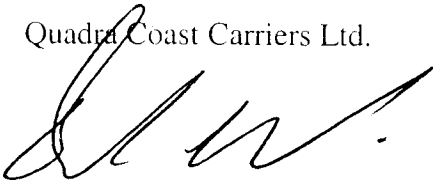
Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner, I like Pub location, and their capacity.

Sincerely,

Quadra Coast Carriers Ltd.



CITY OF RICHMOND

AUG 19 2005

CLERK OF THE CITY

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Pizza Plus**
140 -3031 Belkman Pl.
Richmond, BC

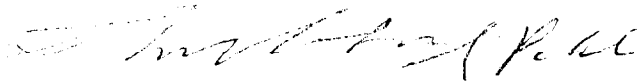
Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner in Richmond I am Ok with that establishment and is very good for that location, because it will bring more business to Richmond.

Regards,

Pizza Plus



CITY OF RICHMOND

PERMITS SECTION

12000 STEVESTON HWY

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Paul's Radiator Ltd.**
#103 – 11934 Bridgeport Rd.
Richmond, BC

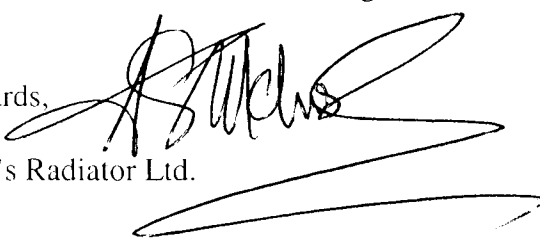
Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner in Richmond I am Ok with that establishment and is very good for that location, because it will bring more business to Richmond.

Regards,

Paul's Radiator Ltd.



Date: 19 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Vancouver Auto Parts**
103 – 11211 Bridgeport
Richmond, BC
V6R 1T3

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

Have another Pub in this location is a great idea, because It will bring more business to Richmond.

Sincerely,



Vancouver Auto parts

City of Richmond

Permits Section

6911 No. 3 Road
Richmond BC V6Y 2C1

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Dynamic Main Ltd.**

~~120-8960 Belkwith Rd.~~
Richmond, BC

Unit 140-4651 Shell Road

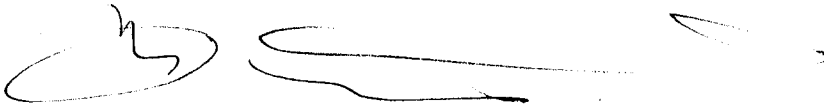
Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner I am Ok with capacity of inside the pub, but I don't agree with the outside's patio, because it will effect to others businesses.

Regards,

Dynamic



CITY OF RICHMOND

AUG 18 2005

2005 AUG 18 10:40

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Star Board**
120 – 11788 River Rd.
Richmond , BC

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I own a business in Richmond, and I am Ok with operation but don't like a designated smoking room.

Best Regards,

Star Board

Martin Romo

CITY OF RICHMOND

AUG 20 2005

RECEIVED

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Subway**
5651 – No 3Rd
Richmond, BC

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner in Richmond I am Ok with that establishment and is very good for that location, because it will complete other businesses in Richmond.

Regards,

Subway

A handwritten signature in dark ink, appearing to be 'S. De v' or similar, written in a cursive style.

CITY OF RICHMOND

AUG 20 2005

RECEIVED

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Nando's**
#105 – 11380 Steveston Hwy
Richmond, BC

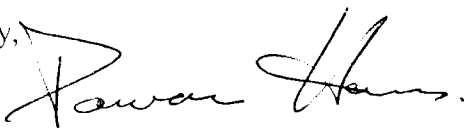
Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner, I like Pub location, and their capacity, especially seating are outside pub.

Sincerely,

Nando's

A handwritten signature in black ink, appearing to read "Nando's", written over a horizontal line.

CITY OF RICHMOND

AUG 24 2005

RECEIVED

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Airway Drycleaners**
150 – 8100 Ackroyd Rd
Richmond, BC
V6X 3K2

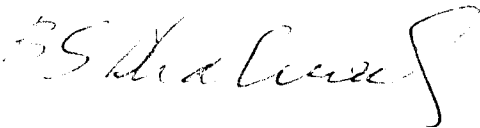
Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I own a business in Richmond, and I am Ok with operation but don't like a designated smoking room.

Best Regards,

Airway Drycleaners



CITY OF RICHMOND

AUG 18 2005

12411 3rd St. Richmond

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Biring Landscaping Ltd.**
4320 Danforth Crt
Richmond, BC

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner in this area, I like the hours of operation, but not smoking room.

Best Regards,
Biring Landscaping

Jog of Biring

CITY OF RICHMOND

ALCOHOL

RECEIVED

Date: 17 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Super Save Gas**
6000 No 5 Road
Richmond, BC


Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

My opinions as a business owner are: good location, right capacity, and good idea for ventilated smoking area, just I don't like seating area for outside.

Regards,

Super Save Gas

Carol Sandan


CHIEF OF POLICE

AUG 18 2005

RECEIVED

To City of Richmond
Permits Section
Liquor Licence Applications 6911 No 3rd
Richmond B.C.
V6Y 2C1

August 23rd.2005

I am strongly apposed to the liquor licence for # 717229 BC Ltd. Ironwood Pub at 12000 Steveston hwy.

I am also apposed to the liquor store licence at the same address...

The public process was not properly conducted and I have attached a letter outlining the issues I feel are relevant to this application. I am asking City Council to start over again and do a proper neighbourhood survey asking if they support the pub, not just asking what size etc..

The traffic and safety issues have not been addressed. The close proximity to Hwy 99 has not been addressed. The moral issue of some councillors supporting an application which has strong opposition and refusing to hear the public out cry is very troubling.

The attached letter will be served to the city of Richmond in the form of an affidavit by lawyers, along with many other letters from concerned citizens and business owners.

I highly recommend that you deny this application before the situation becomes a not only a public bombshell but a election nightmare.

Thank you for your hard work I do not envy you or your position.

Carol Day
11631 Seahurst Rd.
Richmond, B.C.
V7A 4K1

carolday@shaw.ca

OFFICIAL RECORD COPY

APR 1 2005

RECEIVED

Date: 19 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Himalya Pabla Sweets & Restaurant**
4098 No 5 Rd.
Richmond, BC
V5Y 2T9

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

Have another Pub in this location is a great idea, because It will bring more business to Richmond.

Sincerely,

Himalya Pabla Sweet & Restaurant

A handwritten signature in black ink, appearing to read "H. Pabla", with a long horizontal line extending from the bottom of the signature.

CITY OF RICHMOND

AUG 19 2005

RECEIVED

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

I own a Home Owner in Richmond, and I am Ok with operation but don't like a designated smoking room.

Best Regards,

S. R. Singh
10975 GILMORE CRT
R.P.D.

Basemir

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident in Richmond I am Ok with that establishment and is very good for that location, because it will bring more business to Richmond.

Regards,



Mr. Uppal

6680 Francis Road
Richmond BC,

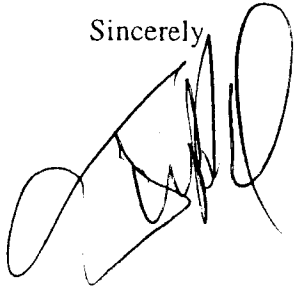
To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a point of view of a home owner, it is good to have new sports Pub in Richmond.

Sincerely

A handwritten signature in black ink, appearing to be 'J. Uppal', written over a large, stylized circular flourish.

J. Uppal
7760 Eperson Rd.
Richmond B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

In response to your ad for Notice of new Liquor Licence Application, on 13 Aug 2005,
Please accept my support for having a Pub on that location, except their smoking area.

Sincerely,

Jaswinder S. Sandhu
2431 Shell Rd
Richmond, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a point of view of a home owner, it is good to have new sports Pub in Richmond.

Sincerely,

Gurnam S. Sandhu

6511 No. 5 Rd.

Richmond BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

My opinions as a resident are: good location, right capacity, and good idea for ventilated smoking area.

Regards,

Avtar Singh Sandhu
2431 Shell Rd -
Richmond, BC.

Date: 18 August 2005

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

From: **Quizno's Classic Subs**
Ironwood Plaza
#3130 - 11666 Steveston Hwy
Richmond, BC
V7A 4V4

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a business owner in this area, I like the hours of operation, but not smoking room.

Best Regards,
Quizno's Classic Subs

Nanter Schul
[Signature]

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident in Richmond I am Ok with that establishment and is very good for that location, because it will bring more business to Richmond.

Regards,

Karnail Singh / Bhai
10375 Glenmore CRT
Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, especially because no school is around the location.

Regards,

Rich Gill
8-3691 Vikingway
Richmond, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident in Richmond I am Ok with that establishment and is very good for that location, because it will bring more business to Richmond.

Regards,

Harpit S. Butler

13331 Vulcan way

Richmond, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, especially because no school is around the location.

Regards,

Timmy Castillo
12760 Jack Bell Dr.
Richmond, B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room, and their short hours of operation.

Regards,

GORDA WER S. PARK
11720 THORPE ROAD
RICHMOND B.C

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there, But it needs more hours.

Sincerely,

SUSAN S. PAHL
11360 GRANVILLE AVE
RICHMOND B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, especially because no school is around the location.

Regards,

Gurmit K. Gill

7491 ASH ST

Richmond BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there, But it needs more hours.

Sincerely,

Gurbachan S. Jarmara
10668 GILMORE CRT
RMV, B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there.

Sincerely,

Tia S. Mann
4771 # Garden city
Richmond

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

In response to your ad for Notice of new Liquor Licence Application, on 17 Aug 2005,
Please accept my support for having a Pub on that location.

Sincerely,

Munir Zett Attam

4300 Dallyn ~~ave~~ (R)

Richmond .BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

In response to your ad for Notice of new Liquor Licence Application, on 13 Aug 2005,
Please accept my support for having a Pub on that location.

Sincerely,

Sher S. Sahota

105-4800 No. 3 Rd

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room.

Regards,

Modern Hair style

4071 No. 5 Rd

Richmond, B.C.,
/

margamati

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there.

Sincerely,

Satnam Hayer

12288 woodhead Dr

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident in Richmond I am Ok with that establishment and is very good for that location, because it will bring more business to Richmond.

Regards,

Amarjit S. Attwal P
Dominos PIZZA LTD.
Cambie Plaza
Richmond BC

Bus lic shows
190-11700 Cambie Rd

LY

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Pub:

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough

Regards,

Harchand S. Biring
11780 Thorpe Rd
Richmond, B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

In response to your ad for Notice of new Liquor Licence Application, on 13 Aug 2005,
Please accept my support for having a Pub on that location.

Sincerely,

Modern Hair Style
4071 NO. 5 RD
Richmond, BC.
Sonita Kapoor

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

My opinions as a resident are: good location, right capacity, and good idea for ventilated smoking area.

Regards,

*Dalip S. Sohanpal
4550 Garden city
Richmond*

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there.

Sincerely,

Karthmir Singh,
4340 Dalhousie Rd
Richmond, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there.

Sincerely,

Ballywood Viedes
4031 NO.5 Rd
Richmond, B.C.

Rabesh Nath

~~11111~~ address - should
be 4051 NO.5 Rd
CL

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Pub:

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough
- ✓ Smoking room is not good idea

Regards,

Karam S. Gill

7491 ASH ST

Richmond BC

Devinder Gill
11151 Seaport Ave
Richmond BC
V7A 3C7

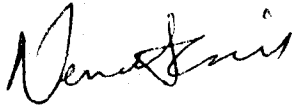
September 2, 2005

City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 Road
Richmond BC
V6Y 2C1

Dear Sir or Madam:

I have no objections to the application received from 717229 BC Ltd operating Ironwood Pub, located at 1200 Steveston Hwy. More specifically, I have no objections to the proposed hours of operation or 155 persons capacity.

Sincerely,



Devinder Gill

.....

Navreet Gill
11151 Seaport Ave
Richmond BC
V7A 3C7

September 2, 2005

City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 Road
Richmond BC
V6Y 2C1

Dear Sir or Madam:

I have no objections to the application received from 717229 BC Ltd operating Ironwood Pub, located at 1200 Steveston Hwy. More specifically, I have no objections to the proposed hours of operation or 155 persons capacity.

Sincerely,


Navreet Gill

.....

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

In response to your ad for Notice of new Liquor Licence Application, on 13 Aug 2005,
Please accept my support for having a Pub on that location, except their smoking area.

Sincerely,

maljit johal
11151 Bird Rd
Richmond

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room, Let them stay inside.

Regards,

Lee Y Chan
2120 McEwen Ave
Richmond

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, especially because no school is around the location.

Regards,

Tegan S
2560 Simpson Rd
Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a Home owner I am Ok with capacity of inside the pub, but I don't agree with the outside's patio.

Regards,

AJEET S. Johal

10568 BIRD Rd

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room, and their short hours of operation.

Regards,

DAVID FOSTER

2111 McLENNEN AVE

RICHMOND, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a Home owner I am Ok with capacity of inside the pub, but I don't agree with the outside's patio.

Regards,

Mr. J. B. Lee

10800 Finlayson Dr

Richmond, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a homeowner in this area, I like the hours of operation, but not smoking room.

Best Regards,

Chahan S. Gosal

2471 McKinnon ave

Richmond

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there, But it needs more hours.

Sincerely,

Kuldip S. Samra
8731 Francis St
Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a point of view of a home owner, it is good to have new sports Pub in Richmond.

Sincerely,

SURTIT S. JOHAL

10560 BIRD RD. ~~Basement~~

RICHMOND, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a Home owner I am Ok with capacity of inside the pub, but I don't agree with the outside's patio.

Regards,

Ajit K. Sandhu

6511 NO. 5 Rd

RMG, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a homeowner in this area, I like the hours of operation, but not smoking room.

Best Regards,

Gurtej Brar
4542 ~~St~~ Garden City
Richmond

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

I would like to give you my positive respond to the Pub.

Regards,

KARTAR K. JOHAL

10568 BIRD RD.

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

I would like to give you my positive respond to the Pub.

Regards,

Amrik Dula

7500 NO. 5 RD

RMD, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

In response to your ad for Notice of new Liquor Licence Application, on 13 Aug 2005,
Please accept my support for having a Pub on that location, except their smoking area.

Sincerely,

Cesarino Reyes

*2480 McKenna ave
Richmond*

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident of Richmond, I like Pub location, and their capacity.

Sincerely,

Ranjit S. Dular

7500 no. 5 Rd

RMV, BC,

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Ironwood Pub,
12000 Steveston Hwy

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough
- ✓ Smoking room is unhealthy decision
- ✓ Outside seats are not good for trespasser

Regards,

Fred Sampaguta

2091 McLennan ave

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

I own a Home Owner in Richmond, and I am Ok with operation but don't like a designated smoking room.

Best Regards,

G. S. JOHAL
10560 BIRD RD
RICHMOND, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident of Richmond, I like Pub location, and their capacity.

Sincerely,

Gurcharan S. Bhat
4540 Garden City
Richmond BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

My concerns as a resident of Richmond are: Pub location is very good ,and good business help improvement for that location.

Sincerely,

Paul Grewal



3622 Barnum Ave

Richmond

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a point of view of a home owner, it is good to have new sports Pub in Richmond.

Michael LaCharite

Sincerely,

13911 Vulcan way

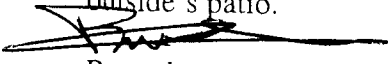
Richmond B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a Home owner I am Ok with capacity of inside the pub, but I don't agree with the
outside's patio.


Regards,

RAJ KOWDOLA.

4251 DANFORTH DR.

Richmond B.C.

V5X-2X5

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

To Whom It May Concern:

As a homeowner in this area, I like the hours of operation for Ironwood Pub, 12000
Steveston Hwy, but not smoking room.

Best Regards,

BALJIT GREWAL
Baljit Grewal
3620 BARMOND AVE
RICHMOND

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

I am writing you as a resident in Richmond: good location, right capacity, and good idea for ventilated smoking area.

Regards,

Raminder Grewal
R. Grewal
3620 Baymond Avenue
Richmond

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

I would like to give you my positive respond to the Pub.

Pardeep Johal
Regards,

PARDEEP JOHAL

13911 Vulcan way
Richmond, B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident of Richmond, I like Pub location, and their capacity.

Aman Deep Singh Gill
Sincerely,

AMAN DEEP SINGH GILL

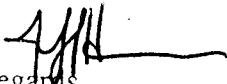
13911 Vulcan way
Richmond B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident in Richmond I am Ok with that establishment and is very good for that location, because it will bring more business to Richmond.


Regards,

Jeff Herron

13911 Vulcan way,
Richmond, BC


To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident in Richmond I am Ok with that establishment and is very good for that location, because it will bring more business to Richmond.

Regards,


SATISH CHERA.

13911 Vulcan way

Richmond BC V6Y

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

I would like to give you my positive respond to the Pub.

Regards,

Mahajan Karam

10820 Finlayson Dr

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident of Richmond, I like Pub location, and their capacity.

Sincerely,

LAL Singh
2360 Melnessen ave
Richmond, BC,

Date : 3 Sep 2005

To : City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 Road
Richmond BC V6Y 2C1

Re : Ironwood ~~pub~~, pub, 12000 Steveston Hwy

Dear Sir or Madam:

In response to your ad for Notice of a New
Liquor Licence Application, on 10 Aug 2005,
Please accept my support for having a pub
on that location.

Sincerely,

Kamal preet Dha
4491 DANFORTH DR.
RICHMOND, B.C
V6X 2X5

Kamal Preet Dha

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Sir or Madam

Re: Lionwood Pub, 12000 Steveston Hwy

As a resident in Richmond I like the idea of having a pub at this location but I am not OK with Smoking Room and short hours of operation

Regards.

Lakhvinder Singh Nijjar.

Lakhvinder Singh

Basement - 4491 Danforth Dr.

Richmond B.C. V6X 2X5

DATE: 3 Sep 2005

To : city of RICHMOND
Permits section
Liquor Licence Applications
6911 No. 3 road
RICHMOND B.C V6Y2C1

Re : Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

As a resident in RICHMOND, I like the idea of having a pub at this location, but I am not ok with Smoking Room.

Regards

TIRATH SINGH DHA
Basement - 4491 DANFORTH DR
RICHMOND B.C V6X2X5



To: City of Richmond

Permits Section

Liquor Licence Applications

6911 No. 3 Road

Richmond BC V6V 2C1

Re: Ironwood Pub 12000 Ste.
Veston Way

To whom It may Concern:

As a point of view of a home owner, it is
good to have new sports pub in Richmond

Sincerely,

Charanjit Bring

4320 Danforth Dr.

V6X 2X3

Richmond B.C.

To: city of Richmond

Permits section

Liquor Licence Applications

6911 No. 3 Road

RICHMOND B.C. V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To: whom it my concern!

As a homeowner in this area, I like the hours of operation, but not smoking room.

Best Regards,

MUKTAR SINGH

Dan Arth Dr.

4320 Richmond B.C

V6X 2X3

To City of Richmond

Permits Section

Liquor Licence Applications

6911 No 3 Road

Richmond BC V6 2C1

Re: Ironwood Pub 12000 Steveston Hwy

To whom it may concern

As a homeowner in this area I like the hours of operation but not smoking room

Best Regards

NK G

may it be removed

4320 Denport G Dr

Richmond V6X 2X3

To

City of Richmond
Permits Section.

Liquor Licence Applications.

6911 No. 3 road.

Re Richmond, B.C V6Y 2C1

To whom it May Concern:

This letter is to give my positive
respond to your ad for Ironwood Pub,
12000 Steveston Hwy.

