



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 18, 2021
File: ZT 20-909767

Re: **Application by Van Land Use Consulting for a Zoning Text Amendment to the “Industrial Retail (IR1)” Zone to Permit a Retail Liquor Store at 12571 Bridgeport Road**

Staff Recommendation

That the application for a Zoning Text Amendment to the “Industrial Retail (IR1)” zone to permit a retail liquor store at 12571 Bridgeport Road be denied.

Wayne Craig
Director, Development

WC:sds
Att. 5

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER _____

Staff Report

Origin

Van Land Use Consulting, on behalf of the property owners (Heather Berkowitz, Elliot Glassman, Kevin Glassman and Rose Glassman), has applied to the City of Richmond for permission to amend the “Industrial Retail (IR1)” zone to permit a retail liquor store at 12571 Bridgeport Road. A location map and aerial photograph of the subject site are provided in Attachment 1. The subject site is currently occupied by industrial retail uses consistent with the “Industrial Retail (IR1)” zone. The retail liquor store is proposed to be located within the existing building in one of the vacant units (Unit 140), approximately 209.0 m² (2,250 ft²) in floor area.

The proposed Zoning Text Amendment is inconsistent and contrary to a number of existing Council approved policies, including the following:

- **Official Community Plan (OCP) and Bridgeport Area Plan:** the proposed retail liquor store is not consistent with the land use designations identified in the City’s OCP and Bridgeport Area Plan for the subject site. The subject site is designated for industrial and stand-alone office development, with a limited range of support services (not including liquor stores). The OCP directs retail liquor stores to sites designated for commercial uses.
- **Industrial Lands Intensification Initiative (ILII):** the proposal is contrary to the objectives of the ILII, recently approved by Council, including protecting industrial land for industrial use and preventing non-industrial uses (e.g. commercial retail) from occupying industrial land and eroding the viability of industrial land.
- **Council Policy 9400 (“Applications for Liquor Licenses – New or Amended”):** the proposed retail liquor store is not fully compliant with Council Policy 9400, which provides direction on rezoning applications for new or relocated liquor establishments in the City. In addition, the neighbourhood survey resulted in a number of public correspondence opposing the proposal.

Due to these inconsistencies, staff are recommending that the subject Zoning Text Amendment be denied. For more information, please refer to the “Related Policies & Studies” section of this report.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

To the North: Industrial retail building with surface parking and loading on a lot zoned “Industrial Retail (IR1)”, fronting Sweden Way.

To the South: Across Bridgeport Road, industrial retail buildings with surface parking and loading on lots zoned “Industrial Retail (IR1)”.

To the East: Across Sweden Way, industrial retail buildings with surface parking and loading on a lot zoned “Industrial Retail (IR1)”.

To the West: Industrial retail buildings with surface parking and loading on a lot zoned “Industrial Retail (IR1)”, fronting Bridgeport Road.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Employment (MEMP)”, which comprises of those areas of the City where the principal uses are industrial and stand-alone office development, with a limited range of support services. In certain areas, a limited range of commercial uses are permitted such as the retail sale of building and garden supplies, household furniture, and similar warehouse goods as currently permitted by the IR1 zoning on the site.

The Bridgeport Area Plan land use designation for the subject site is “Industrial”, which comprises of those areas of the City where the principal uses provide for the production, manufacturing, processing, assembling, fabrication, storing, transporting, distributing, testing, cleaning, servicing or repair of goods, materials or things, and excludes hazardous wastes, retail sales and residential uses. The proposed retail liquor store is not consistent with the OCP or Bridgeport Area Plan land use designations. The proposal is also contrary to existing policies in the OCP, including:

- protecting the industrial land base;
- discouraging retail sales in industrial zones, but allowing limited retail in mixed employment zones, provided the retail is ancillary to manufacturing uses only; and
- accommodating limited mixed industrial/office uses for sites designed Mixed Employment along Bridgeport Road.

