



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Holger Burke
Acting Director of Development

Date: September 16, 2005
File: ZT 05-298232

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

Staff Recommendation

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

Holger Burke
Acting Director of Development

WC:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

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

Findings of Fact

Project Description

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

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

Surrounding Development

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

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

Related Policies & Studies

Official Community Plan

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

Policy 9307 – Licensee Retail Store (LRS) Rezoning Applications

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

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

The chart provided below summarizes the survey results

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

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

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

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

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

Staff Comments

No significant concerns have been identified through the technical review.

AnalysisPublic Consultation

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

Land Use Implications

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

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

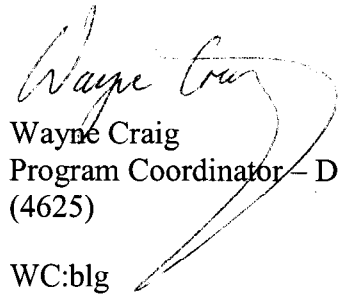
The proposed liquor store will not require any substantial renovations to the existing building; as such a Development Permit application is not required.

Financial Impact or Economic Impact

None.

Conclusion

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



Wayne Craig
Program Coordinator – Development
(4625)

WC:blg

Attachment 1: Location Map

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

Attachment 3: Development Application Data Sheet

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

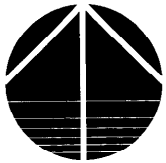
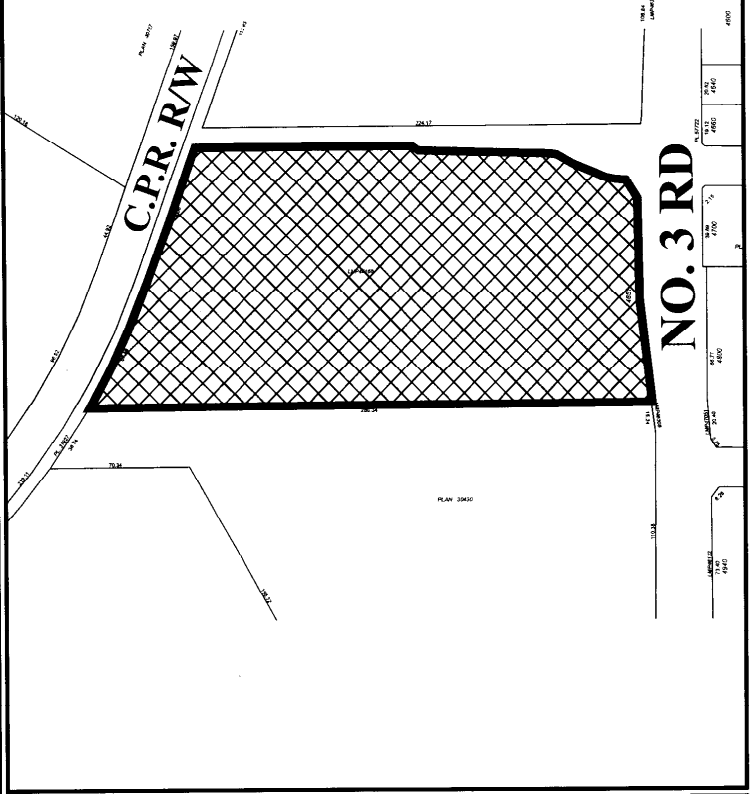
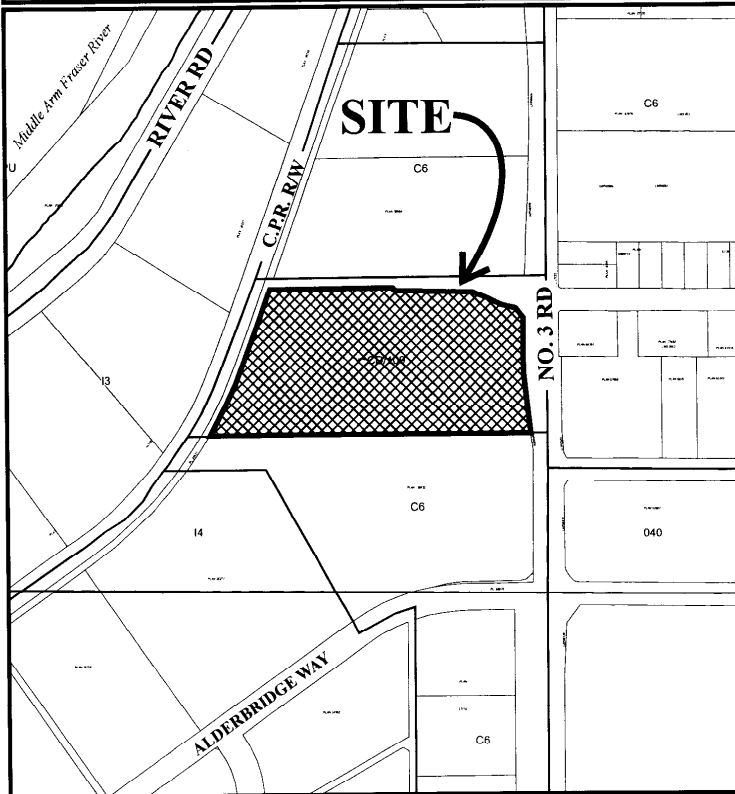
Attachment 5: Neighbourhood Survey Report provided by Synovate – dated September 12, 2005