Regards,

Manpreet K. Grewal.

4680 Deerfield Cres.

Richmond, B.C.

V6X 2Y6.

Sep. 03. 2005

To,

City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 Road.
Richmond BC V6Y 2C1

RE: Ironwood Pub, 12000 Steveston Hwy.

Dear Sir/Madam:

I am resident of richmond city, I
would like to give my views about Pub:

- (a) location is perfect
- (b) Capacity is enough
- (c) Hours of operation are short
- (d) Seat are enough
- (e) Smoking room is not a good idea

Regards

Slyhu
Vikramjeet Singh
Basement - 11582 Bird Rd.
Richmond, B.C.
V6X 1N9.

Sep 3, 2005
To,

City of Richmond.
Permits Section.

Liquor Licence applications.

6911 No. 3 Road.

Richmond B.C.

V6Y 2C1

RE: IRONWOOD PUB, 12000 STEVENSON HWY.

Dear Sir/Madam,

I am a resident of Richmond City, and would like to give my views about Pub:

1. Location is ok.
2. Capacity is right.
3. Hours of operation are short.
4. Seats are enough.
5. Smoking rooms are not good idea.

Regards,

Amandeep Kaur Legha.

BSMT - 11582 Birch Rd.

Richmond, B.C.

V6X 1A9.

Amandeep.

To: City of Richmond
Permits Section

Liquor Licence Applications
6911 No. 3 Road
Richmond BC V6X 2C1

CITY OF RICHMOND

SEP 20 2011

RECEIVED

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

My opinions as a homeowner in Richmond are:

Ok with capacity of inside the Pub
I don't agree with the outside patio.
I don't like smoking Area

Regards:

Rajvinder K. Bains
(Rajvinder K. Bains)

4911 #5 Road
Richmond, BC
V6X - 2U5

To

City of Richmond
6911 No. 3 Rd.
Richmond B.C.
Liquor Licence Applications
Permit Section

Re: Ironwood Pub.

To whom it may concern.

As a resident of Richmond, I like the
Pub and their hours.

Sincerely

~~Shreen~~

Surinder Cheema
11751 Williams Rd.
Richmond B.C.

To : City of Richmond

Permits Section

Liquor Licence Applications

6911 No. 3 Road

Richmond BC V6Y 2C1

CLIP

88-03-23

MAILED

Re: Ironwood Pub, 12000 Staveston HWY

To Whom it may concern

I would like to give you my positive respond to the Pub.

Regards,

Guldip Singh Panesar

BSMT

10288 Birdroad

Richmond

To: City of Richmond

Permits Section

Liquor Licence Applications

6911 No. 3 Road

Richmond BC V6Y 2C1

CITY OF RICHMOND

15-01-2013

11:20 AM

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Staweston HWY

I am writing you as a resident in Richmond: good location, capacity, and good idea for ventilated smoking Area

Regards,

Lovejeet Nohel

7051 #5 road

RMD BC

To City of Richmond

Permits Section

Liquor Licence Applications

6911 No. 3 road

Richmond B.C. V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom it may concern:

My concerns as a resident of Richmond are: Pub location is very good, and good business help improvement for that location.

Sincerely,

R. Bains

(Ritu Bains)

4911 #5 Road

Richmond, BC

V6X-2V5

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 7 Road
Richmond BC V6Y 2C1

CITY OF RICHMOND

SEP 03 2013

RECEIVED

Re: Pub

To whom it may concern:

As a homeowner in this Area, I like the hours of operation for
Lunwood Pub, 12000 Steveston HWY, but not smoking room.

Best Regards,

Jerry Sanghera

604-838-4438

Jerry ~~Sanghera~~ Sanghera

10680 Seaborn Cr

Richmond

V7S 3Y7

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 Road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Staweston HWY

To Whom it may concern:

My concerns as a resident of Richmond are: Pub location is very good, and good ~~business~~ business help improvements for that location.

Sincerely,

Jasin Senshera

11680 Seaham Cres.

Richmond

To: City of Richmond
Permits Section

Liquor Licence Applications

6911 W. 3 road

Richmond BC V6Y 2C1

Re: Ironwood Rb, 12000 Starnetm HWY

As a ~~homeowner~~ home owner I am ok with capacity of
the inside pub ^{but I} don't agree with the outside patio.

Regards,

Annik Singh Behra

2471 Macleod AVE

Richmond B.C.

McLeod Ave

To : City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 Road
Richmond BC V6Y 2C1

Re: Pub

To whom it may concern

As a homeowner in this area, I like the hours of operation for Ironwood Pub, 12000 Stouffer HWY, but not smoking room.

Best regards,
Malkit Poonia

9401 Serrano Rd
Richmond
V7A 2B3

To City of Richmond
6911 No. 3 Rd.
Richmond B.C.
Permit Section
Liquor Licence Applications

Dear Sir,

I fully support the pub at
12000 Steveston Hwy and its
business hrs.

Thank You.

Harminder Cheema
Harminder K. Cheema
11751 William Rd.
Richmond, B.C.

✓
To City of Richmond.
Permits Section
Liquor Licence Applications
60911 #3 Rd.
Richmond B.C.

Dear Sir

I fully support Pub
at 12000 Steveston Hwy.

Gurvinder K. Batra
2471 McLeod Ave
Richmond B.C.

To City of Richmond
6911 No 3 Rd.
Permit Licence Applications
Richmond B-C.

I am a resident in Richmond
I support the Pub on 12000
Steveston Hwy.

Thank You.

A. S. Cheune
11751 Williams Rd.
Richmond B-C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6941 No. 3 road
Richmond B.C. V6Y2C1

Re: Iron wood Pub 12000 Steveston Hwy

As a resident in Richmond I am
in support of the pub and location

Regards
Sandhu

Charanjit S Sandhu
8260 Ash St.
Richmond, B.C.

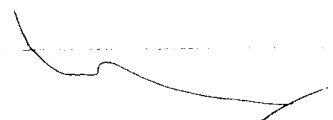
City of Richmond
Permits Section
Liquor Licence Application
6911 #3 Rd.
Richmond B.C. V6Y 2C1

Dear Sir:

I am residence of Richmond
I fully support location and
capacity of #5 Rd Pub 12000 stewartville,

Thanks

Lakwinder K. Bahra
10288 Bird Rd.
Richmond B.C.



To
City of Richmond
liquor licence Application
6911 #3 Rd.
Richmond B.C. V6Y 2C1

Dear Sir,

I am a homeowner in Richmond
I support the pub and its location.

Deep S. Deol
12-8631 Bennett Rd.
Richmond.

To City of Richmond
Permits section
Liquor Licence Applications
16911 No. 3 Road.
Richmond B.C. V6V 2C1

Re: Ironwood Pub 12000 Steveston Hwy

To whom it may concern,

As a resident in Richmond I
am in support of the pub
and its operation hours.

GK Sandhu
Gurcharan K. Sandhu
4260 Ash it
Richmond B.C.

To: ~~Richmond~~ City of Richmond

Permits Section

Liquor Licence Applications

6911 No. 3 Road

Richmond BC V6Y 2C1

Re: Pub

To Whom It May Concern:

As a homeowner in this area, I like the bars of operation for
Ironwood Pub, 12000 Staveston Hwy, but not smoking room

Best Regards,

CHUCK LAW

6911 Gray Box Rd.

PRMD

To.

City of Richmond
Permit Section
Liquor Licence Application
6911 No 3 Rd
Richmond B.C.

Dear Sir,

I am responding to the Pub
on #5 Rd. I fully support
the hours and capacity

Thank You.

~~Mandeep~~
Mandeep Cheema
11751 William Rd.
Richmond B.C.

To

City of Richmond
Permits Section
Liquor Licence Applications
6911 #3 Rd.
Richmond B.C. V6Y 2C1

I am in support of 12000 Steveston
Hwy Pub .

Sincerely

~~BE Deal~~

Balwinder K Deal

12-8631 Bennett Rd.

Richmond B.C.

10

City of Richmond
311 No. 3 Rd
Richmond B.C.
Permit Section
Liquor Licence Application

Re: 1200 Stevenson Way

Dear Sir or Madam

I fully support the Pub and
its Capacity

Thank

~~Rajita~~
R AJILA

5600 Gibbons Rd.
Richmond B.C.

GIBBONS RD

To City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3rd
Richmond B.C. V6Y2K1

Re: Ironwood Pub, 12000 Steveston Hwy

To, whom it may concern

As a resident in Richmond I am O.K.
with the location of the pub and
supports its hours of operation.

Justin B. Sandhu
8260 Ash St.
Richmond, B.C.

Justin Sandhu

TO : City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 Road
Richmond BC V6Y 2C1

Re : Pub at Steveston HWY

To Whom It May Concern:
This letter is to support Ironwood Pub, 12000 Steveston HWY as a
point of view of a homeowner in Richmond

Sincerely,

S.S. Poonia
(Sicha Poonia)

9410 Saunders Rd
Richmond
V7A 2B3

To

City of Richmond.
6911 #3 Road
Richmond, B.C.
Permit Section
Liquor Licence Applications.

I am writing regarding to
support the pub on 12000 Steveston
Hwy

Thanks.

Amandeep Deol
12- 8631 Bennett Rd.
Richmond B.C.

To

City of Richmond

Permit Section

Liquor Licence Application

6911 No. 3 Rd

Richmond B.C.

Dear Sir,

I am ~~the~~ residence of Richmond
and support location of the Pub
at 12000 Steveston Hwy.

Thank You.

J. Sidhu

J. Sidhu

7180 Francis Rd.

Richmond B.C.

To

City of Richmond
6911 #3 Rd.
Richmond B.C.
Permits Section
Liquor Licence Applications

Re: Ironwood Pub.

I am in support of Pub and
its operation hrs.

Your Truly

D.S. Cheema
Dalwara Cheema
12-8631 Bennet Rd
Richmond B.C.

To : City of Richmond

Permits Section

Liquor Licence Applications

6911 No. 3 Road

Richmond BC V6X 2C1

Dear Sir or Madam

Re: Ironward Pub, 12000 Steveston HWY

I am writing you as a resident in Richmond: good location, right capacity, and good idea for ventilated smoking area.

Regards,

Tim Doyle

~~Tim~~

6911 Gray Bar Rd
Richmond

ATTACHMENT 4

LETTERS ORIGINATING FROM INVALID ADDRESSES (SUPPORTING THE APPLICATION)

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

In response to your ad for Notice of new Liquor Licence Application, on 13 Aug 2005,
Please accept my support for having a Pub on that location.

Sincerely,

PURAN SINGH

12051 Woodhead Dr.

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Pub:

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough
- ✓ Smoking room is not good idea

Regards,

Balbir Rai
8339 Dayton Rd
Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

I would like to give you my positive respond to the Pub.

Regards,

Resham Singh

2400 No. RD.

RMID, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a Home owner I am Ok with capacity of inside the pub, but I don't agree with the outside's patio.

Regards,

Baldew S. Bahra

2400 NO. 4 Rd.

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Pub:

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough

Regards,

Ram Jattan

3360 Shell Rd
Richmond BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

I own a Home Owner in Richmond, and I am Ok with operation but don't like a designated smoking room.

Best Regards,

Indrajit Brar
10222 Danforth Dr. BSMT
Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident of Richmond, I like Pub location, and their capacity.

Sincerely,

Conita Garcia
10224 River Rd.
Richmond BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a resident in Richmond I am Ok with that establishment and is very good for that location, because it will bring more business to Richmond.

Regards,

Jalour Singh Brar
10222 Danforth Dr.
Rich. BC

notifications



To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a homeowner in this area, I like the hours of operation, but not smoking room.

Best Regards,

Ranesto Reyes
8921 River Rd
Richmond, BC

City of Richmond
Permits Section
RECEIVED

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

I own a Home Owner in Richmond, and I am Ok with operation but don't like a designated smoking room.

Best Regards,

Mukhtiar S. DARR

11380 ~~11380~~ Thorpe Rd

Richmond - B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there.

Sincerely,

537 P. H. W.

4114 Wayne St.
Richmond, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

In response to your ad for Notice of new Liquor Licence Application, on 17 Aug 2005,
Please accept my support for having a Pub on that location.

Sincerely,

ANAND SWAMI

4670 Wayne Dr.

Richmond, B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a point of view of a home owner, it is good to have new sports Pub in Richmond.

Sincerely,

Manjit S. Nagra

4051 No. 6 Rd

Richmond, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Pub:

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough
- ✓ Smoking room is not good idea

Regards,

*Lee Lim Chan
12360 Bridgeport Rd.
Richmond, BC*

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

In response to your ad for Notice of new Liquor Licence Application, on 17 Aug 2005,
Please accept my support for having a Pub on that location.

Sincerely,

Lal Chand

NO. 5 Rd 4329 House No

Richmond

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Pub:

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough

Regards,

George Stephen

4287 Harrison Dr

Richmond, BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room.

Regards,

Bhushan Kumar
6932 Granville St
Richmond, B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there.

Sincerely,

Narayan Parsad
6956 Granville St
Richmond BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room, Let them stay inside.

Regards,

Ranjit K. Matharu

8771 Francis St

Richmond BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there.

Sincerely,

Harman Smith

2480 Simpson

Richmond BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, but I am not Ok with Smoking Room, and their short hours of operation.

Regards,

Joginder S. Matharu

8771 Francis

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Pub:

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough
- ✓ Smoking room is not good idea

Regards,

Eliho Garcia
12245 Jack Mill BL
Richmond, B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room.

Regards,

Almendra Cruz
4243 Harrison Br.
Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Ironwood Pub,
12000 Steveston Hwy

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough
- ✓ Smoking room is unhealthy decision
- ✓ Outside seats are not good for trespasser

Regards,

Ujjal Gill
6061 Bakerway
Richmond, B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

In response to your ad for Notice of new Liquor Licence Application, on 17 Aug 2005,
Please accept my support for having a Pub on that location.

Sincerely,

Davinder S. Thind

2440 Simgton Rd

Richmond - BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

My opinions as a resident are: good location, right capacity, and good idea for ventilated smoking area.

Regards,

Rehman Khan
12399 Vulcan way
RD, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there, But it needs more hours.

Sincerely,

Sarjit S. Deo
11141 Bird Rd
Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

I read your Notice of new Liquor Licence Application in the Richmond News, since we don't have any school around that location, it is good idea have a Pub there.

Sincerely,

Darshan K. ARSHI

11 423 miller Rd

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, but I am not Ok with Smoking Room, and their short hours of operation.

Regards,

Charjit S. Sidhu

11790 Bird Rd

Richmond

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room, Let them stay inside.

Regards,

YK 23 PHA

10520 Bird Rd

Richmond, BC

*Should be
10521 Bird Rd
C/R (see
envelope)*

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room, Let them stay inside.

Regards,

AJIT SINGH

3261 BARGAIN Rd

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

Re: Ironwood Pub, 12000 Steveston Hwy

My opinions as a resident are: good location, right capacity, and good idea for ventilated smoking area.

Regards,

Romeo Cruz

2490 McLennan ave

Richmond, BC B.C.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

As a resident in Richmond, I like the idea of having a pub at this location, but I am not
Ok with Smoking Room.

Regards,

B. S. Kanda
10821 GILMORE CRT
RICHMOND, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Ironwood Pub,
12000 Steveston Hwy

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough
- ✓ Smoking room is unhealthy decision
- ✓ Outside seats are not good for trespasser

Regards,

Hardeep Sanothar

3621 Borgain Rd

Richmond

BC

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

Dear Sir or Madam:

In response to your ad for Notice of new Liquor Licence Application, on 13 Aug 2005,
Please accept my support for having a Pub on that location, except their smoking area.

Sincerely,

Preet S. Gargh

5697 Minor BLVD

Richmond, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Re: Ironwood Pub, 12000 Steveston Hwy

To Whom It May Concern:

As a homeowner in this area, I like the hours of operation, but not smoking room.

Best Regards,

Pat Singh Rai

12134 Vulcan way

RM D, BC.

To: City of Richmond
Permits Section
Liquor Licence Applications
6911 No. 3 road
Richmond BC V6Y 2C1

Dear Sir or Madam:

I am resident of Richmond City, and would like to give my views about Ironwood Pub,
12000 Steveston Hwy

- ✓ Location is Ok.
- ✓ Capacity is right
- ✓ Hours of operation are short
- ✓ Seats are enough
- ✓ Smoking room is unhealthy decision
- ✓ Outside seats are not good for trespasser

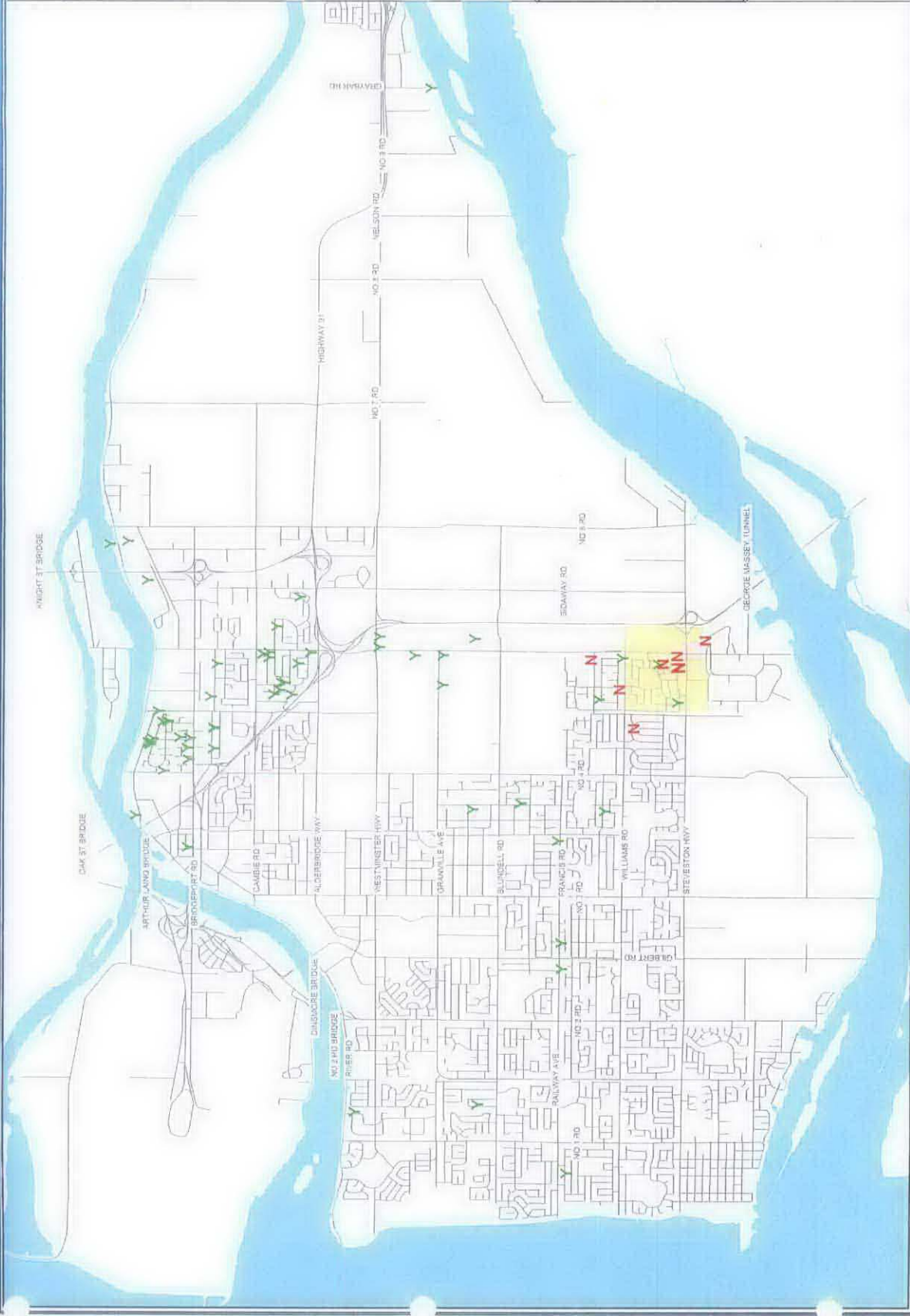
Regards,

~~John P. P. P.~~ P. P. P.
10730 Bird Rd
Richmond



RICHMOND Island City by Numbers

Origin of Letters Received - Ironwood Pub Public Consultation



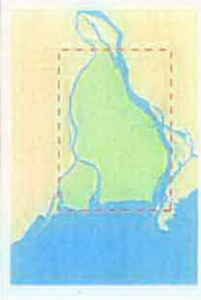
Legend

- Letter Notification Area
- Survey Notification Area
- N Letters Opposing
- Y Letters Supporting

ATTACHMENT 5

Map Creation Date: Sept 13, 2005
Map Created By: Randy Hall

NOTE:
The information shown on this map is compiled from various sources and is not guaranteed to be accurate. The City of Richmond does not accept any responsibility for the accuracy or completeness of the information depicted on this map. Users are reminded that the information and legal description must be confirmed with the appropriate authorities before any action is taken. The City of Richmond does not warrant the accuracy or completeness of the information and legal description. The City of Richmond, 2005. All rights reserved. Not to be reproduced or distributed without permission.



Reasons Sighted by the Public in Opposition to the Application

Situational Concerns

- wrong location for this type of establishment.
- the location of this new pub is and will be disastrous.
- no need for a pub at this location.
- there are other establishments where liquor is served nearby.
- Richmond does not need another drinking hole.
- another pub is already located 1.5 km north.
- concerns over proximity to Hwy 99 and the George Massey tunnel.

Traffic Concerns

- increased traffic will be generated at an intersection that is already congested by traffic during rush hour and off periods.
- it is not uncommon, but rather regular, to have traffic lined up to Shell Rd and further west on Steveston Hwy and on No. 5 Rd.
- all roads are main arteries with a large volume of traffic during the days and quite a bit of traffic during the night time hours.
- 155 persons will not be walk-ins, will produce over 75 cars with drivers who have been drinking.
- increased accidents during rush hour.
- roadway configuration at this intersection will hinder access to/egress from the pub and will create additional traffic problems.
- can't make a left turn into the pub going south on No. 5 Rd due to centre island.
- feel that the traffic study for the rezoning was incomplete and biased.

Safety Concerns

- drinking and driving in close proximity to such a traffic-congested area and to Hwy 99/tunnel.
- concerns over the safety of non-patrons travelling past the proposed establishment.
- puts rest of the driving public at increased risk.
- will generate more carnage at this intersection.

Concerns with Public Consultation Process for the Rezoning and the Pub Operations

- upset with the way in which the rezoning for this pub has been dealt with.
- feel the public consultation process was inappropriate, insufficient, and inequitable.
- feel the process has been completely ignored in favour of the applicant.
- feel the process is inconsistent with City policies in place in the past.
- suggest starting public consultation process over again to obtain residents views on whether they support the pub not just the operational details of the pub.
- feel that Council is not listening to the public.
- that submissions from the public on the rezoning were not given due consideration.
- public meeting regarding pub operations was a complete waste of time.
- upset that petitions showing opposition to the pub were not taken into consideration during the rezoning.
- the process has been rushed.
- blatant disregard for citizens.

Reasons Sighted by the Public in Support of the Application

Overall Comments

- the pub in question is in a commercial area and out of the way of residential.
- can't see it hurting anyone or anything.
- what ever happened to free enterprise in Richmond? business owners are responsible for gathering their own clientele rather than trying to protect only a few that may not be able to successfully sustain their business.
- to be fearful of our business neighbours is to be negatively charged...let us all do business to provide the services the community needs and deserves.
- attended the public meeting and are in favour of the designated purpose and hours of operation proposed for this site...traffic issues were the major concern at the meeting while pub patronage was secondary.
- it is the vocal minority that express negative views toward development of any kind.
- like the idea of having a pub at this location, especially because no school is around the location.
- like the idea of having a pub at this location, but not Ok with smoking room.
- it needs more hours.
- it will bring more business to Richmond.
- good to have a new sports pub in Richmond.
- as a business owner in Richmond, I fully support the pub at this address.

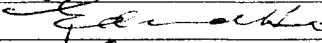
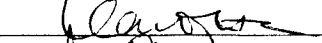

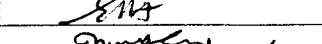
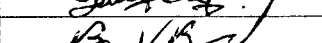
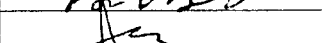
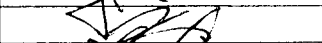
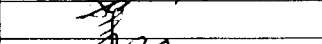
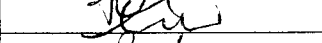
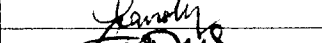



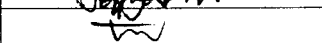
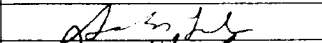

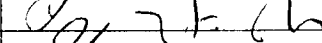

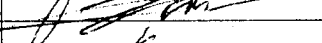
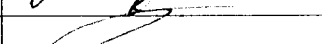
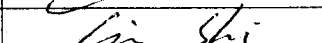

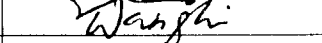

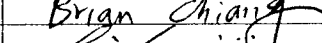
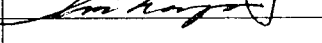

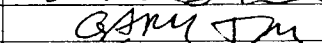
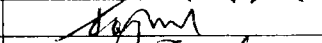
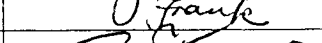
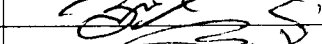
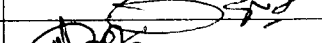

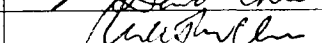
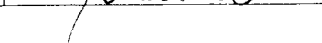



Pub Operations

- location is Ok.
- capacity is right.
- hours of operation are short.
- seats are enough.
- good location, good capacity, good idea for ventilated smoking area.
- no objections to the application, to the proposed hours, or capacity.
- Ok with capacity inside the pub, but do not agree with the outside's patio.

Ascalade

Communications Inc.

12051 Riverside Way, Richmond, B.C. Canada V6W 1K7
www.ascalade.com T: +1.604.241.7991 F: +1.604.241.7993

Name	Address	Signature
1. EDMUND HO	12051 Riverside Way, Richmond	
2. PETER HA	12051 Riverside Way, Richmond	
3. ARMAND CLOW	12051 Riverside Way, Richmond	
4. ERIC HO	12051 Riverside Way, Richmond	
5. JENNY HO	12051 Riverside Way, Richmond	
6. BRUCE BURNARD	12051 Riverside Way, Richmond	
7. JAMES TUNG	12051 Riverside Way, Richmond	
8. Ken Chong	12051 Riverside Way, Richmond	
9. Linda Xian	12051 Riverside Way, Richmond	
10. Ivan Zhang	12051 Riverside Way, Richmond	
11. CANDY LU	12051 Riverside Way, Richmond	
12. CITRUM SIN	12051 Riverside Way, Richmond	
13. Luke Lin	12051 Riverside Way, Richmond	
14. KAMPSON GUO	12051 Riverside Way, Richmond	
15. JEFFERY LIU	12051 Riverside Way, Richmond	
16. TYLER TU	12051 Riverside Way, Richmond	
17. SELWIN LUI	12051 Riverside Way, Richmond	
18. DANIEL KWOK	12051 Riverside Way, Richmond	
19. Jeff Shen	12051 Riverside Way, Richmond	
20. Sunny Chan	12051 Riverside Way, Richmond	
21. Joyce Lin	12051 Riverside Way, Richmond	
22. Eric King	12051 Riverside Way, Richmond	
23. Oliver Red	12051 Riverside Way, Richmond	
24. Lin Shi	12051 Riverside Way, Richmond	
25. Vincent Cheng	12051 Riverside Way, Richmond	
26. Li Wang	12051 Riverside Way, Richmond	
27. Steven Yang	12051 Riverside Way, Richmond	
28. Brian Chiang	12051 Riverside Way, Richmond	
29. HAIJIAN LIU	12051 Riverside Way, Richmond	
30. Jeffrey Yang	12051 Riverside Way, Richmond	
31. DAVID SHEN	12051 Riverside Way, Richmond	
32. GARY DU	12051 Riverside Way, Richmond	
33. Raymond Leung	12051 Riverside Way, Richmond	
34. FRANK LAU	12051 Riverside Way, Richmond	
35. BRIAN HO	12051 Riverside Way, Richmond	
36. AYE MIN	12051 Riverside Way, Richmond	
37. MARK MYO	12051 Riverside Way, Richmond	
38. David Chu	12051 Riverside Way, Richmond	
39. Matthew Chan	12051 Riverside Way, Richmond	

40. <i>Benji</i>	12051 Riverside Way, Richmond	
41. <i>Phatna Ng</i>	12051 Riverside Way, Richmond	
42. <i>Ranena An</i>	12051 Riverside Way, Richmond	<i>Phatna Ng</i>
43. <i>YIN TONG KONG</i>	12051 Riverside Way, Richmond	<i>Phatna Ng</i>
44. <i>Lin Yu</i>	12051 Riverside Way, Richmond	<i>Phatna Ng</i>
45. <i>Duan Jun RIN</i>	12051 Riverside Way, Richmond	<i>Phatna Ng</i>
46. <i>HAOFENG MENG</i>	12051 Riverside Way, Richmond	<i>Phatna Ng</i>
47. <i>Kenny Poon</i>	12051 Riverside Way, Richmond	<i>Phatna Ng</i>
48.	12051 Riverside Way, Richmond	
49.	12051 Riverside Way, Richmond	
50.	12051 Riverside Way, Richmond	
51.	12051 Riverside Way, Richmond	
52.	12051 Riverside Way, Richmond	
53.	12051 Riverside Way, Richmond	
54.	12051 Riverside Way, Richmond	
55.	12051 Riverside Way, Richmond	
56.	12051 Riverside Way, Richmond	
57.	12051 Riverside Way, Richmond	
58.	12051 Riverside Way, Richmond	
59.	12051 Riverside Way, Richmond	
60.	12051 Riverside Way, Richmond	
61.	12051 Riverside Way, Richmond	
62.	12051 Riverside Way, Richmond	
63.	12051 Riverside Way, Richmond	
64.	12051 Riverside Way, Richmond	
65.	12051 Riverside Way, Richmond	
66.	12051 Riverside Way, Richmond	
67.	12051 Riverside Way, Richmond	
68.	12051 Riverside Way, Richmond	
69.	12051 Riverside Way, Richmond	
70.	12051 Riverside Way, Richmond	
71.	12051 Riverside Way, Richmond	
72.	12051 Riverside Way, Richmond	
73.	12051 Riverside Way, Richmond	
74.	12051 Riverside Way, Richmond	
75.	12051 Riverside Way, Richmond	
76.	12051 Riverside Way, Richmond	
77.	12051 Riverside Way, Richmond	
78.	12051 Riverside Way, Richmond	
79.	12051 Riverside Way, Richmond	

ATTACHMENT 9

**PETITION SUPPORTING THE APPLICATION
(NOT CONSIDERED IN REVIEW PROCESS)**

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
Balwinder Birk	11651 Seaport Ave Rich	B. Birk
Manbir Birk	11651 Seaport Ave. Rich	M. Birk
Kulwant Dhillon	11651 Seaport Ave. Rich	K. Dhillon
Surinderpal Dhillon	11651 Seaport Ave Rich	Surinderpal Dhillon
Manjit Birk	11651 Seaport Ave. Rich	Manjit Birk
Mohinder Saprui	11191 King Rd Rich	M. Saprui
Baldish Saprui	11191 King Rd Rich	Baldish Saprui
Andeep Saprui	11191 King Rd Rich	Andeep Saprui
Aman Sandhu	5671 Forsyth Cres Rich	A. Sandhu
Jayar Sandhu	5671 Forsyth Cres Rich	J. Sandhu
JASWINDER HAYER	10400 BLUNDALL RD	J. Hayer
Shrindeep Sandhu	10251 Gilmore Crest	S. Sandhu
Kajal Hayer	3851 McALLAN	K. Hayer
Elma Ruiz	5851 Mc Callan	E. Ruiz
R. M. M. M.	9840 SEABRIGHT RD	R. M. M. M.
Seeta Sandhu	10400 Blundell Rd	S. Sandhu
Janeen Sandhu	7580 BRIDGEST	J. Sandhu
JASWINDER DHENSAW	10931 SOUTH GATE	J. Dhenso
AMRIK DHENSAW	10931 SOUTH GATE	A. Dhenso
SAGIR KAUR BOGER	11171 SEAPORT AVE.	S. Boger
Jab boger	11171 SEAPORT AVE.	J. Boger
SARBIT CHAHO	11671 SEAPORT Ave	S. Singh
GURMAIL Singh	11671 SEAPORT AVE	G. Singh

DATE: 1-

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
BALBIR JAWANDA	9211 RIVER RD	Balbair Jawanda
ANNEKA RANJHANA	120-5960 BUCKWORTH	Anneka Ranjhana
AVTAR S. SANDHU	2721 Shell Rd	AVTAR SANDHU
JACK LIN	11500 Bridgeport Rd Richmond	Jack Lin
STEVE TUNBY	8060 #1668 STEVESTON HWY	Steve Tunby
Gurinder K. Biring	2471 McLeod Ave	Gurinder K. Biring
P. K. Sidhu	2840 Sexsmith St RMD	P. K. Sidhu
Jagroop S. Biring	4320 Danforth CRT RMD	J. Biring
Jagjit S. Chila	2860 Bargain St RMD	J. Chila
Piara S. Shahi	11370 Miller St RMD	Piara S. Shahi
Dalip K. Sall	8816 Bridgeport Rd RMD.	Dalip K. Sall
Selal K. Gosal	7850 no 4 Rd RMD-	S. K. Gosal
Basant S. Biring	11668 Tharpe Rd	Basant S. Biring
Dalinder S. Gill	4423 Danforth CRT RMD PL	D. S. Gill
Emerjit K. PAHL	3031 Beckman Rd RMD PL	G. K. PAHL
GURVINDER K. PAHL	3031 Beckman Rd	Gurinder K. PAHL
Romeo Santos	120-11788 River Rd	Romeo Santos
Malkallos Bernabe	2400 Shell Rd RMD	M. Bernabe
Rajinder Sandhu	9011 River Dr Richmond	Rajinder Sandhu
Narinder K. Sandhu	2721 Shell Rd RMD	N. K. Sandhu
Joy Sun	7556 No. St	Joy Sun
Gurjit B. P. Iq.	11511 Seabrook Cr	Gurjit B. P. Iq.
Jaginder K. Dhalwal	2840 Sexsmith St RMD.	J. K. Dhalwal
Terry Chan	11788 River Rd RMD	Terry Chan

DATE: _____

1. *Journal of the American Medical Association*, 1997; 277: 1033-1036.


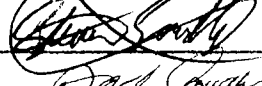
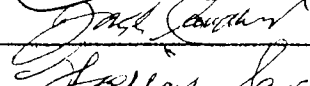
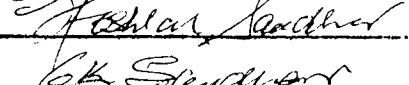
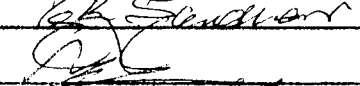
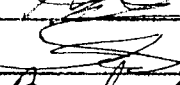
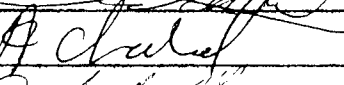

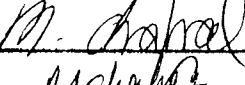
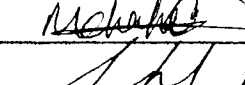

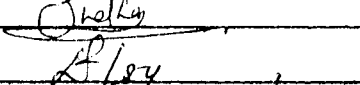
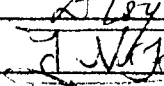
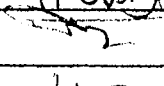
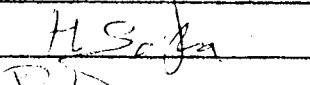

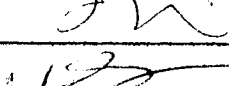
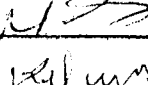
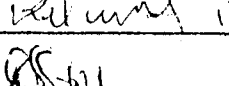
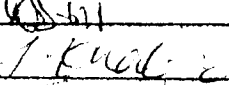
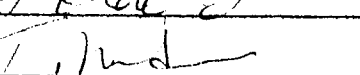
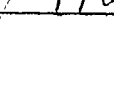


[illegible]

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
ARM	9431 #5 RD	
STEVEN	" "	
JAS	" "	
HOSHIAH	" "	
TURNER	" "	
NIRMAL	6571 NO.7 RD	
LAKHBIR	11 11	
ANAN	111	
SUNDEE	11 11	
MUNDEE SINGH	11 11	
MUNDEE KAUR	99 27	
SUKH RANA	6571 NO.7 RD.	
Sindhu Thandi	9411 No:5 R.D	
Lissy Thandi	9411 No:5 Road	
JAGI NISAR	4320 CARTER DR	
JAGI PHILLIPS	7755 56	
H. SONGHA	9941-123 ST	
R. Mouni	11807-25 B AV	
JOSEPH MAU	1321 229 AVE	
AL DINDAR	10660 Sea Kings Ct	
Kulwant Mann	7020 11261 79 Ave	
SHARVANA SINGH	115 E. 6th St	
JIT KHALI	5030 BLEN -1	
TAJINDER MANDER	5315 Prince Albert	

Re: No. 5 Road and Steveston Highway

40070213

DATE: _

To: City Clerk and Council of Richmond,

RECEIVED

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

NAME:	ADDRESS:	SIGNATURE:
Kamal K Thooty	7410 Heather St RMD.	K.R. Thooty
Kim Carlson	9930 Garden City RMD	K Carlson
KASIMIR K. BUTTER	7830 ASH ST. RMD	KK. Butter
Simmy K. Grewal	7575 ASH ST. RMD	S.K. Grewal
HARBINDER S. BARR	7340 ASH ST RMD	H.S. Barr
Bhish S. SANDHU	8220 ASH ST. RMD	B.S. Sandhu
LINDA CRUZ	7510 NO. 4 Rd. RMD	Linda Cruz
Darinder K. Johal	7220 Bridge St. RMD	DK. Johal
Rani DHA	9025 Garden City RMD	Rani Dha
Partap S. Rai	8825 Cubbie St RMD	PARTAP S. RAI
Gurcharan K. Thooty	7410 Heather St RMD	G. THOOTY
Mohinder Chahal	3124 Francis St RMD	M. Chahal
Bimla Randhawa	9710 12th St. RMD	Bimla Randhawa
Sorjit Lehal	11441 Thorpe Rd RMD	Sorjit Lehal
Gurtej S. Brar	4542 Garden City RMD	G.S. Brar
Vergilio Garcia	12640 Bridgeport Rd RMD	V. Garcia
J.K. Gill	10211 Glen Rd RMD	J.K. Gill
Ram D. Kapoor	5453 River Rd	RD Kapoor
Ram D. Kapoor	5453 River Rd	Ram D. Kapoor
RAMAN K. SARAN	16330 Maudslayi RMD	Raman K. Saran
Saran K. Saran	10391 Glenora Rd	SARAN K SARAN
Kartar K. Brar	8015 Rail Rd RMD	KARTAR K BRAR
Ravi Kapoor	9750 Rail Rd, RMD	R. Kapoor
D. S. Mand	2413 No. 3 Rd, RMD	DS Mand