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

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



City of Richmond



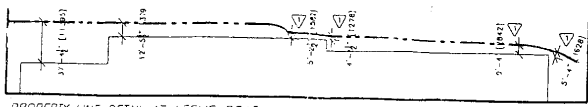
ZT 05-298232

Original Date: 09/15/05

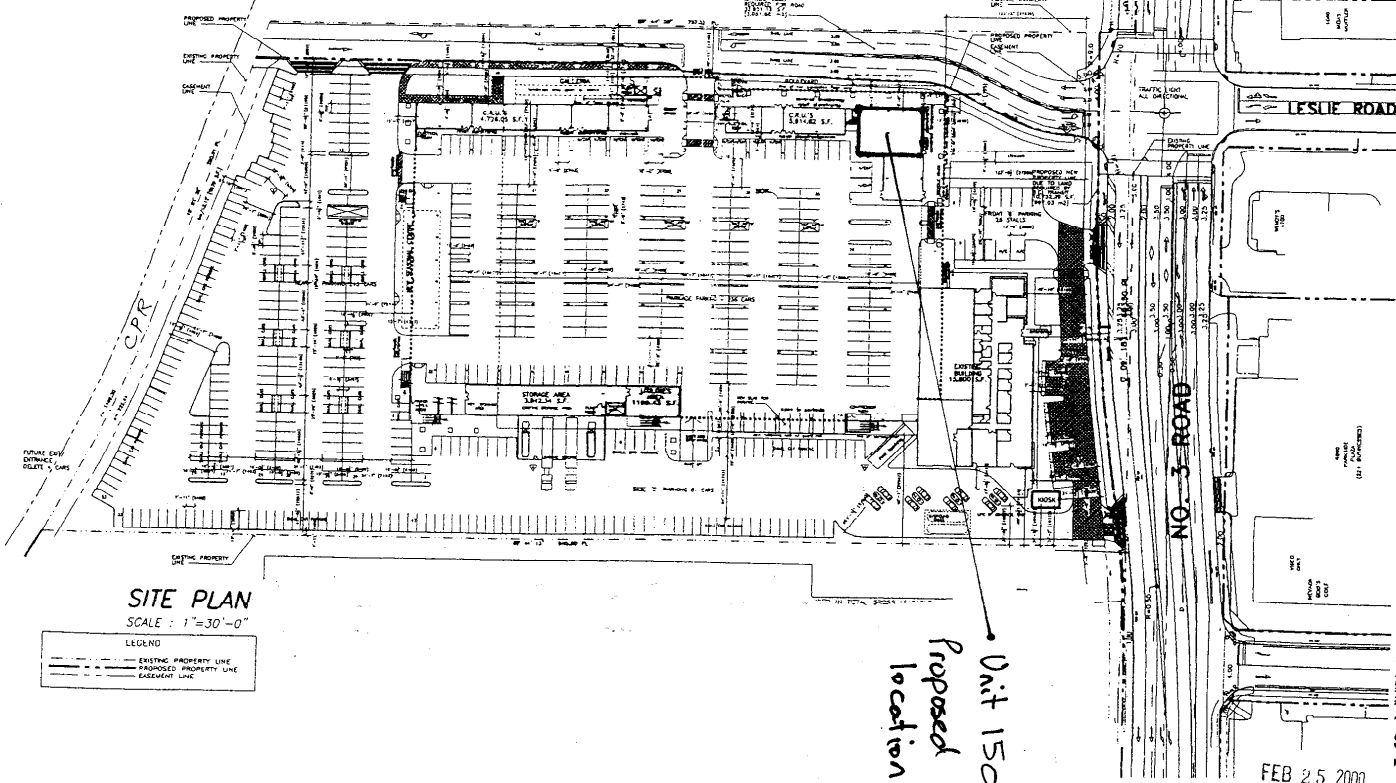
Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1