DATE:

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

[illegible]

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
TIRATH S. SINGH Dha	4491 DANFORTH DR	Tirath Singh
Harman Dhalwal	4320 Danforth Dr.	Harman Dhalwal
M. S. Bring	4320 Danforth Dr.	M. S. Bring
M. S. KONDOLA	4251 Danforth Dr.	M. S. Kondola
Indrajit Singh	4231 Danforth Dr.	Indrajit Singh
LAKHVINDER NIJJAR	4491 DANFORTH DR	Lakhvinder Singh
Jessie Basi	4231 Danforth Dr.	Jessie Basi
Sandeep Basi	" " "	Sandeep Basi
Sudhakar Dhalwal	4151 Danforth Dr.	Sudhakar Dhalwal
Gary Dhalwal	" " "	Gary Dhalwal
Sujin S. Nijjar	4100 DANFORTH	Sujin S. Nijjar
INDERJEET NIJJAR	4491 DANFORTH DR	INDERJEET NIJJAR
Gurpreet S. Nijjar	4100 Danforth Dr.	Gurpreet Nijjar
B. J. Singh	4100 Danforth Dr.	B. J. Singh
Rajwinder Singh	4100 Danforth Dr.	Rajwinder Singh
DILPREET	4100 Danforth Dr.	Dilpreet
KAMAL Preet Dha	4491 DANFORTH DR	Kamal Preet Dha
Ram Dha	4101 DANFORTH DR.	Ram Dha
DIDAR SINGH MEHTA	"	Didar Singh Mehta
SURJIT KANE	"	Surjit Kane
Harman Singh	4100 DANFORTH	Harman Singh
Harman Singh	"	Harman Singh
NIRMAL Singh	4020 Danforth Dr	N Singh
Indrajit Bhatia	"	Indrajit Bhatia

DATE:

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
SASWINDER K. BOPAR	7345 ASH ST RMD	Jaswinder K. Bopar
SANDHU K. SANDHU	8220 ASH ST	S. K. SANDHU
Carambita, Deena	5651 NO. 3 Rd. RMD.	K. Deena
Sandhu S. Somal	7925 Ryan Rd RMD	SADHU S. SOMAL
Daljit S. Boparai	8377 Seacrest RMD	DS Boparai
Charan S. Gosal	2712 McEllen RMD	C. S. Gosal
Harolish Mann	2407 McEllen RMD	H. Mann
BIKAR S. KANG	3203 Granville St RMD	B. S. Kang
Balbir K. Mangat	11524 Blundell St RMD	Balbir K. Mangat
Khan Mohamand	3710 Francis St RMD	K. Mohamand
Ratn Kumar	100.5651 NO. 3 Rd. RMD	RATTAR KUMAR
CHIT S. S.	8260 ASH ST. RMD.	CHIT S.
GURCHARAN K. SANDHU	8260 ASH ST. RMD.	Gurcharan K. Sandhu
Swinder K. Rai	8825 Cambie St RMD	S. K. Rai
Ma Khan S. DUTT	3741 Francis St RMD	Ma Khan S. Dutt
Vahar S. Randhawa	9710 12th St RMD	V. S. Randhawa
Nirmal Singh	10375 Gilmore Cres	Nirmal Singh
LUCKY S. SANDHU	4120 Vanguard Rd	L. Sandhu
LAL Singh	4560 Garden City RMD	Lal. Singh
KAZI BHUTT	2937 Maclellan Rd RMD	Kazi Bhutt
ZAHARA Begum	9392 Collins St RMD	Z. Begum
Jarnjit S. Mand	2413 NO. 3 Rd, RMD	Jarnjit S. Mand
Bachan S. Brar	8015 Rail Rd, RMD	BS Brar
SASPA S. BOPAR	7340 ASH ST. RMD	S. Bopar

DATE: _____

1. *Chlorophyll a* (Chl *a*)
 2. *Chlorophyll b* (Chl *b*)
 3. *Chlorophyll c* (Chl *c*)
 4. *Chlorophyll d* (Chl *d*)
 5. *Chlorophyll e* (Chl *e*)
 6. *Chlorophyll f* (Chl *f*)
 7. *Chlorophyll g* (Chl *g*)
 8. *Chlorophyll h* (Chl *h*)
 9. *Chlorophyll i* (Chl *i*)
 10. *Chlorophyll j* (Chl *j*)
 11. *Chlorophyll k* (Chl *k*)
 12. *Chlorophyll l* (Chl *l*)
 13. *Chlorophyll m* (Chl *m*)
 14. *Chlorophyll n* (Chl *n*)
 15. *Chlorophyll o* (Chl *o*)
 16. *Chlorophyll p* (Chl *p*)
 17. *Chlorophyll q* (Chl *q*)
 18. *Chlorophyll r* (Chl *r*)
 19. *Chlorophyll s* (Chl *s*)
 20. *Chlorophyll t* (Chl *t*)
 21. *Chlorophyll u* (Chl *u*)
 22. *Chlorophyll v* (Chl *v*)
 23. *Chlorophyll w* (Chl *w*)
 24. *Chlorophyll x* (Chl *x*)
 25. *Chlorophyll y* (Chl *y*)
 26. *Chlorophyll z* (Chl *z*)
 27. *Chlorophyll aa* (Chl *aa*)
 28. *Chlorophyll ab* (Chl *ab*)
 29. *Chlorophyll ac* (Chl *ac*)
 30. *Chlorophyll ad* (Chl *ad*)
 31. *Chlorophyll ae* (Chl *ae*)
 32. *Chlorophyll af* (Chl *af*)
 33. *Chlorophyll ag* (Chl *ag*)
 34. *Chlorophyll ah* (Chl *ah*)
 35. *Chlorophyll ai* (Chl *ai*)
 36. *Chlorophyll aj* (Chl *aj*)
 37. *Chlorophyll ak* (Chl *ak*)
 38. *Chlorophyll al* (Chl *al*)
 39. *Chlorophyll am* (Chl *am*)
 40. *Chlorophyll an* (Chl *an*)
 41. *Chlorophyll ao* (Chl *ao*)
 42. *Chlorophyll ap* (Chl *ap*)
 43. *Chlorophyll aq* (Chl *aq*)
 44. *Chlorophyll ar* (Chl *ar*)
 45. *Chlorophyll as* (Chl *as*)
 46. *Chlorophyll at* (Chl *at*)
 47. *Chlorophyll au* (Chl *au*)
 48. *Chlorophyll av* (Chl *av*)
 49. *Chlorophyll aw* (Chl *aw*)
 50. *Chlorophyll ax* (Chl *ax*)
 51. *Chlorophyll ay* (Chl *ay*)
 52. *Chlorophyll az* (Chl *az*)
 53. *Chlorophyll aza* (Chl *aza*)
 54. *Chlorophyll abz* (Chl *abz*)
 55. *Chlorophyll acz* (Chl *acz*)
 56. *Chlorophyll adz* (Chl *adz*)
 57. *Chlorophyll aez* (Chl *aez*)
 58. *Chlorophyll afz* (Chl *afz*)
 59. *Chlorophyll agz* (Chl *agz*)
 60. *Chlorophyll ahz* (Chl *ahz*)
 61. *Chlorophyll aiz* (Chl *aiz*)
 62. *Chlorophyll ajz* (Chl *ajz*)
 63. *Chlorophyll akz* (Chl *akz*)
 64. *Chlorophyll alz* (Chl *alz*)
 65. *Chlorophyll amz* (Chl *amz*)
 66. *Chlorophyll anz* (Chl *anz*)
 67. *Chlorophyll aoz* (Chl *aoz*)
 68. *Chlorophyll apz* (Chl *apz*)
 69. *Chlorophyll aqz* (Chl *aqz*)
 70. *Chlorophyll arz* (Chl *arz*)
 71. *Chlorophyll asz* (Chl *asz*)
 72. *Chlorophyll atz* (Chl *atz*)
 73. *Chlorophyll auz* (Chl *auz*)
 74. *Chlorophyll avz* (Chl *avz*)
 75. *Chlorophyll awz* (Chl *awz*)
 76. *Chlorophyll axz* (Chl *axz*)
 77. *Chlorophyll ayz* (Chl *ayz*)
 78. *Chlorophyll ayz* (Chl *ayz*)
 79. *Chlorophyll azz* (Chl *azz*)
 80. *Chlorophyll azaa* (Chl *aza*)
 81. *Chlorophyll abz* (Chl *abz*)
 82. *Chlorophyll acz* (Chl *acz*)
 83. *Chlorophyll adz* (Chl *adz*)
 84. *Chlorophyll aez* (Chl *aez*)
 85. *Chlorophyll afz* (Chl *afz*)
 86. *Chlorophyll agz* (Chl *agz*)
 87. *Chlorophyll ahz* (Chl *ahz*)
 88. *Chlorophyll aiz* (Chl *aiz*)
 89. *Chlorophyll ajz* (Chl *ajz*)
 90. *Chlorophyll akz* (Chl *akz*)
 91. *Chlorophyll alz* (Chl *alz*)
 92. *Chlorophyll amz* (Chl *amz*)
 93. *Chlorophyll anz* (Chl *anz*)
 94. *Chlorophyll aoz* (Chl *aoz*)
 95. *Chlorophyll apz* (Chl *apz*)
 96. *Chlorophyll aqz* (Chl *aqz*)
 97. *Chlorophyll arz* (Chl *arz*)
 98. *Chlorophyll asz* (Chl *asz*)
 99. *Chlorophyll atz* (Chl *atz*)
 100. *Chlorophyll auz* (Chl *auz*)
 101. *Chlorophyll avz* (Chl *avz*)
 102. *Chlorophyll awz* (Chl *awz*)
 103. *Chlorophyll axz* (Chl *axz*)
 104. *Chlorophyll ayz* (Chl *ayz*)
 105. *Chlorophyll ayz* (Chl *ayz*)
 106. *Chlorophyll ayz* (Chl *ayz*)
 107. *Chlorophyll ayz* (Chl *ayz*)
 108. *Chlorophyll ayz* (Chl *ayz*)
 109. *Chlorophyll ayz* (Chl *ayz*)
 110. *Chlorophyll ayz* (Chl *ayz*)
 111. *Chlorophyll ayz* (Chl *ayz*)
 112. *Chlorophyll ayz* (Chl *ayz*)
 113. *Chlorophyll ayz* (Chl *ayz*)
 114. *Chlorophyll ayz* (Chl *ayz*)
 115. *Chlorophyll ayz* (Chl *ayz*)
 116. *Chlorophyll ayz* (Chl *ayz*)
 117. *Chlorophyll ayz* (Chl *ayz*)
 118. *Chlorophyll ayz* (Chl *ayz*)
 119. *Chlorophyll ayz* (Chl *ayz*)
 120. *Chlorophyll ayz* (Chl *ayz*)
 121. *Chlorophyll ayz* (Chl *ayz*)
 122. *Chlorophyll ayz* (Chl *ayz*)
 123. *Chlorophyll ayz* (Chl *ayz*)
 124. *Chlorophyll ayz* (Chl *ayz*)
 125. *Chlorophyll ayz* (Chl *ayz*)
 126. *Chlorophyll ayz* (Chl *ayz*)
 127. *Chlorophyll ayz* (Chl *ayz*)
 128. *Chlorophyll ayz* (Chl *ayz*)
 129. *Chlorophyll ayz* (Chl *ayz*)
 130. *Chlorophyll ayz* (Chl *ayz*)
 131. *Chlorophyll ayz* (Chl *ayz*)
 132. *Chlorophyll ayz* (Chl *ayz*

[illegible]

DATE:

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
Raul B. Reyes	105-5651 No. 3 Rd RMD	R. Reyes
Daljit S. Grewal	2823 Tat St. RMD	DALJIT S. GREWAL
Curing Garcia	9892 Seacrest RMD	C. GARCIA
Parnajit Lehal	11491 Thorpe Rd RMD	P. Lehal
GURJIT Bawa	11251 Danforth Hwy	Gurjit Bawa
Chachar S. Kinger	2313 Shell Rd RMD	S. G. Kinger
Gulab K. Thind	10658 Thorpe Rd	GULAB K. THIND
Amrit S. Shah	11250 Danforth Rd RMD	A. Shah
SURJIT S. Rai	8825 Cambie St	Surjit S. Rai
HUKAM SINGH	100-5651 No 3 Rd RMD	H. Singh
KAMAL DEEP K. KANG	3203 Granville St RMD	K. Kang
HARJIT S. Duhra	4370 Granville St RMD	Harjit Duhra
Pardeep K. Duhra	4370 Granville St RMD	Pardeep K. Duhra
Surjit S. Lehal	11491 Thorpe Rd Richmond	S. Lehal
Puran Singh	Richmond Taxi	P. Singh
Vidya Kapoor	5453 River Rd	V. Kapoor
Raj Gill	10211 54th Rd R.	R. Gill
Pritam K. Grewal	11560 Blenheim Rd	P. K. GREWAL
Rishwan K. Kang	7860 Francis St	R. K. Kang
Carlos Banito	12640 Bridgeport, RMD	CARLOS BANITO
Nazir Ali	4560 Gardenaby RMD	NAZIR ALI
Satinder K. Nijjar	10200 Gilmore Crt	S. Nijjar
Dulla S. Randhawa	9710 12th St. RMD	D. S. Randhawa
Dial K. MAND	2413 No. 3 Rd. RMD	DIAL K. MAND

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
GURDEV KAUR	4491 DANFORTH DR	GURDEV
AMAN SANDHU	8691 CANTLEY RD.	Sandhu
Charanjit Bring	4320 Danforth Dr.	Charanjit Bring
Rupinder Dhaliwal	41471 Danforth Dr.	Rupinder Dhaliwal
M. K. G.	4320 Danforth Dr.	M. K. G.
B.K.G.	4320 Danforth	B. K. G.
GURDEV S GILL	4471 DANFORTH DR	G. S. Gill
AYRAK UPPAL	4111 Danforth Dr.	Uppal
Kulvir	4491 DANFORTH	Kulvir
GURMUKH DULAY	4491 DANFORTH DR	Gurmukh Dulay
KULVIR DULAY	" "	Kulvir Dulay
Daljit Sandhu	4511 Danforth	Daljit Sandhu
Jasmine Sandhu	4511 Danforth Drive.	Jasmine Sandhu
TIRATH SANDHU	4511 DANFORTH DRIVE	Tirath Sandhu
Bhupinder S. Jhal	4611 Danforth Dr	Bhupinder S. Jhal
Gurdial K. Jhal	4611 Danforth Dr	G. K. J.
VAJHATTAR. SIDHU	4671 DANFORTH DR	Vajhattar Sidhu
GURDEV S. SIDHU	4671 DANFORTH DR	Gurdev S. Sidhu
KULJIT S. BAPLA	4191 DALLYN RD	Kuljit Singh Bapla
HARJINDER K BAPLA	4191 DALLYN RD	Harjinder K Bapla
Charam Singh Likhra	4071 Danforth Dr	Charam Likhra
Hardeep K. Singh	8671 Cantley Rd	Hardeep K. Singh
Jaspreet S. Gill	11711 Montego Ave	Jaspreet S. Gill
Gurbux K. Ching	11671 Montego Ave	G. K. CHUNG

DATE: / /

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

[illegible]

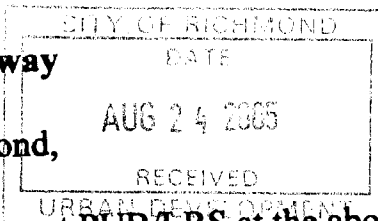
Age Group	Total (%)	Male (%)	Female (%)	Unknown (%)
18-24	25	25	25	25
25-34	20	20	20	20
35-44	15	15	15	15
45-54	10	10	10	10
55-64	5	5	5	5
65+	5	5	5	5

[illegible]

DATE: _

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,



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

NAME:	ADDRESS:	SIGNATURE:
Amarjit S. Gill	10661 Dennie Rd	A.S. Gill
Ajmer S. Rattan	10621 Dennie Rd	AJMER S. RATTAN
Mohinder S. Purewal	10441 Bisset Dr	Mohinder S. Purewal
Gian S. Grewal	10460 Bisset Dr	G. S. GREWAL
Basharad Chaudhri	10471 Bisset Dr.	B. Chaudhri
Kuljit Dhillon	10471 Bisset Dr BST	Kuljit Dhillon
Jaginder S. Nagra	10500 Bisset Dr	J.S. Nagra
Darshan K. Jagpal	10580 Bisset Dr.	Darshan Jagpal
Manjit S. Jagpal	10580 Bisset Dr.	MANJIT S. JAGPAL
Rajinder S. Purewal	10611 Bisset Dr	R. Purewal
Tarlok S. Sahota	10611 Bisset Dr BST	TARLOK SAHOTA
DEVINDER S. Gill	11151 SEAPORT AVE	Devinder S. Gill
Meng Dial	11240 Ring Rd	Meng Dial
Bamra Baljit	10071 Amethyst Dr.	Baljit Bamra
SUKHOY S. Rai	10060 Amethyst Dr	S. S. Rai
LOKH BIR BASSI	10080 Amethyst Dr	L BASSI
ASEET DHANWAL	10140 Amethyst Dr	ASEET DHANWAL
RO SANTI ARORA	10231 Amethyst Dr.	S. Arora
NAWAJ SHAH	10591 Aragon Rd	N. Shah
Pritam S. Sandhu	10641 Aragon Rd	PRITAM SANDHU
Chandra Dial	10671 Aragon Rd	C. DIAL
Rai Bahadur S.	10771 Anahim Dr	Rai Bahadur Singh
Hassan A Sahib	10920 Anahim Dr	H. Sahib
Bishan Arora	10231 Amethyst	BISHAN ARORA

DATE:

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
Ajit K. Brar	4570 Garden City RMD	A.K. BRAR
Nusrat Ali	9392 Collins St. RMD	Nusrat ali
Aqbal Bhut	2937 melbourne RMD	IQBAL BHUTTI
Rashan S. NAKAI	11031 Albion Dr	R. S. NAKAI
Jagra S. Bhambra	110180 albion Dr	Jagra S. Bhambra
Sahar S. Dheer	10795 seaway	S.S. Dheer
Karpoor KAMR	107110 seaway	K. KAMR
Harnam S. Bakha	10761 seaway	Harnam S. Bakha
Tachluhan S. Shergill	10951 albion Dr	T.S. Shergill
Arnav S. Bhatti	10342 shellburne Rd.	A. Bhatti
Vena Sharma	10241 shellburne	VENA SHARMA
Lakshya Singh	8751 Olden RMD	L. Singh
Mota Singh Grewal	8797 Olden RMD	Mota Singh Grewal
Mangot Ram	9805 Olden RMD	Mangot Ram
Paramjit Biring	9880 Olden RMD	P. Biring
Dalip K. Brar	4542 Garden City RMD	Dalip Brar
Surat S. Dhat	Penlaryon RMD	S.S. Dhat
Gurdev S. Johal	10560 Bird Rd, RMD	G. Johal
KARTAR S. Khag	10560 Bird Rd, BST	KARTAR S. Khag
Sardool S. Deol	11780 Penlaryon	Sardool S. Deol
Harnam S. Panesar	3760 Viking way	Harnam S. Panesar
Darshan K. Basran	103-2402 Viking way,	D.K. BASRAN
Surjit S. Deol	11131 Bird Rd	S.S. Deol
Ajit S. Johal	10568 Bird Rd	A.S. JOHAL

DATE: _

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
BASANT SANDHU	11111 SEAPORT AVE	Basant
Bachan S. Gill	9711 Seacastle Rd	B Gill
Pardeep S. Sandhu	9731 Seacastle Rd	PARDEEP S. Sandhu
Nadham S. Nagra	9780 Seacastle Rd	Nadham S. Nagra
Kirkar Singh	9741 Seaton CRT	K. SINGH
Sukhpal Hira	9771 Seaton CRT	Sukhpal Hira
Pratim S. Rai	9791 Seaton CRT	PR Rai
Parshutam Bansal	9780 Seaton	Parshutam Bansal
PREM ROJ	9781 Searight CRT	Prem Raj
Harminder S. Sidhu	11214 Kingcome ave	H Sidhu
Rasid Sait	11334 Kingcome ave	Rasid Sait
Asifa Bhutia	11482 Kingcome ave	A Bhutia
Gurpal S. Gill	9316 Kingsley Cres	G. S. Gill
Iqbal Grewal	9332 Kingsley Cres	Iqbal Grewal
Antar Singh Sahota	9780 Seavale Rd	ANTAR SAHOTA
Khan Mohamand	9880 Seavale Rd	K. Mohamand
Jas Sandhu	9711 Searight Rd	J Sandhu
Gurdip S. Mann	9860 Searight Rd	Gurdip S. Mann
PARBJOOT DIAL	11260 King Rd	Parbjoot Dial
Parmjit K. Gill	11151 SEAPORT AVE	Parmjit K. Gill
Ghosh Kumari	10780 Rosedale Dr	G. Kumari
Nathoo Narayan	10800 Rosedale Dr	NATHOO NARAYAN
Karam Agarwal	10711 Rosedale Dr	K. AGARWAL
Gedak Paul	1065 Rosedale Dr	Gedak Paul

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

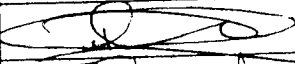
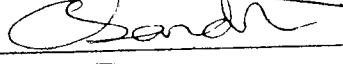
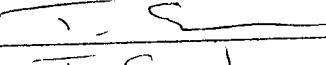


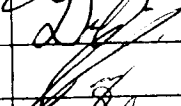
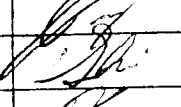
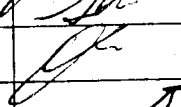
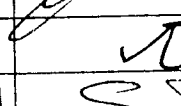

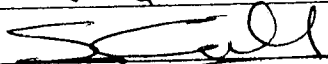

NAME:	ADDRESS:	SIGNATURE:
Kamjit S. Mehar	10375 Glenn CRT RMD	Kamjit
Orange D	140-2420 Shell Road	Orange D.
Dr. Shorif	11720 Seaton	Dr. Shorif
Lal Kumar	11668 Bridgeport RMD.	L. Kumar
FARUKH ALAM	11211 Bridgeport	Famukh al
SHAHIL	24405 EMERSON RD.	Shahil
R. Mathur	101-11031 BRIDGEPORT	R. Mathur
Sandeep Bhatnagar	6000 No. 5 Rd RMD	Sandeep Bhatnagar
Rajinder Samra	10668 Gilmore Cres. Rich.	Rajinder Samra
Sohail Chan	115-11780 River Rd	Sohail
Cony Lin	11500 Bridgeport RMD	Cony Lin
Bekasj Sawanda	9211 River Dr Richmond	Bekasj
PRABHAT RATAN	120-8960 BECKWITH	P. Kaur
SURJIT K. Sandhu	2721 Sheld Rd, RMD	S.K. SANDHU
JUDE MARC AGDINA	410-240 Shell Road, Richmond	Jude Agdina
LEAMBER S. PAHL	110-3031 BECKMAN PL	Leamber S. Pahl
(Hans)	10088 Lassam Rd Rich	(Hans)
S. Hans	10088 Lassam Rd. Rd	S. Hans
M. OLAK	10240 CRAIG COURT Rd	M. Olak
Manveer Chohan	3080-11666 Richmond	Manveer
Raj Kumar	28400 Sel Smith St RMD.	R. Kumar
Sanny Chan	11788 River Rd. RMD.	S. Chan
Tony Cabrera	11500 Bridgeport Rd RMD.	T. Cabrera
Kuldip K. Biring	4320 Danforth CRT RMD	Kuldip K. Biring

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
P. SANDHU	8188 FRANCIS ROAD	
C. SANDHU	"	
T. SANDHU	"	
J. SANDHU	"	J. Sandhu
P. SANDHU	"	P. Sandhu
S. SANDHU	"	S. Sandhu
A. KAUR	"	A. KAUR
M. SAHOTA	11260 WILLIAMS	M. Sahota
R. SAHOTA	11260 WILLIAMS	Ray Sahota
J. Dhailwal	200 Pembina St	
J. Dhailwal	200 Pembina St	JD
K. Jawanda	8180 Francis Rd	Kalvir Jawanda
D. Desjardins	1109 South Dyke	
Domin Desjardins	1108 South Dyke	
D. Desjardins	1109 South Dyke	
S. Desjardins	1109 South Dyke	
A. Killoj	1109 Cull	
B. Jawanda	8180 Francis Rd	
S. Jawanda	8180 Francis Rd	S. Jawanda
B. Jawanda	8180 Francis Rd	B. Jawanda
A. Cull	11260 Williams Rd	A. Cull
S. Cull	11260 Williams Rd	
T. Jawanda	6680 Francis	
J. Jawanda	6680 Francis	J. Jawanda

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
Sunder Range	11668 Budget Rd RMD	Sunder Range
Rodger Dhalwal	5251 Cantrell Rd RMD	Rodger Dhalwal
Karam S. Gill	11668 Thorpe Rd RMD	Karam Gill
Thyatha S. Scondhar	2721 Shell Rd RMD	TS Scondhar
Yoon Lal	103 - 11211 Bridgeport Rd RMD	Yoon Lal
Evonne Pat	5756 63rd Ave RMD	Evonne Pat
KULBIX S. Gill	9651 116th St McBURN RD	Kulbix Gill
Norman Kln	1154 1780 River Rd	Norman Kln
JERRY Tung	2400 Shell Rd RMD	Jerry Tung
Marlin Romero	120-11788 River Rd RMD	Marlin Romero
BALDEO BARRA	2240 NO. 4 ROAD	BALDEO
Gurdeep Jonesean	2471 Mecklen Ave	Gurdeep Jonesean
Mangreet S. Randhawa	2890 Saxsmith St RMD	M. Randhawa
Kuldip K. Shahi	11330 Miller St RMD	K.K. Shahi
Mohinder K. Chith	2850 Bergen St RMD	Mohinder Chith
Balwant S. Sidhu	10520 Bird Rd, RMD	B.S. Sidhu
Kartar S. Dular	10620 Bird Rd RMD	T.S. DULAY
Sharan K. Mann	10310 Bird Rd, RMD	Sharan K. Mann
Dham S. Khurana	990 Chateau St RMD	S.S. Khurana
Pritam S. Mahal	10500 Chateau St RMD	Pritam S. Mahal
Treja S. Toor	2833 Shell Rd RMD	TJ Toor
Roop Dhalwal	4520 No 5 Rd RMD	R Dhalwal
Kumari Lal	7500 No 5 Rd RMD	K Lal
Hera S. Gosal	7890 No. 4 Rd RMD	H.S. Gosal

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
Kashmir S. Hayer	9291 ALGOMA DR	KASHMIR S Hayer
Tajinder Pandher	9300 Algoma DR	T. S. Pandher
Kartar S. Athwal	9300 Algoma DR ^{BSF}	Kartar S. Athwal
Gopal Ganesh	9360 Algoma DR	G. Ganesh
IJAZA CHOUDRI	9400 Algoma DR	IJAZ CHOUDRI
Rattan Pal	9300 ARVIDA DR	R. Pal
Rajinder S. Gill	10020 Arvida gate	RAJINDER GILL
Prem Singh	10051 Arvida gate	PREM SINGH
Banerjee S. N	9211 ARVIDA DR	S. N. BANERJEE
Harshajan S. Dasam	9480 ARVIDA DR	H. S. DOSAM
JEZ Bhalga	9431 ARVIDA DR	J. Bhalga
Balbir S. Bains	9131 ARROW Smith DR	BALBIR S. BAINS
Bill Sangha	9171 ARROW Smith DR	B. SANGHA
YASMEEN RIAZ	9131 ARROW Smith DR	Y. Riaz
ALI RIAZ	9131 ARROW Smith DR	ali Riaz
K. MATHUR	9120 ARROW Smith DR	K. Mathur
NASIB K. BHULLER	11091 King Rd	N. K. BHULLER
Gurdeep S. Shan	11091 King Rd BSF	G. Shan
Sita P. Dial	11260 King Rd	SITA P. DIAL
Mukhtiar S. Gill	11151 SEAPORT AVE	Ms. Gill
Kartar Kaur	1066 DENNIS Rd	KARTAR KAUR
Naginder K. Rattan	10621 Dennis Rd	N. K. RATTAN
Sukhdan K. Puriwal	10411 Burnt DR	Sukhdan Puriwal
Dalip S. Grewal	10460 Burnt DR	Dalip Grewal

DATE:

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
Jasmer K. Brar	10375 Gilmore CRT RMD.	Jasmer Brar
Amar Kallu	4120 Vanguard Rd	A KALLU
Kamaljit K. Brar	4542 Garden City RMD	KJ Brar
Balwant K Brar	11251 DANFORTH AVE	Balwant K Brar
SANTI D. KAPOOR	5453 River Rd RMD	SANTI D. KAPOOR
Gian K. Malik	11780 Montego St	G. K. OLAK
Sohan S. Thooly	7410 Heather St RMD	S. S. Thooly
Dod Carlos	9930 Garden City RMD	D Carlos
Paul Grewal	7575 Ash St, RMD	P Grewal
Jagtar S. Bhatter	7850 Ash St RMD	JAGTAR S. Bhatter
Bernabe Decena	572 ZEMINORA BLVD RM	B Decena
Danny Cruz	7510 NO 4 Rd RMD	DANNY CRUZ
Satwant S. Jhal	7220 Bridge St RMD	S. S. Jhal
Chambaur S Dha	9025 Garden City RMD	Chambaur S Dha
Bimla Randhawa	9710 12th St. RMD	B Randhawa
Sohan Singh	10375 Gilmore CRT	SS
Kumla Sian	10391 Gilmore CRT	Kumla Sian
Mohinder Sian	4560 Garden City, RMD	Mohinder Sian
Gurdeep S. Bhuller	10221 Millers Rd RMD	G. S. Bhuller
Teja S. Sangha	2480 Sex. Smith St	Teja S. Sangha
Ram S. Thind	3600 ATEE St RMD	R Thind
Gurpreet S. Brar	4540 Garden City RMD	GURPREET S. BRAR
Onkar S. Nijjar	10200 Gilmore CRT	Onkar S. Nijjar
Piara S. Dula	7800 NO 5 Rd	PIARA S. DULAN

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
KHUSHDEEP BIRK	11651 SEAPORT AVE RICHMOND	K Birk
Dominika Olejniczak	6331 #1102 Bushwell Rd. Rnd	Dolejniczak
Ganvini Vini	8300 General Currie 302 Rnd	G Vini
Davina Kondola	7071 NO 5th Richmond	D Kondola
Bhagwant Kondola	7071 NO 5th Richmond	B Kondola
Sanjeet Kondola	7071 NO 5th Richmond	Sanjeet Kondola
Jalun Bhullar	9920 SEACASTLE DR	Jalun Bhullar
Deep Bhullar	9920 Seacastle DR	Deep Bhullar
Sharon "	" "	Sharon Bhullar
Saijan "	" "	Saijan Bhullar
Kuldip Dhillon	9720 Seacastle DR	K Dhillon
V SarKuma	11791 Seaport Ave Richmond	V SarKuma
VARSINDER CHANE	8420 LESLIE RD RICHMOND	V Chane
Balder chane	8420 LESLIE RD RICHMOND	B Chane
Darshan chane	8420 LESLIE RD RICHMOND	D Chane
SATWINDER CHANE	8420 LESLIE RD	Satwinder Chane
SHAUNA HAYER	7480 REEDER RD	Shauna Hayer
DEET HAYER	7480 REEDER RD	D Hayer
Aneasha Hayer	7480 REEDER RD.	A Hayer
Darby Hayer	7480 REEDER RD	D Hayer
SHIRLEY HAYER	7480 REEDER RD	S Hayer
Mandana Jutoe	5851 Miralra RD	M Jutoe
Rani Hayer	5671 Forsyth Cres Rd	R Hayer
Mya Sandhu	5671 FORSYTH CRE.	M Sandhu

DATE: —

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

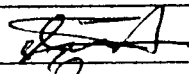
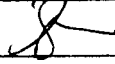
NAME:	ADDRESS:	SIGNATURE:
Hamek S. Sandhu	8691 Cantley Rd.	H Sandhu
Ram Dial	11260 King Rd	R. DIAL
Karen H. Gill	11151 Sargent Ave	Karen H. Gill
S. Sandhu	11111 Seaport Ave	S Sandhu
Ben Manham	11402 Hurst Dr	Ben Manham
Sally Cabrera	11031 Hurst Dr	Sally Cabrera
Narding Palayo	10031 Hurst Dr BST	Narding Palayo
Domingo Garcia	10111 HURST DR	D Garcia
Susan Cuneta	10180 Hurst Dr	Susan Cuneta
Harchand S. Cheema	11221 Hurst Dr	H.S. Cheema
Anup S. Grewal	11261 Hurst Dr	Anup Grewal
Surinder S. Chula	11291 Hurst Dr	SURINDER CHITA
Gurdev K. Gill	9711 Seacastle Rd	GURDEV K GILL
Charan Singh	9731 Seacastle Rd	Charan S. S.
Mann S. Hundal	9780 Seacastle Rd	M. Hundal
Kheerat S. Pooni	9741 Seaton CRT	KB Pooni
Ram K. Rai	9771 Seaton CRT	RAM K RAI
Basant S. Malli	9791 Seaton CRT	BASANT S. MALLI
Kewal K. Rai	9780 Seaton CRT	Kewal K. Rai
Sandagor Singh	9781 Searight CRT	S. S.
Dilbag S. Sall	9781 Searight CRT	DALBAG SALL
Tush S. Bhangu	9731 Searight CRT	TUSH S Bhangu
Rashmer K. Gill	9711 Searight CRT	K. K. Gill
Hakram S. Badesha	9771 Searight Dr	H. S. BADESHA

DATE:

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
Guram Singh	11120 Blundell	
Suyendra Singh	11851 Seaclyf Rd	
Mahendra K Singh	11851 Seaclyf Rd	Mahendra K Singh
Ram Jattan	11831 Seaclyf Rd	R Jattan
Lot	11831 Seaclyf Rd	Lot
Maya Devi	11811 Seaclyf Rd	M. Devi
Bernardo Lara	11661 Hurst Dr.	Bernardo
Rustico B. Manhan	11402 Hurst Dr	RUSTICO B. MANHAN
Lucy Caluere	10013 Hurst Dr	Lucy Caluere
Ajit S. Soad	10231 Seaway	AJIT S. Soad
Ajay Varma	10287 Seaway	A Varma
Piera Singh	10327 Seaway	PIARA SINGH
Rajwinder Brar	10580 Seamount	R Brar
Daljit S. Thandi	10580 Seamount BST	DALJIT THANDI
Kashmir Thara	10591 Seamount	KASHMIR S. Thara
Gurdeep neel	9644 Aquila Rd	Neel Gurdeep
Ram mehan	9600 Aquila Rd	R. mehan
Davinder S. Dhaliwal	9700 Aquila Rd	DAVINDER DHALI W
Kuldeep Khaira	9731 Aquila Rd	Kuldeep Khaira
Santokh Gill	9900 Aquila Rd	S. GILL
Birbans Riara	11420 Seabrook CRT	BIRBANS S. Riara
EL Khatib Salah	11511 Seabrook CRT	EL Salah
SANJEEV SIDHU	11875 Seabrook CRT	Sangev Sidhu
Bikhtwar Singh	11531 Seabrook	B. SINGH

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
Lito	140-2420 Shell Road	[Signature]
ERIE	180-2420 Shell Rd	[Signature]
Carlos Garcia	11500 Bridgeport Rd RMD	[Signature]
Shoulesh Nanyan	4071 #5 Road Richmond	[Signature]
C. P. M. Sathya	6000 No. 5 Rd RMD	[Signature]
Amanda Cruz	11698 Steveston Hwy	[Signature]
Kesham K. Pahl	140-3031 Beckman RMD	EL M.K. PAHL
Boris K. Borke	2471 Medford Ave	+
M. S. Biring	4320 Danforth CRT. RMD	M.S. Biring
Bachan S. Gill	4423 Danforth CRT RMD	B.S. Gill
Thiruk S. Guram	11220 Thorpe Rd RMD	THIRUK S. GURAM
Mike Santos	2880 Shell Rd RMD	Mike Santos
Piara Kumar	10540 Eglamore CRT RMD	PAIRA KUMAR
Bhola S. Sidhu	9905 Eglamore CRT RMD	B.S. Sidhu
Keshav S. Bilu	5400 Gateway Rd RMD	Keshav Bilu
Dalip Singh	11668 Thorpe Rd RMD	Dalip Singh
Tara S. Biring	4320 Danforth CRT RMD	T.S. Biring
Denny Chan	11788 River Rd RMD	DChan
Shirley DOZZA	2840 S. Dorr St RMD	S. DOZZA
Mandeep S. Pahl	140-3031 Beckman Richmond	PL. [Signature]
Herman Red	11698 Steveston Hwy	[Signature]
RATAN TIHAN	6000 NO. 5 RD RMD	[Signature]
Fed Chay	11500 Bridgeport Rd RMD	F. Chay
FELIPE	#140-2420 SHELL ROAD	Felipe

RICHMOND

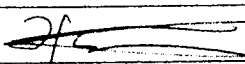
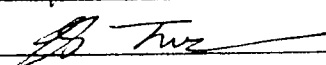
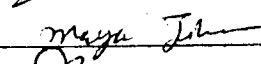
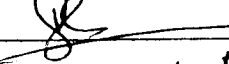
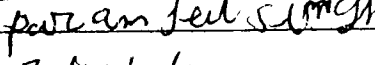
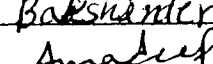
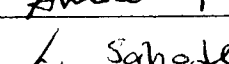
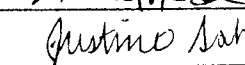
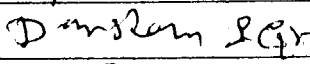
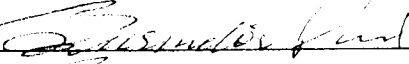
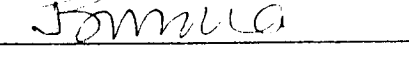
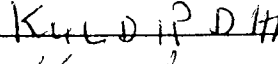
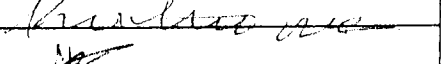
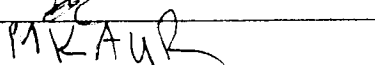
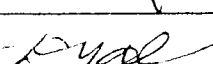
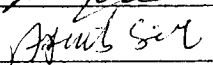
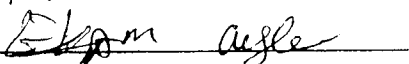
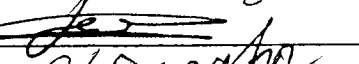
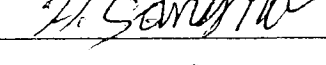