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



SITE PLAN

SCALE: 1"=30'-0"

LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EASEMENT LINE

Unit 150
Proposed LRS
location

FEB 25 2000

DP 99-1361936

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
3. ALL DIMENSIONS ARE TO THE EXISTING PROPERTY LINE.
4. ALL DIMENSIONS ARE TO THE PROPOSED PROPERTY LINE.
5. ALL DIMENSIONS ARE TO THE EASEMENT LINE.

NEWMARK AR
No. 3 Road, R
SITE PLAN
MAIN FLOOR PLAN
1924

**City of Richmond**

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

**Development Application
Data Sheet****ZT 05-298232****Attachment 3**Address: 4651 No. 3 RoadApplicant: Loblaw Properties Pacific Inc.

Planning

Area(s): City Centre

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

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

Policy 9307 – Licensee Retail Store (LRS) Rezoning Applications

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

Other: Applications

**Policy 9307:**

It is Council policy that:

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

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

Synovate
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 4651 No. 3 Rd. LRS Survey

Prepared for Berezan Enterprises

Prepared by Lorraine Macdonald

Job number 05-0590

Date September 12, 2005




synovate
Research reinvented

ATTACHMENT 5

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 - Map of Survey Area

BACKGROUND AND OBJECTIVES

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

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

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

SURVEY METHODOLOGY

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

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

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

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

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

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

SURVEY METHODOLOGY

Voting Procedures

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

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

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

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

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

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

RESULTS

The following table summarizes the distribution of ballots:

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

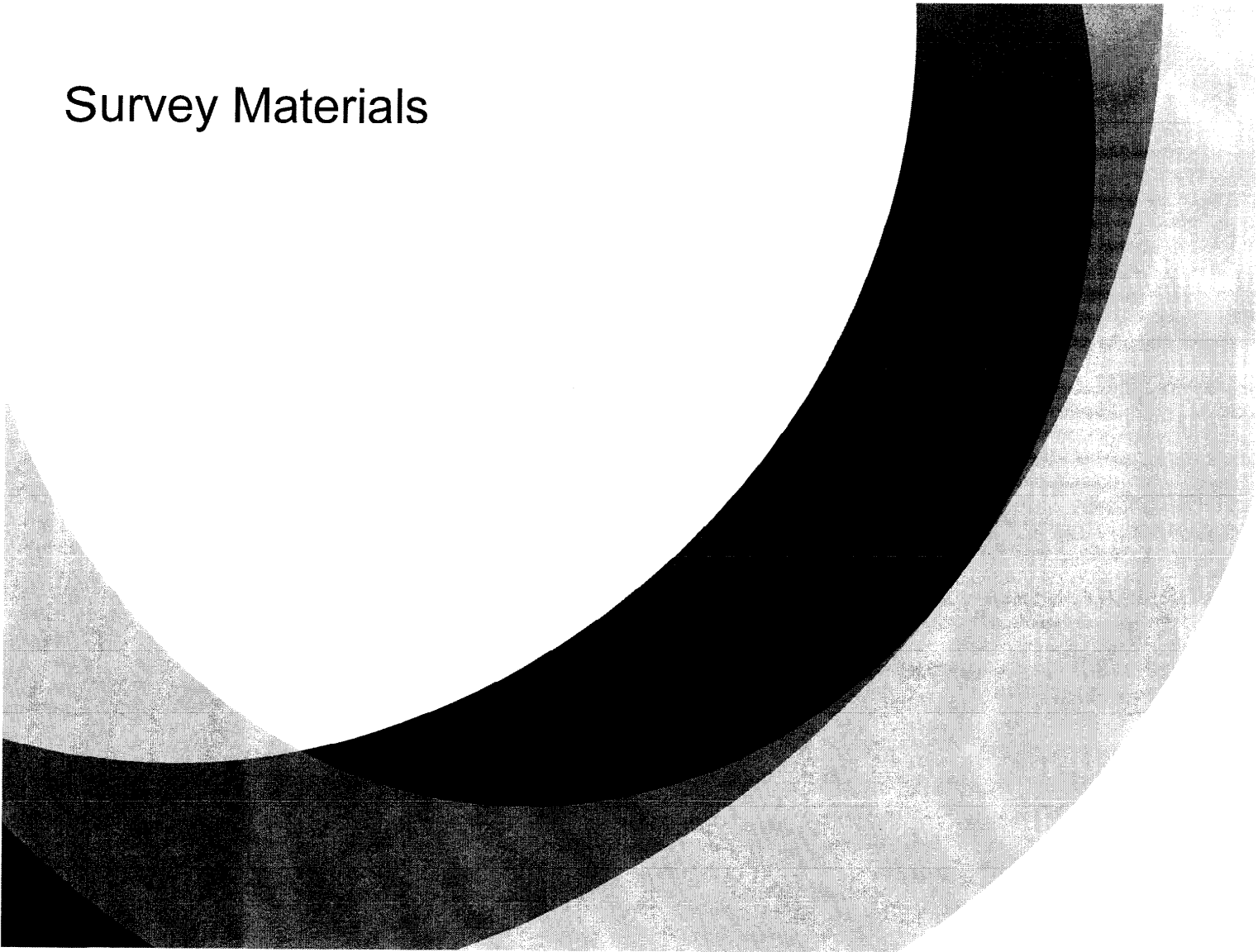
A total of 42 ballots posted on or before August 31st, 2005 and 3 ballots posted after August 31st were received by Synovate by the reporting date of September 12th, 2005. Based on 269 ballots distributed, 45 ballots represents a 17% response rate.

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

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

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

Survey Materials



PUBLIC INFORMATION SHEET

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

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

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

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

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

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

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

Any enquiries regarding this survey may be made to:

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

Any enquiries regarding this rezoning application may be made to:

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

OFFICIAL VOTING BALLOT

NO.

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

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

If SUPPORT, place an (X) in the box under "YES".