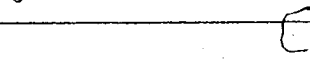
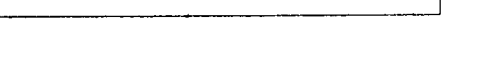

CITY OF

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
Hardeep Singh Tiwana	11540 Montecito St	
JARWAL TIWANA	"	
BALJINDER TIWANA	"	
VIKRAMJEET SINGHLEHA	11582 Bird Rd.	
Paramjeet legha	11582 Bird Rd.	
Bakshinder K. legha	11582 Bird Rd.	
Amandeep, legha,	11582 Bird Rd.	
Lakhuir K. Sahota	11582 Bird Rd.	
Justine K. Sanota	11582 Bird Rd.	
DARSHAN S. GREWAL	3831 REES RD	
SURINDER PAUL	43-3088 ARLEY DR	
JAGIT KHOSA	4851 DALLMARD	
K S	11631 Canthel Rd	
K S	11983 DEWSBURY DR	
Harban singh	11671 BIRD Road	
M. K.	11671 BIRD Road	
Devinder Singh	10580 Seaway Rd	
AJAIB SINGH BABA	10920 SHILK Rd	
Ekan Agle	11840 Melting Drive	
Utkarsh Singh	2875 1st Ave	
H. Sangha	3940 Richmond	
Gurdeep S. Kaler	10420 Bird Rd	
Charm Singh	10420 Bird Rd	

DATE:

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

[illegible]

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
P. S. Bhuller	11091 King Rd	P. BHULLER
Taj K. Shan	11091 King Rd BS	Taj K. Shan
Ravi Dial	11260 King Rd	R. Dial
NAZIRA CHAUDRI	10471 Bisset Dr	N. Chaudhri
Harman K. Dhillon	10471 Bisset Dr BST	HARNAM DHILLON
Resham Dial	10260 King Rd	RESHAM DIAL
Hardev S. Sahota	10611 Bisset Dr	Hardev Sahota
Harbans K. Nagra	10500 Bisset Dr	Harbans K. Nagra
Joginder K. Jagpal	10580 Bisset Dr	J. K. JAC. PAL
Surinder S. Thakur	10871 Maddelch Rd	S. S. Thakur
GOVINDER KAMAL	10931 Maddelch Rd	Govinder Kamal
GOVINDAR KISTA	10931 Maddelch Rd	G. KISTA
Sumir Mohan	10311 Aragon Rd	S. Mohan
Rahman Dhillon	11100 Sealand Rd	Rahman Dhillon
Rahman ABDUL	11340 Sealand Rd	R. M.
BADAR MOHAMED	11471 Sealand Rd	Rahman Dhillon
PARKASH PURBA	10340 Sealand Rd BST	PARKASH PURBA
DORIA DUBE	10380 Sealand Rd	D. Dubee
Mera Shah	10591 Aragon Rd	M. Shah
Joti SANDHU	10611 Aragon Rd	JOTI SANDHU
Sukhi Rai	10771 Aragon Rd	S. Rai
Kamal Dial	10920 Anahim Dr	K. Dial
ZABIN SHAH	10591 Aragon Rd	Z. SHAH
VITAY Mohan	10311 Aragon Rd	V. Mohan

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

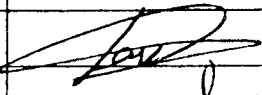
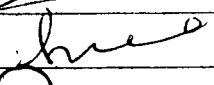
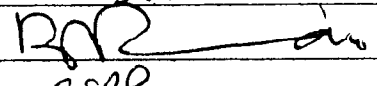
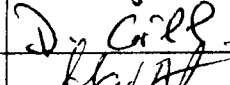
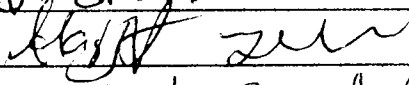
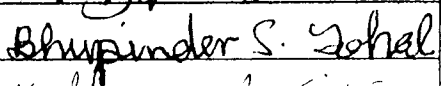
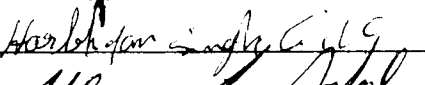

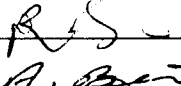
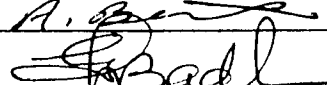
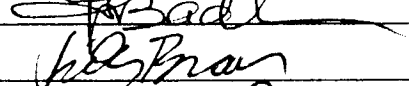
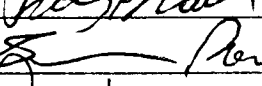
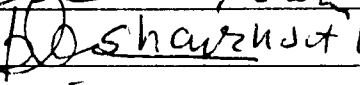


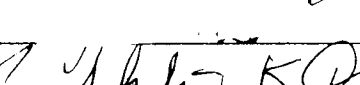
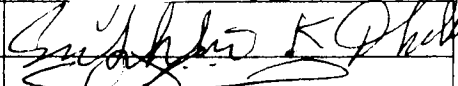
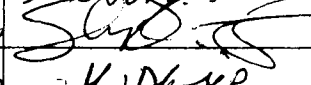
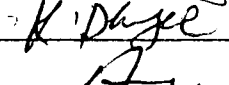
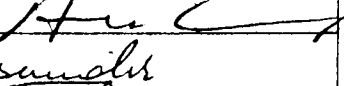
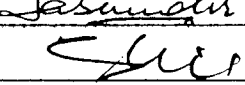

NAME:	ADDRESS:	SIGNATURE:
Mohan Lal	4071 #5 Road Richmond	Mohan Lal
Sudh A. Pabbh	4093 No 5 Road Richmond	Sudh A. Pabbh
MANDEEP BAKKAR	6000 NO. 5 RD RMD	Mandeep Bakkar
AJIT K. SANDHU	6511 No 5 Rd RICH	Ajit K Sandhu
Tony Marcos	11698 Steveston Hwy	Tony Marcos
Sukjinder K. Khurana	990 Chateau St. RMD	S K Khurana
Rajinder K. Mohal	10500 Chateau St RMD.	RK Mohal
Tessa S. Toor	2833 Shell Rd RMD	T S Toor
Jaginder K. Dhalwal	4520 No. 5 Rd RMD.	Jaginder K. Dhalwal
Ram Bal	7500 NO 5 Rd RMD.	Ram Bal
Kuldip K. Sandhu	2721 Shell Rd RMD	Kuldip SANDHU
Sudh A. Bakkar	6000 NO. 5 RD RMD	Sudh A. Bakkar
Lakvinder K. Poores	2471 McCord Ave.	Lak. Poores
Hardial S. Shahi	11330 miller st RMD	Hardial Shahi
Sandeep S. Chahal	2850 Barger St RMD.	S S Chahal
Bachan K. Sidhu	10520 Bird Rd. RMD.	BK-Sidhu
Resham K. Dula	10620 Bird Rd. RMD.	RESHAM K. DULAY
Darshan S. Mann	10300 Bird Rd RMD.	Darshan MANN
Prem S. Grewal	2840 Serravallo St RMD.	Prem S. Grewal
Jeung Chan	11788 River Rd. RMD	Jeung Chan
Bob S. Grewal	110-11780-River Rd	Bob Grewal
Kevin Norvayn	4071 #5 Road Richmond	Kevin Norvayn
Charan S. Sandhu	2721 Shell Rd. RMD	Charan Sandhu
Tessa S. Toor	2833 Shell Rd RMD	T S Toor

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

RECEIVED

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

NAME:	ADDRESS:	SIGNATURE:
Lokvir S Sanghera	23 Stuvson. 4060	
HANS ARORA	11951 AZTEC ST	
BARUN RAM BANSON	11880 AZTEC ST	
DALJINDER GILL	4471 DANFORTH DR	
HARJIT JOHAL	4611 DANFORTH DR	
Bhupinder Johal	4611 Danforth Dr.	
HABIBAN GILL	4240 DUFFERIN CRST	
HARNAIK JOHAL	11620 DENSBURY DR	
Ranveer Sangha	11740 DUMFRIES	
AVTAR BAINS	4911 NO 5	
GURDIAL S. BADA	7251 ASH ST RD	
VICKY BRAR	7340 ASH ST. RD	
Sukhinder Power	11160 GRANVILLE AVE	
Birch Khadda	9071 NO 5 Rd Richmond	
SHARON JI THAND	64721 ASH RD	
ARMARU-DUGRA	7500 NO 5 RD	
Sukhbir Dhillon	13620 Westminister	
SURDEEP Dhillon	12220 WESTMINSTER HWY RD	
KIRAN Dhillon	12220 WESTMINSTER HWY RD	
ANDY LEUNG	8340 ASH ST	
Jaswinder Desai	7760 Eperson	
Shinder	7760 Eperson	

CITY OF RICHMOND DATE:


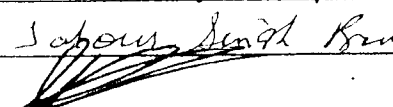
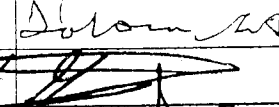
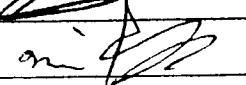
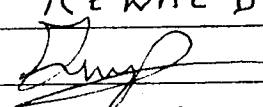
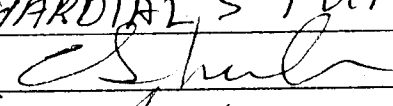
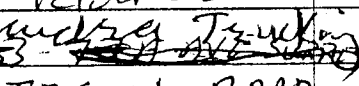
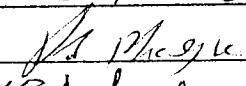
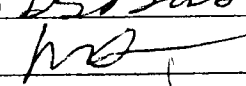
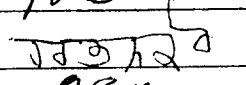
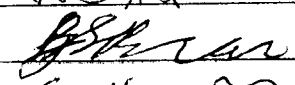
Re: No. 5 Road and Steveston Highway

4021235

To: City Clerk and Council of Richmond,

RECEIVED

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

NAME:	ADDRESS:	SIGNATURE:
GAJINDER SAKANDIA	9211 RIVER DR.	
Jasvir S. Singhal	4560 garden city RMD	JASVIR SINGH
Sobhu Singh Bhai	11251 DANFORTH AVE	Sobhu Singh Bhai
	12640 Bridge Rd	
Minder S. Gill	10211 54th Rd. RMD	
Kemal D. Kapoor	5453 River RD, RMD	KEMAL D KAPOOR
GURPREET CHEEMA	9211 River Dr.	
Kala S. Olak	11780 Monctego, RMD	KALA OLAK
Bernardo Reyes	10340 River RD	BReyes
Trinidad Luez	2313 Sheel Rd	Trinidad
Hardial S. Ting	10221 Miller Rd	HARDIAL S TUNG
HARVIT SHERRILL	9211 River Dr.	
Dr. Phagva PARSHOTAM	42453 - 7th Ave S.W. 	
Kuldeep S. Joshi	3645 TEC ST, RMD	KS Joshi
Gurmeet Dhalwal	10800 Finlayson	Gurmeet Dhalwal
Balvinder S. Mangat	11658 Thorpe Rd	B. S. Mangat
BAHADR GILL	9211 RIVER DR.	B. Gill
Karam K. Saran	10331 Monctego	K. K. SARAN
Dalip S. Basra	12320 TAIT ST RMD	DS Basra
Mary Bach	9211 River DR.	
Harbhajan K.	4560 Garden city RMD	
Gurcharan S. Bhai	4540 Garden city	
Gurmat K. Mann	2350 TAIT ST, RMD	G. K. MANN
DARSHAN S. DULAY	7500 NO. 5 RD, RMD	Darshan S. Dulay

DATE: _____

A021223

RECEIVED

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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

NAME:	ADDRESS:	SIGNATURE:
SARUP PONI	8311 William Rd.	SARUP PONI
1922 SINGH	10460 FINELAND RD	[Signature]
SATWANT KAUR	7161 BRIDGE ST	[Signature]
SALWANT S. JAGPAL	5607 DEWDNEY CRT	[Signature]
GURBARKANS. JARMANA	10668 GILMORE CREEK RD	[Signature]
GARY LOH	10680 Agassiz Ct	[Signature]
USABAR S. GILL	10199 LAWS ON DR	USABAR S. GILL
Ramon K. Kailly	11311 Granville Ave	Ramon K. Kailly
Ramon K. Kailly	11311 Granville Ave	Ramon K. Kailly
Paul Dietrich	4251 TYSON PARK	[Signature]
Singhinder Rai	11751 William Rd	[Signature]
P. J. J. J. J.	8055 153A ST	[Signature]
M. J. J. J.	8451 RYAN RD	[Signature]
A. J. J. J.	8811 SAUNDERS	[Signature]
DALBIR K. LIDDEL	8011 ROSEWELL AVE	DALBIR K. LIDDEL
Sunder K. Kang	11311 Steveston Hwy	[Signature]
Sunder K. Kang	6431 #5 Rd. Richmond	Sunder K. Kang
JAGJIT SARAN	9640 DEAGLE RD	Jagjit Saran
KIRAN JANDA	11631 Blindell, Richmond	Kiran
Verdy Singh	10460 FINELAND RD	Verdy Singh
KURWANT GILL	10199 LAWS ON DR	Kurwant Gill
Viktor Kai	11751 William Rd	V. K. Kai
Faird K. Kang	6431 #5 Richmond	m.s. Kang

DATE: _____

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

[illegible]

DATE: _____

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

RECEIVED

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

NAME:	ADDRESS:	SIGNATURE:
Parkash K. Sandhu	2721 Shell Rd RMD	PARKASH K. SANDHU
SP mod	2420 Shell Rd.	Agg
T.H. Anan	12520 Vickers way	S. H. Anan
Gurinder Lal	4071 #5 Road Richmond	Gurinder Lal
ASHDEEP LAL	6002 NO 5 RD RMD	ASHDEEP LAL
GURNAM S. SANDHU	6511 NO 5 RD. RD	Gurnam S. Sandhu
Kenny Tarmura	7871 Bridge Rd	Kenny Tarmura
Eric Chaudhary	ICE LEVEL 11698 Stevenson Hwy	Eric Chaudhary
Kabir K. Gosal	7800 NO. 4 Rd. RMD	KK Gosal
Sham S.	11330 Miller RMD.	SHAM SINGH
Bachittar S. Vohra	8300 Bergen St RMD	BB. Vohra
Harmesh S. Gill	11220 Bird Rd. RMD	HARMESH S. Gill
Kuldeep K. Mann	10310 Bird Rd. RMD	K. K. MAND
Harpal S. Sidhu	10520 Bird Rd. RMD	H. S. Sidhu
Tagtar S. Suba	9920 NO. 3 Rd. RMD	TS Suba
Mukhtakar K. Toor	10820 NO. 3 Rd RMD	M. K. Toor
Sunashan S. Sall	8810 Bridgeport Rd RMD	Sunashan S. Sall
Leung Chan	135-11788 River Rd RMD	Leung Chan
Romy Ramphawan	2840 Sexsmith RMD	R. Ramphawan
Harman Baka	2920 Simpson Rd	Harman Baka
BOB Melner	11698 Stevenson Hwy RMD	BOB Melner
Choy Dayrit	1410-26120 52nd Road	Choy Dayrit
Nirmal S. Sandhu	2781 Shell Rd, RMD	N. Sandhu
GURDEV BINNING	120-8960 Beckwith	Gurdev Binning.

DATE: _____

[illegible]

RESEARCH

above address in zoning

[illegible]

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

RECEIVED

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

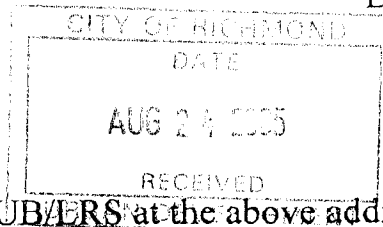
NAME:	ADDRESS:	SIGNATURE:
SAVITRI DIAL	11260 King Rd	S Dial
AVTAR GILL	1151 SEAPORT AVE	Avtar Gill
Nirmaljeet Sandhu	11111 Seaport Ave	Nirmaljeet Sandhu
Dashan S. Sandhu	9700 Seagrave Dr	D. S. SANDHU
Gurmukh S. Mann	9741 Seagrave Dr	GURMUKH S. MANI
Arjan Singh	9750 Seagrave Dr	ARJAN SINGH
Tota S. Thaj	9951 Seafly PL	Tota Singh Thaj
Gurdev Narang	9830 Seafly PL	G.S. Narang
Jawala Singh Sarna	9851 Seafly PL	Jawala Singh Sarna
Bihar Singh Toor	9811 Seafly PL	BLIKAR Singh Toor
Mera Mohamand	9811 Seacote Rd	Mera Mohamand
Zaida Begum	9811 Seacote Rd BST	ZAIDA Begum
VICK Mathan	9971 Seacote Rd	V. Mathan
Parmod Kumar	9971 Seacote Rd BST	PARMOD Kumar
Bhushan Kumar	9971 Seameadow BST	BKumar
Ram Singh Bedi	9819 Seaport ave	R.S. Bedi
Roop K. Rathor	9840 Seameadow PL	ROOP K RATHOR
Sital K. Chahal	9840 Seameadow BST	Sital Chahal
Puran S. BASI	9880 Seameadow	Puran S. Basi
Narvot Gill	11151 SEAPORT AVE	Narvot Gill
Pritam S. Gurm	11330 Seaport ave	P. Gurm
BALI SHARMA	11370 Seaport ave	B Sharma
Joginder S. J. Jhal	11531 Seaport ave	Joe Jhal
Hira Singh Olat	11561 Seaport ave	H. Olat

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

As a resident of Richmond, I fully support PUBLERS at the above address in zoning CD161 and By-Law 7884.

DATE:



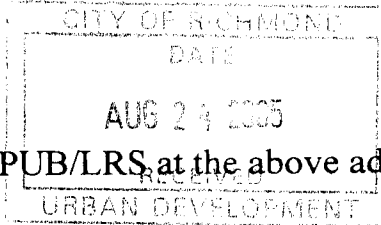
NAME:	ADDRESS:	SIGNATURE:
Russell Blake	4334 Petersen Rd	RB
DAVID LOMAX	6148 CRESSENT DR	
JIM MATHERS	12873 RAILWAY AVE	Jm.
FRANK MEDIANO	5157 Rideau Dr.	
BRIAN DAVIS	6220 TASEKA CRESSENT	BD
MIKE SUN	5200 APPRENS RD.	Mike Sun
Ng. Gordie	11592 STEVESTON Hwy	Ng
Garl Johnson	4460 Harvard Rd	Garl
Les Sutton	Buswell (6346) Rd	Les
JOE SASSIN	11020 Willmores Rd	Joe
Yuk Pin	118-8020 Ryan Rd	Yuk
ENZO ACCIARI	9117 Pigott Rd	X
CARL LOPEZ	7095 LINDSAY RD.	Carl
SHARANJEEN SINGH	#42-11571 THORPE RD. RICHMOND	Sharanjeen Singh
Gurjit Singh	12380 BARNES RD	Gurjit Singh
Sukhbir Bhatia	13051 Blundell Rd	Sukhbir
Padam Singh	6191 T. Road	Padam
PETER LOPEZ	5960-76 RD. UNIT 606	Peter
ERIC DELFINO	9240 Saunders Road	Eric
RAJ ALAKIA	5950 NO 6 RD	Raj
David Mears	13100 Smalwood Rd	David
Baljit Singh	3568 Bear Creek Dr	Baljit
DAVID CHAN	10700 Westminister Hwy	David Chan
SUKHOOP LAMBRANO	3771 Rees Road	Sukhoop Lambrano

DATE: +

Re: No. 5 Road and Steveston Highway

To: City Clerk and Council of Richmond,

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



NAME:	ADDRESS:	SIGNATURE:
AMAR K S. JAWANDA	9211 RIVER DR.	<i>[Signature]</i>
Narinder S Jawanda	9211 River Dr	<i>[Signature]</i>
HARINDER S JAWANDA	9211 RIVER DR	<i>[Signature]</i>
Rupinderjit Jawanda	9211 River Dr.	<i>[Signature]</i>
Ajit Singh Dhalwal	10800 Finlayson Dr	<i>[Signature]</i>
Gurpreet Brar	4540 Garden City Rd	<i>[Signature]</i>
Jagdeep S. Brar	4540 Garden City Rd	<i>[Signature]</i>
Shirley Thomas	12640 Bridgeport Rd	<i>[Signature]</i>
Parvinder Billings	9211 River Dr.	<i>[Signature]</i>
INDERJIT S Brar	11251 Danford Ave	<i>[Signature]</i>
HARDHIR Gill	10211 Shell Rd. Rd	<i>[Signature]</i>
SARDARA DHILLON	9520 No. 6 Rd	<i>[Signature]</i>
R. Jawanda	9211 River Dr.	<i>[Signature]</i>
Mohammad ali	4560 Garden City Rd	<i>[Signature]</i>
HARJIT SINGH	11251 DANFORTH GATE	<i>[Signature]</i>
Rohaan K. Thind	11658 Thorpe Rd	<i>[Signature]</i>
Gloria Romero	10334 River Rd	<i>[Signature]</i>
Harjinder Dhalwal	10800 Finlayson	<i>[Signature]</i>
Sarup S. Thandi	11658 Thorpe Rd	<i>[Signature]</i>
Satnam S. Sohanpal	4560 Garden City	<i>[Signature]</i>
HAKAR Thakhar	7500 No. 5 Rd.	<i>[Signature]</i>
Preet S. Bhuller	10221 Milnes Rd	<i>[Signature]</i>
Marie Lue	2313 Shell Rd	<i>[Signature]</i>
Kabmail S. Nagra	6120 No. 6 Rd.	<i>[Signature]</i>

Engineering and
Planning Consultants

9th Floor
1199 West Hastings
Vancouver
British Columbia
Canada V6E 3T5

Telephone: 604 / 684 4488
Facsimile: 604 / 684 5908
email: office@gdhamilton.com
www.gdhamilton.com

ATTACHMENT 10

February 8, 2005

Mr. Amar Sandhu
SandHILL Developments Ltd.
1049 East 54th Avenue
Vancouver, British Columbia
V5X 1L8



ISO 9001:2000
Registered

Dear Mr. Sandhu:

**RE: TRAFFIC REVIEW FOR THE PROPOSED COMMERCIAL DEVELOPMENT AT
STEVESTON HIGHWAY AND NO. 5 ROAD, RICHMOND, BC**

We are pleased to forward this letter report, summarizing the results of our review of the revised land use for the commercial development along Steveston Highway and No. 5 Road. This letter should be read in conjunction with our October 2004 draft report titled Traffic Review for the Proposed Commercial Development at Steveston Highway and No. 5 Road.

The new commercial development being proposed in the City of Richmond has been revised to include a neighbourhood pub. As part of the revised rezoning application (RZ-286494), the City of Richmond has requested that the original traffic impact assessment be reviewed to determine the potential impacts of the revised land use concept. According to the information provided, the neighbourhood pub will occupy a total of 3,000 square feet within the ground floor of the main building and will not affect the development's overall gross floor area.

The relevant trip generation rates from the Trip Generation Manual, 7th Edition (Institute of Transportation Engineers (ITE), 2003) and the Trip Generation and Parking Manual (British Columbia Ministry of Transportation (MoT), 1996) were reviewed. The ITE's land use of Drinking Place was used. The revised traffic volumes expected to be generated by the proposed development are summarized in TABLE 1.

The analysis indicated the addition of a neighbourhood pub will generate approximately 2 percent more traffic to the surrounding road network. This change is considered negligible, and is well within the margin of uncertainty associated with traffic forecasts. The findings, conclusions, and recommendations of our October 2004 report therefore remain unchanged.



TABLE 1 SUMMARY OF TRIP GENERATION (AFTERNOON PEAK PERIOD)

LOCATION / LANDUSE	SOURCE	TRAFFIC GENERATED (VEHICLES PER HOUR)		
		INBOUND	OUTBOUND	2 - WAY
Main Building – Ground floor (Commercial)	MoT - Neighbourhood Commercial	68	67	135
	ITE - Land use 936 (Drinking Place)	22	12	34
Main Building – Second floor (Office)	MoT – General Office	4	19	23
Second Building (Restaurant connected to main building)	ITE - Land use 939 (fast-food Restaurant w/ drive through)	48	45	93
TOTAL (with Neighbourhood Pub)		142	143	285
TOTAL (without Neighbourhood Pub)*		134	146	280
Hourly Difference with the Pub		+8	-4	+5
Percentage Difference with the Pub		+6%	-3%	+2%

* The generated traffic volumes without the neighbourhood pub are documented in the draft report titled Traffic Review for the Proposed Commercial Development at Steveston Highway and No. 5 Road (Hamilton Associates, October 2004).

We trust that this letter report will assist in the development approval process. Please do not hesitate to contact us if you have any questions.

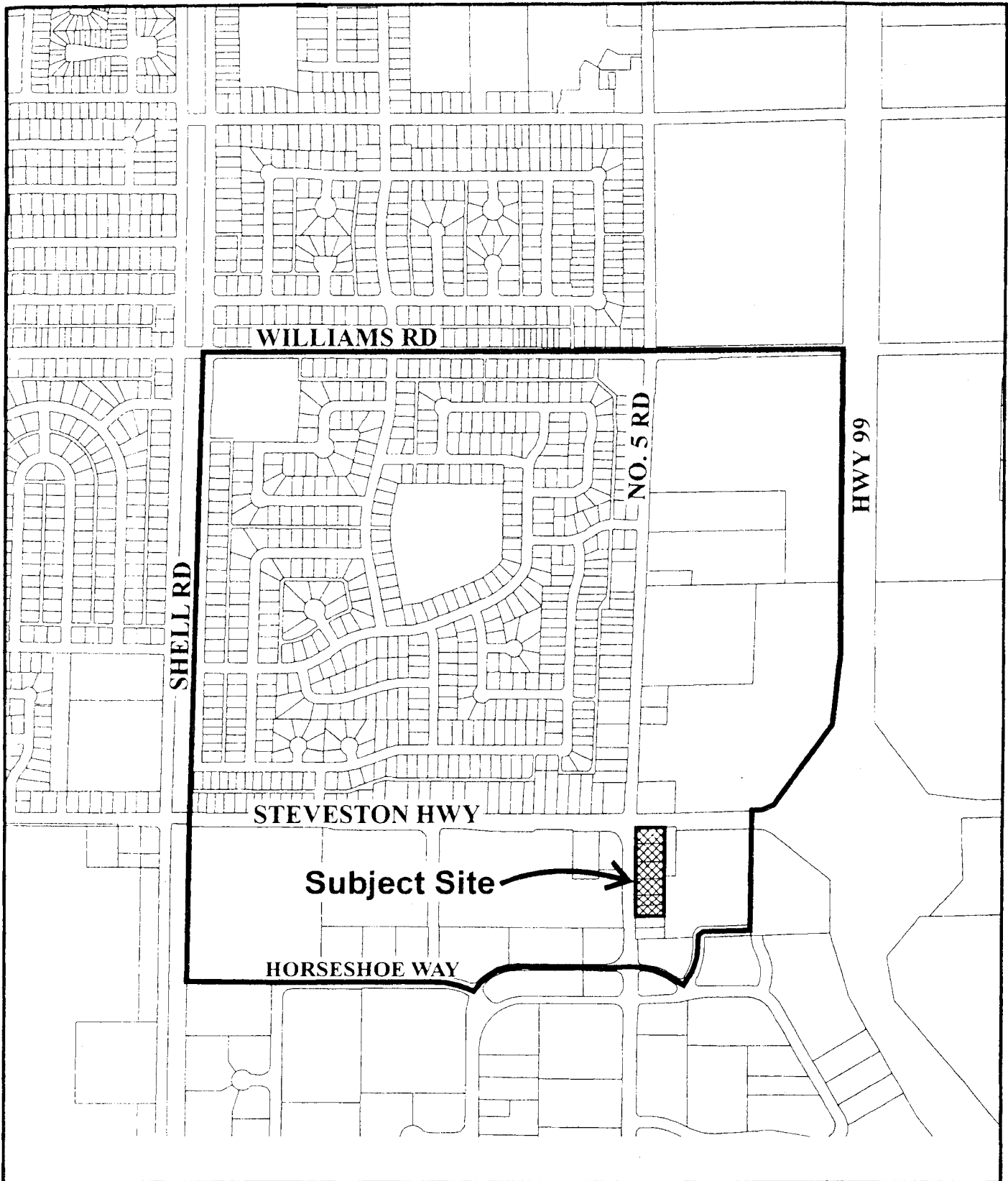
Yours truly,

G.D. HAMILTON ASSOCIATES CONSULTING LTD.

per: Kathy M.C. Ho, B.A.Sc., E.I.T
Transportation Engineer

per: Sany R. Zein, M.Eng., P.Eng.
President

cc: Roanna Cruz, Ministry of Transportation
Janet Lee, City of Richmond



Original Rezoning Notification Area

Adopted Date: 01/06/05

Amended Date: 15/07/05

Note: Dimensions are in METRES

Synovate
555 W. 12th Avenue
City Square, East Tower, Suite 600
Vancouver BC
V5Z 3X7 Canada
Tel 604 664 2400
Fax 604 664 2456
www.synovate.com

Results For Ironwood Pub Operations Survey

Prepared for Ironwood Pub

Prepared by Lorraine Macdonald

Job number 05-0600

Date September 6, 2005

ATTACHMENT 12



synovate

Research reinvented

Table of Contents

	Page
Background and Objectives.....	2
Survey Methodology	3
Summary of Findings.....	4
Results.....	5

Appendix:
Survey Materials
Map of Survey Area

BACKGROUND AND OBJECTIVES

717229 BC Ltd (dba Ironwood Pub) has made an application to the City of Richmond and the Liquor Control and Licensing Branch to operate a neighbourhood pub at 12000 Steveston Highway, Richmond, BC.

The City of Richmond has directed Ironwood Pub to conduct an operations study to gather feedback from residents and businesses in the neighbourhood. As such, Ironwood Pub contracted Synovate to conduct the survey.

The objectives of the study are as follows:

- To measure reaction to the proposed hours of operation and proposed seating capacity, both indoors and outdoors;
- To gather feedback on the types of menu items that residents/businesses feel the pub should offer
- To gather feedback on the type of entertainment that residents/businesses feel the pub should have
- To determine whether there is preference for having a smoking area indoors versus outdoors

The results of the survey are presented in this report.

SURVEY METHODOLOGY

A self-administered mail-out survey was used to collect the information. Synovate designed a questionnaire and an introduction letter that was mailed to all addresses in the survey area. The survey area is bordered by Williams on the North, just past Steveston Highway on the South, Shell Road on the west and No. 5 Road on the east. The City of Richmond provided a list of all addresses within the area. A total of 972 survey packages were sent out on Friday, August 12, 2005. Of these, 62 were returned undeliverable.

Respondents were instructed to complete and return their surveys by Monday, August 29th, 2005. A postage-paid self-addressed envelope was provided for survey return. All surveys postmarked on or before August 29th were tabulated. At the time of reporting, 143 surveys were returned for tabulation. Of these, 23 were returned incomplete and therefore, not tabulated. Based on 910 deliverable packages, 143 returns represents a 16% response rate. At the time of reporting, 3 surveys were returned late.

Of the surveys returned, the respondent profile is as follows:

Resident	92%
Business	6%
Both	2%
Own	91%
Rent	9%
Male	41%
Female	48%
Household response	11%

SUMMARY OF RESULTS

The neighbourhood appears to be split in terms of the proposed hours of operation. About half feel the proposed hours are either too short or about right, while the remainder feel the proposed hours are too long.

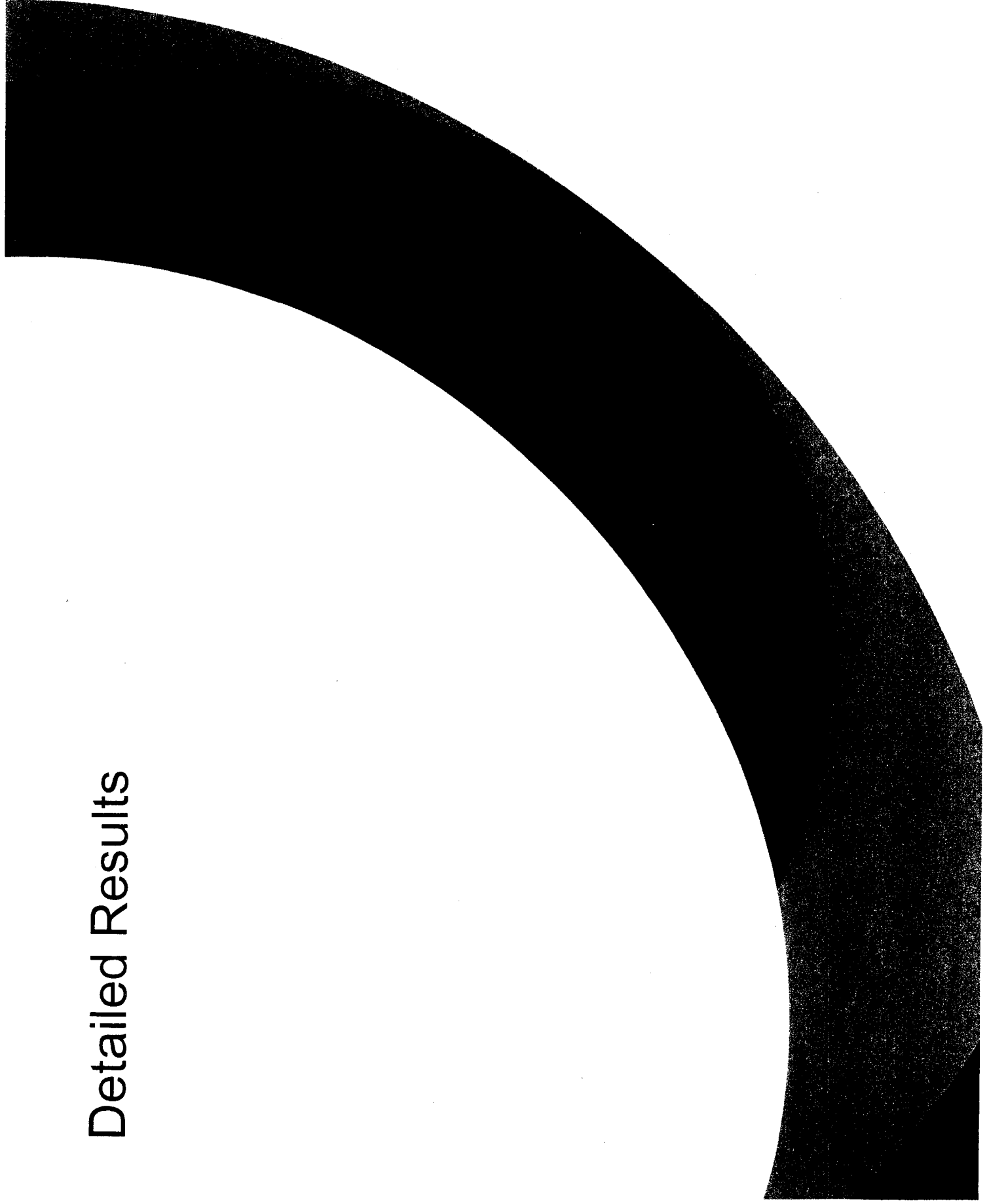
In terms of seating, there is a difference in opinion between the number of seats inside versus outside. The neighbourhood is almost evenly split in opinion on the number of indoor seats (46% not enough/about right vs. 54% too many). However, the proposed 20 seats in an outdoor patio results in significantly more neighbours saying this is "not enough" (21%). Taking into account the 38% who feel 20 patio seats is about right, only 41% feel this is too many.

When it comes to food, casual dishes and snack and appetizers are the most chosen types of food that two-thirds of neighbours would like to see the pub offer. Just over one-half would also like the pub to offer full dinner and full lunch entrees. Only three in ten are interested in a buffet.

As for entertainment, a big screen TV is the most popular choice as indicated by eight in ten neighbours, followed by small, 2-3 piece live bands from time to time. Few support having gaming available, whether in the form of lotteries or video gaming.

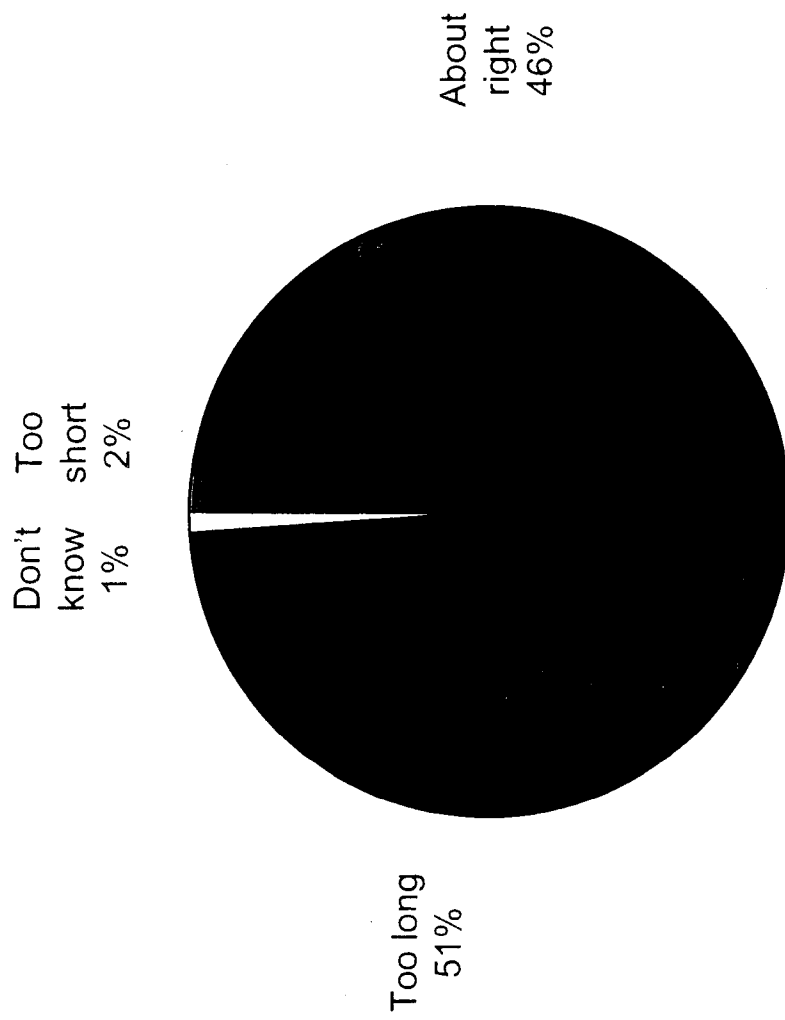
Lastly, eight in ten do not support having a smoking area inside the pub and suggest smokers simply go outside to smoke.