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

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

Name: _____

Business Name (if applicable): _____

Address: _____

Telephone number: _____

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

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

Signature: _____

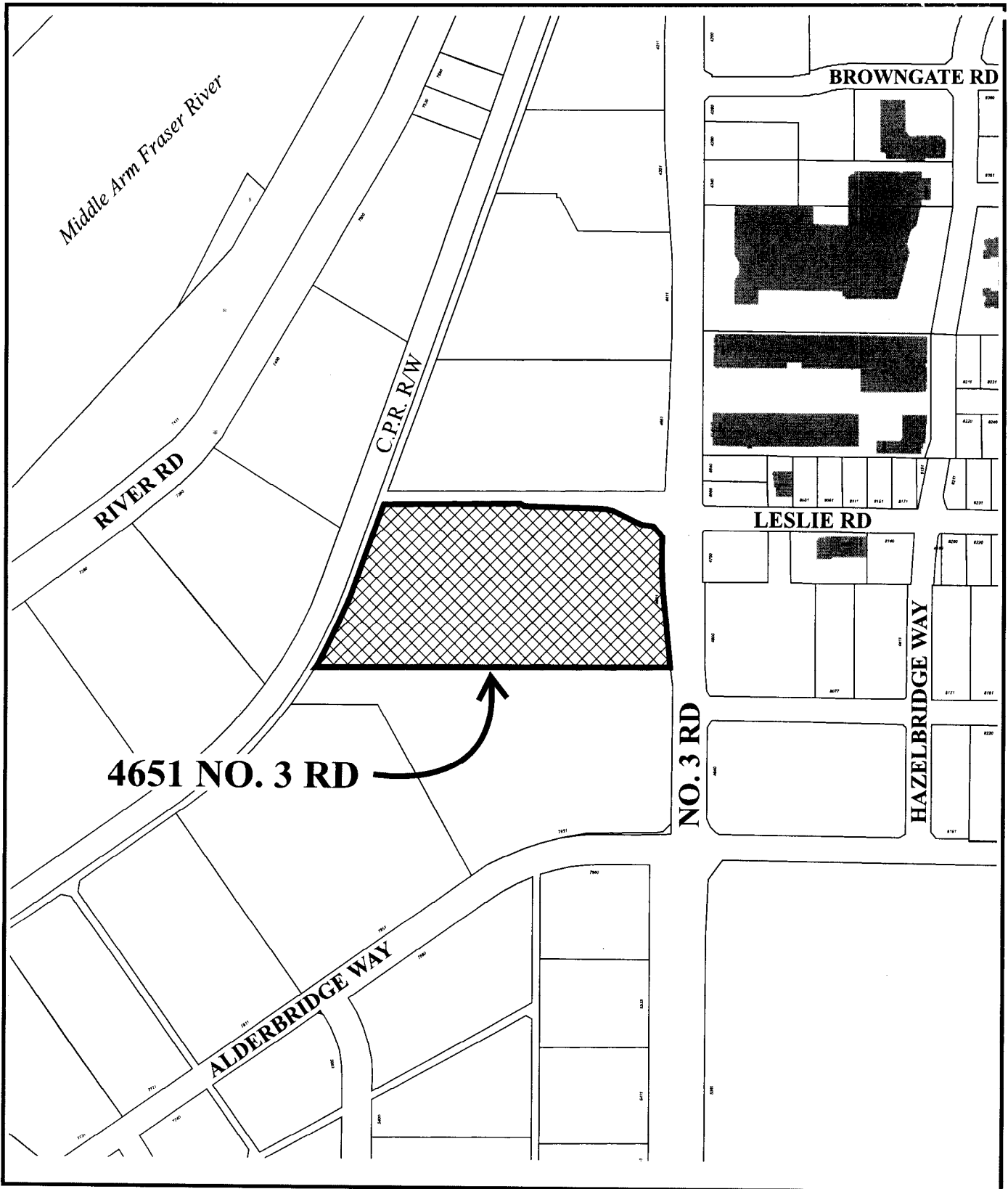
Your ballot will not be valid unless your name and address are completed in full and it is signed. When completed, please mail in the postage-paid envelope provided.

This ballot must be received in our office or postmarked no later than:

AUGUST 31ST, 2005

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

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



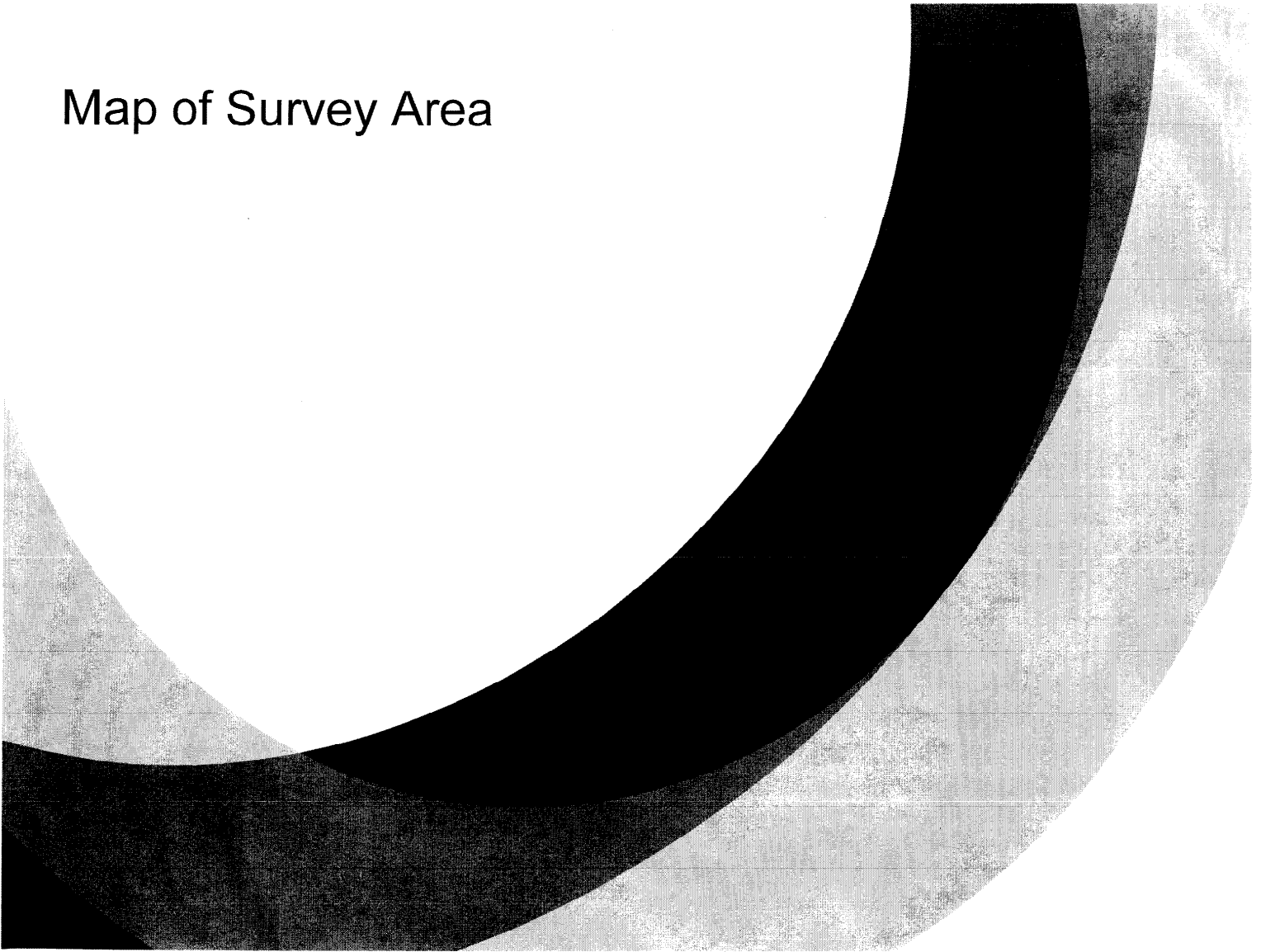
**Proposed Location for a Private
Liquor Store 4651 No. 3 Rd**
(City of Richmond File ZT 05-298232)