Detailed Results



REACTION TO PROPOSED HOURS

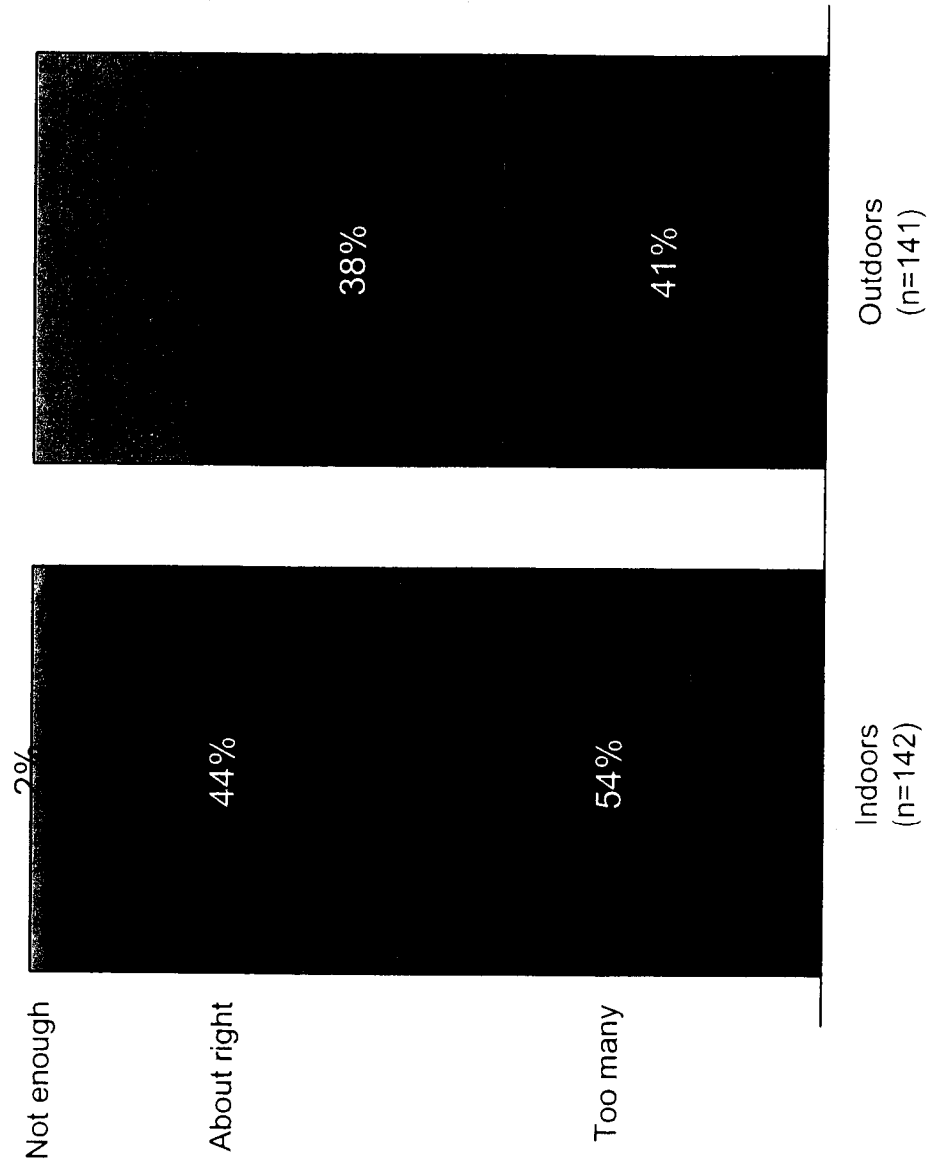
1. The proposed pub will be open Sundays through Thursdays from 11:00 am to midnight, and on Fridays and Saturdays, from 11:00 am to 1:00 am. Do you feel these hours are about right, too short or too long?



n=142

REACTION TO PROPOSED NUMBER OF SEATS

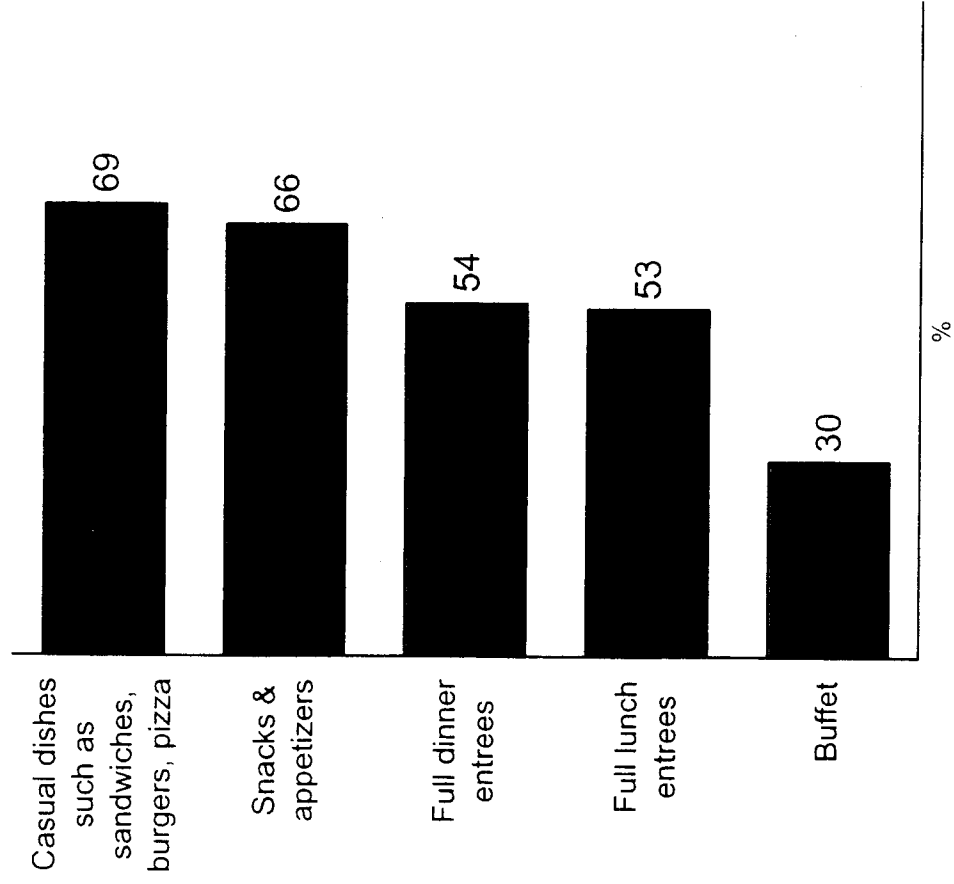
- 2a. There will be 135 seats inside the pub. Do you feel this is about right, too many or not enough?
2b. There will be 20 seats in an outdoor patio. Do you feel this is about right, too many or not enough?



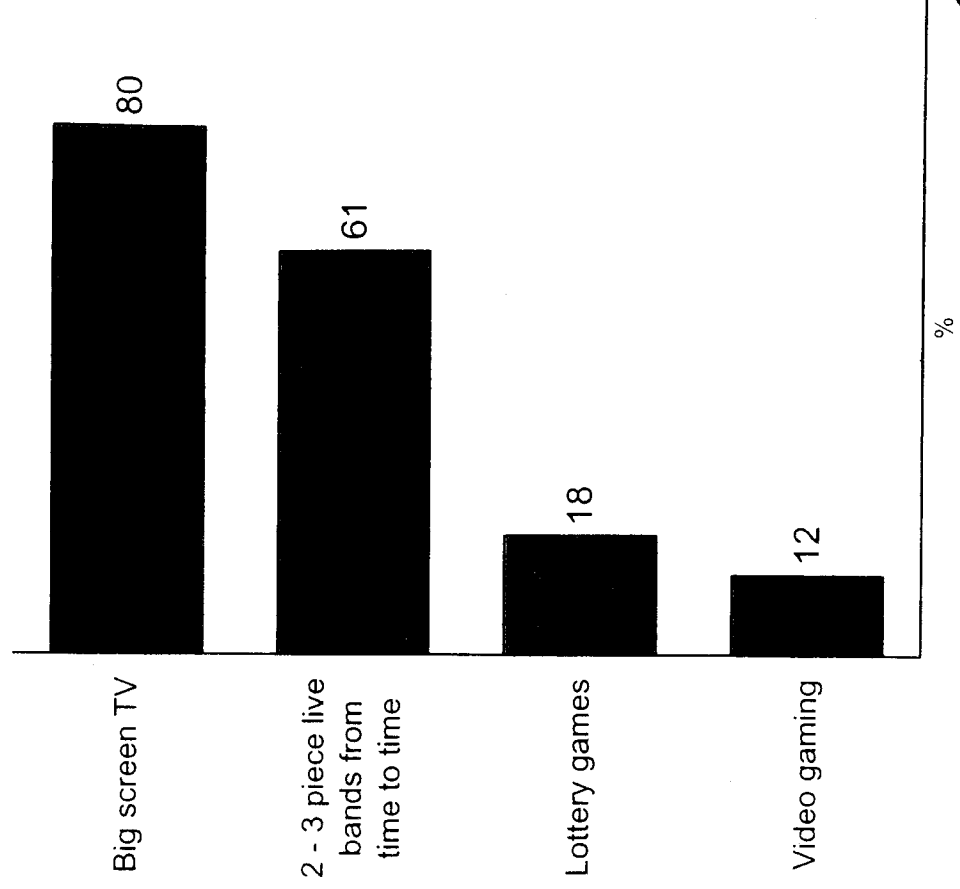
PREFERRED FOOD AND ENTERTAINMENT OFFERINGS

3. Which of the following types of food would you like to see the pub offer?
4. Which of the following types of entertainment would you like to see the pub offer?

FOOD

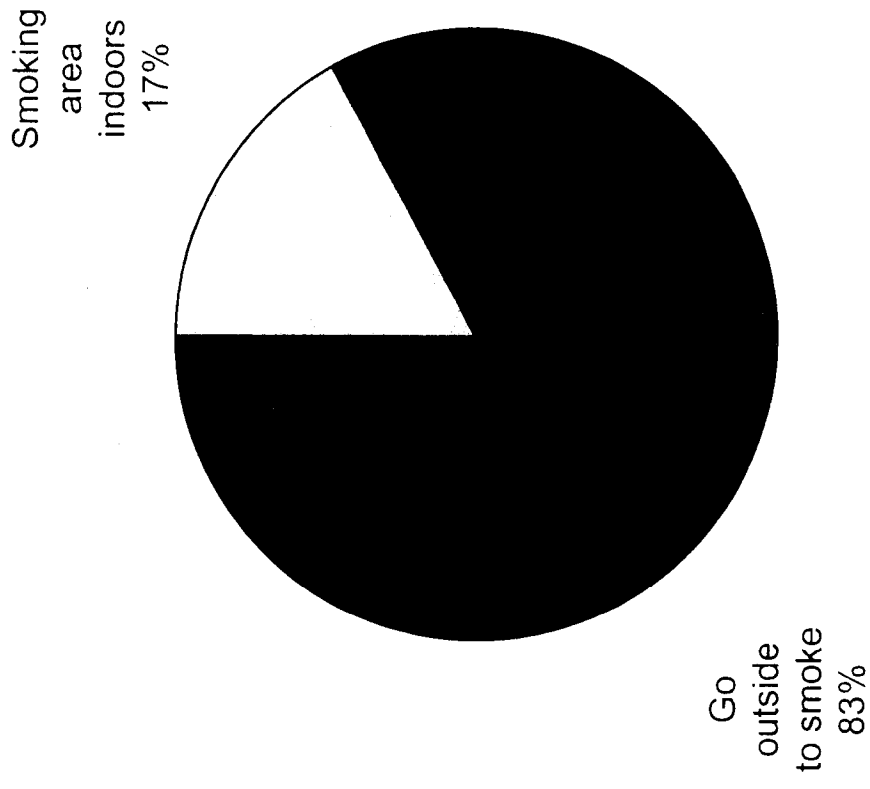


ENTERTAINMENT



PREFERRED SMOKING AREA

5. Should there be a ventilated smoking area indoors or should people have to go outside to smoke?



n=133

Survey Materials



Synovate
555 W. 12th Avenue
City Square, East Tower, Suite 600
Vancouver BC
V5Z 3X7 Canada

Tel 604 664 2400
Fax 604 664 2456
www.synovate.com



August 12, 2005

Dear Occupant:

Re: Notice of Public Information Meeting
Regarding a New Liquor License Application in Your Neighbourhood

This notice serves to advise you of an application received from 717229 BC Ltd (dba Ironwood Pub) to operate Ironwood Pub, located at 12000 Steveston Highway. On July 25th, 2005, Council approved the zoning for this pub and asked the applicant to gather feedback from the neighbourhood regarding the operations of the pub.

You are receiving this notice because you reside or operate a business near the proposed establishment. The purpose of this letter is to invite you to attend an Information Session to allow you to see what is being proposed for the pub and to answer any questions you may have regarding the operations of the pub. This session will be held on Tuesday, August 23rd, 2005 from 7pm to 9pm at:

Watermania
14300 Entertainment Blvd.
Richmond, BC

Additionally, City Council has requested that the applicant survey the neighbours to gather their feedback regarding its proposed operations. As such, enclosed is a survey to be completed by an adult aged 19 or over who is a permanent resident of this household. For businesses, the survey should be completed by the owner or manager who is 19 years of age or older.

Please complete the survey and return it in the enclosed postage-paid business reply envelope. In order for your opinions to be counted, please ensure your survey is postmarked no later than August 29th, 2005.

If you have any questions, please don't hesitate to give me a call.

Yours sincerely,

Lorraine Macdonald
Vice President

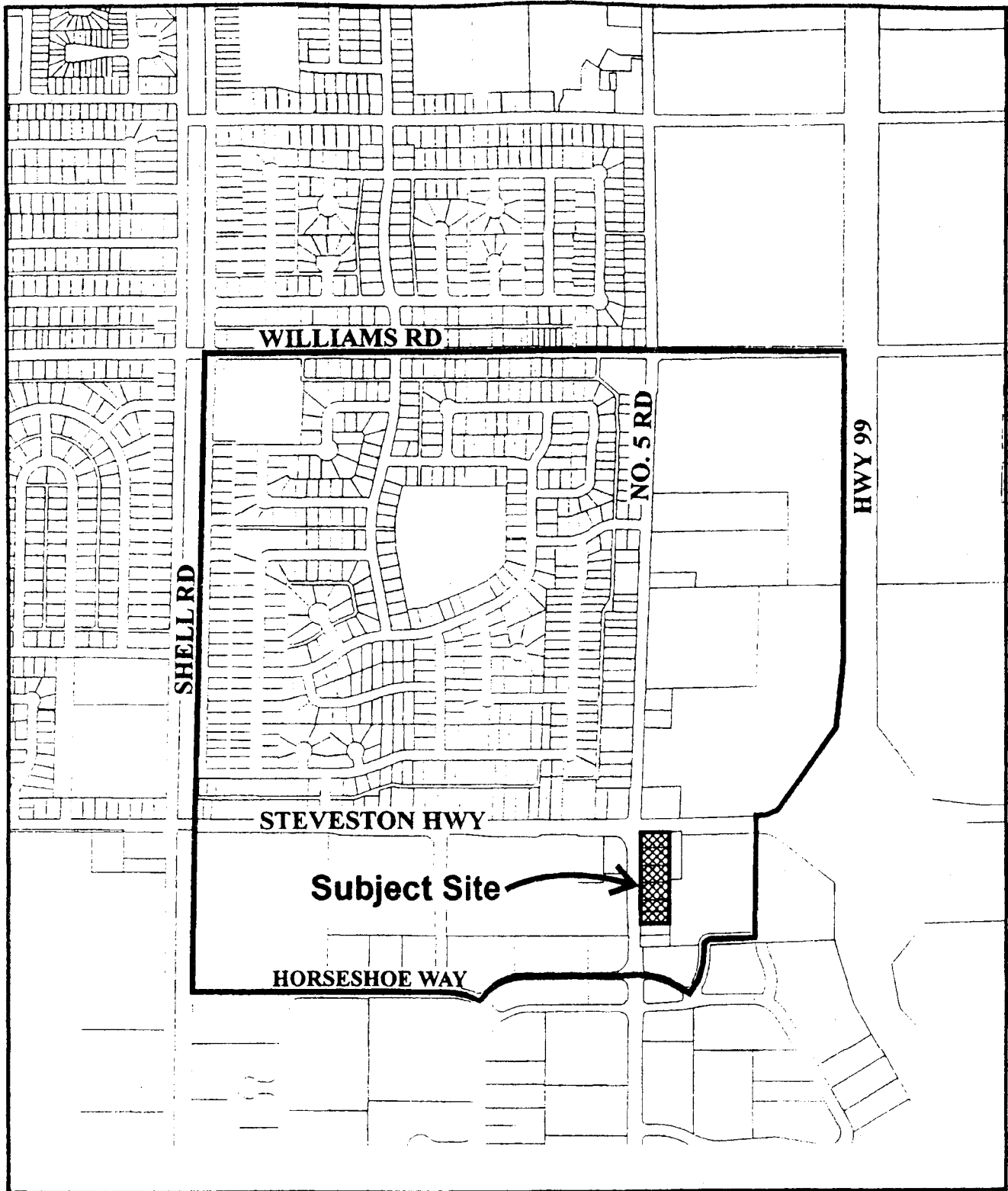
lorraine.macdonald@synovate.com

Survey For Ironwood Pub, 12000 Steveston Hwy

Thank you for taking the time to share your opinions. Please be assured that your responses are anonymous and confidential. Each question can be answered simply by placing a ✓ in the box next to your chosen answer. If you have any questions, please contact Albert Christensen, Research Manager at Synovate, at (604) 664-2400 ext. 222.

1. The proposed pub will be open Sundays through Thursdays from 11:00 am to midnight, and on Fridays and Saturdays, from 11:00 am to 1:00 am. Do you feel these hours are:
☐¹ About right ☐² Too short ☐³ Too long
- 2a. There will be 135 seats inside the pub. Do you feel this is:
☐¹ About right ☐² Too many ☐³ Not enough
- 2b. There will be 20 seats in an outdoor patio. Do you feel this is:
☐¹ About right ☐² Too many ☐³ Not enough
3. Which of the following types of food would you like to see the pub offer?
Check as many as you like.
☐¹ Snacks and appetizers
☐² Casual dishes such sandwiches, burgers, pizza
☐³ Full lunch entrees
☐⁴ Full dinner entrees
☐⁵ Buffet
4. Which of the following types of entertainment would you like to see the pub offer?
Check as many as you like.
☐¹ 2-3 piece live bands from time to time
☐² Lottery games such as Keno, Sports Action, etc.
☐³ Video gaming
☐⁴ Big Screen TVs
5. Should there be a ventilated smoking area indoors or should people have to go outside to smoke?
☐¹ Smoking area indoors ☐² Smoke outside
6. You are: ☐¹ a resident ☐² a business
7. If resident, do you own or rent your home?
If business, do you own or rent the building?
☐¹ Own ☐² Rent
8. You are: ☐¹ Male ☐² Female

Thank you for completing the survey.
Please return it to Synovate in the postage paid business reply envelope
no later than **August 29th, 2005.**



Proposed Notification Area
RZ 04-286494

Adopted Date: 01/06/05

Amended Date:

Note: Dimensions are in METRES