Date: 07/27/05

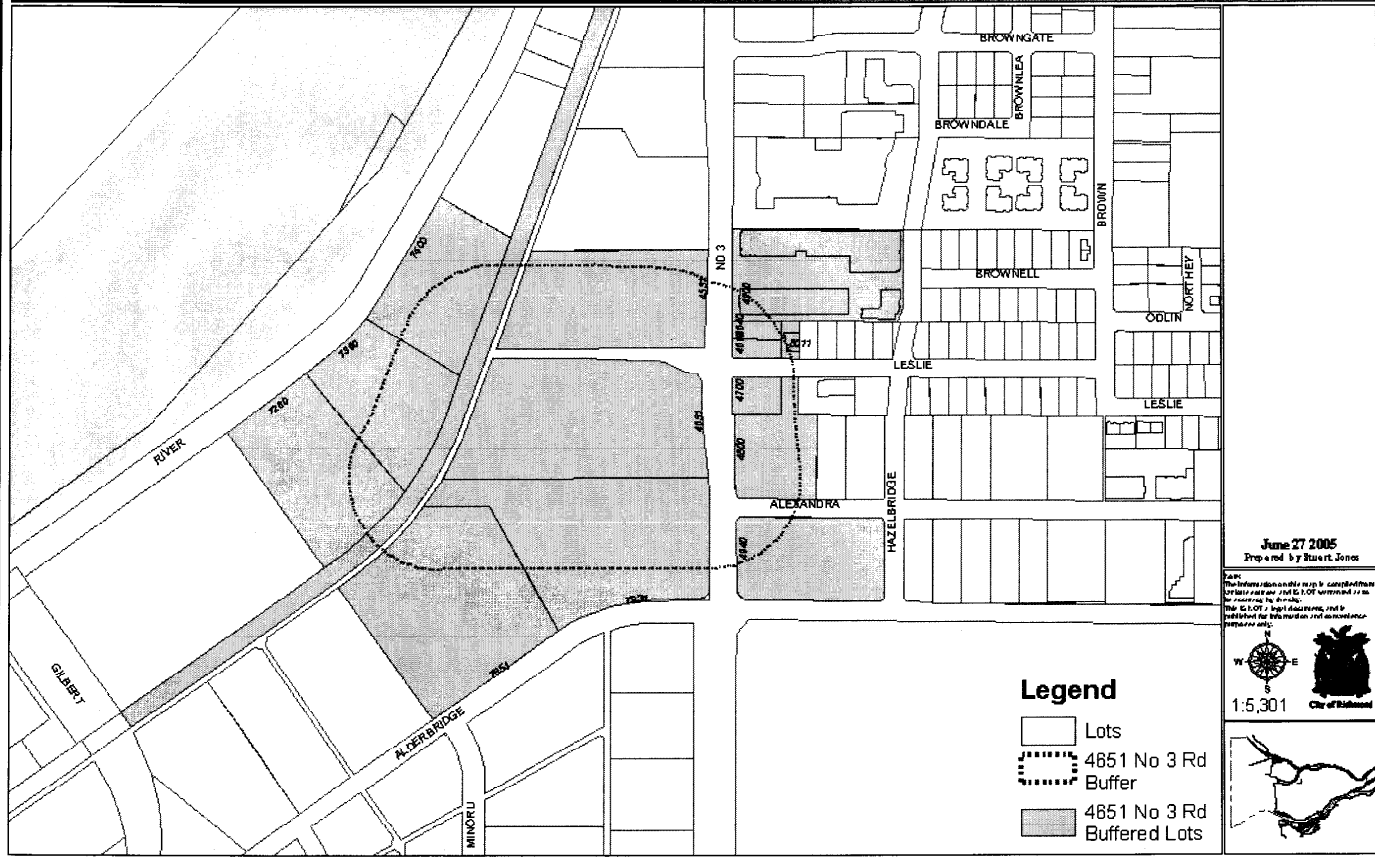
Amended Date:

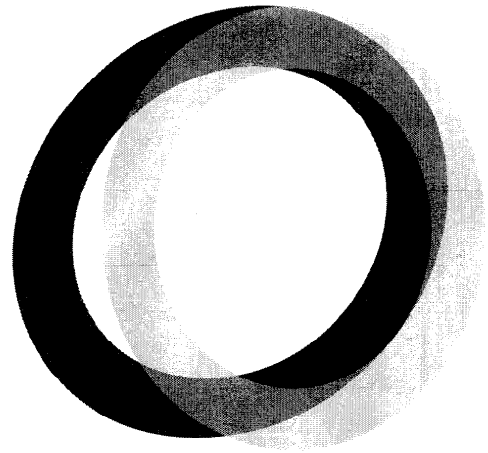
Note: Dimensions are in METRES

Map of Survey Area



4651 No 3 Rd Buffered Lots





synovate

Research reinvented



Policy 9309:

It is Council policy that:

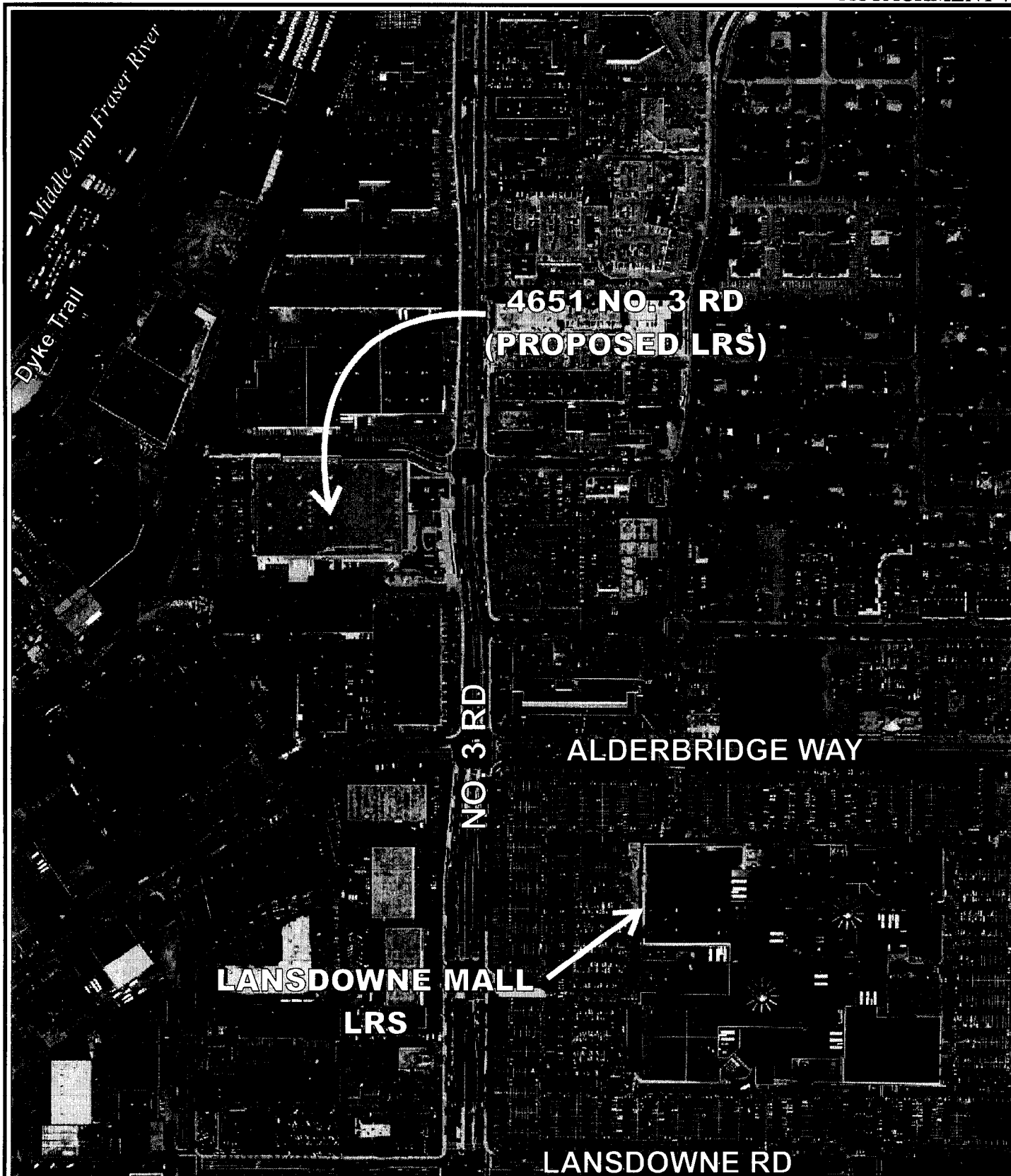
1. Definitions:

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

2. Guidelines:

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

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



File ZT 05-298232

Date: 09/09/05

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Bylaw 7978

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

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

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>HB</i>

MAYOR

CORPORATE OFFICER