Industrial Lands Intensification Initiative

Council recently adopted the City’s Industrial Lands Intensification Initiative (ILII) on February 16, 2021, and associated OCP and zoning bylaw amendments to strengthen the City’s policies and bylaws to preserve existing industrial land for industrial uses and encourage higher densities and productivity on these lands. The ILII identifies the limited availability of industrial land as one of the most significant constraints to strengthening the local economy. The goals of the ILII include protecting industrial land for industrial use and preventing non-industrial uses from eroding the viability of industrial land for industrial users. Commercial uses (e.g. retail) beyond those needed as accessory/ancillary functions to support industrial businesses are not considered industrial intensification and are not supported by the ILII. The ILII introduced allowances for limited retail in the “Industrial Retail (IR1)” zone, provided the retail use is

accessory to manufacturing uses only. The proposed retail liquor store on existing industrial designated land is not consistent with the objectives of the ILII.

Council Policy 9400

Council Policy 9400 (“Applications for Liquor Licenses – New or Amended”), adopted by Council on July 25, 2016, provides direction to City Staff and applicants on rezoning applications for new or relocated liquor establishments (Attachment 3). The Council Policy includes locational criteria and the requirement to conduct a neighbourhood survey as part of the City’s consideration of an application. The subject application has been reviewed in accordance with Council Policy 9400 and based on this review, the following information is provided:

- The proposed retail liquor establishment should be located in a commercial shopping centre with aggregate floor area of at least 2,800 m² (30,139 ft²). Commercial shopping centres are areas that accommodate the commercial needs of nearby area residents, including, but not limited to, neighbourhood serving retail, restaurant, office, personal services, entertainment, and community services (e.g. Neighbourhood Shopping Centres as identified in the OCP). The subject site does not comply with this aspect of the policy.
- The proposed retail liquor establishment should be located at least 500 m from the nearest school, park and community centre. The subject site is located approximately 100 m east from Bath Slough Trail. The Bath Slough Trail provides a connection to the Bridgeport Industrial Park, which is located within 500 m of the subject site. The proposal is not consistent with this locational criteria.
- The proposed retail liquor establishment is classified as “Retail Liquor 2”, as the total floor area would be less than 510 m² (5,490 ft²) and is not accessory to a neighbourhood public house. The proposed retail liquor establishment would be approximately 209.0 m² (2,250 ft²) in floor area.
- The proposed retail liquor establishment must be at least 1 km from an existing retail liquor establishment. The nearest retail liquor establishments are located at:
 - the intersection of Cambie Road and No. 5 Road (11700 Cambie Road), approximately 1.2 km from the subject site; and
 - the intersection of Bridgeport Road and McLennan Avenue (3031 Beckman Place), approximately 1.8 km from the subject site.
- All rezoning applications for new or relocated uses and facilities/establishments must be supported by a neighbourhood survey intended to collect public opinion on the proposed liquor use. The neighbourhood survey associated with the subject site (Attachment 5) resulted in a number of public correspondence opposing the proposal. Please see the “Public Consultation” section of this report for more information.

Historically, Council has expressed concerns about the proliferation of liquor retail uses in the City. The previous iteration of the Council Policy regarding liquor store rezoning applications specifically discouraged the proliferation of stand-alone liquor retail establishments in the City. Staff communicated this concern to the applicant and the applicant indicated that while their liquor license is a relocation of a license from outside the City (Surrey), an existing liquor licence in Richmond (West Coast Liquor Company Ltd.) located at YVR is relocating outside of

Richmond and provided a letter from the company (Attachment 4). Although the applicant has submitted information from the West Coast Liquor Company indicating their intentions to move an existing licence out of the City, City Council does not play a role in the relocation of a license to another municipality and as such cannot guarantee this store will be relocated. Staff consider the subject application as a new license since it is not being relocated from within the City.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Neighbourhood Survey

As per Council Policy 9400 (“Applications for Liquor Licenses – New or Amended”), all rezoning applications for new or relocated uses and facilities/establishments must be supported by a neighbourhood survey conducted by an independent market research company intended to collect public opinion on the proposed liquor use. The applicant submitted a Neighbourhood Survey Summary Report, prepared by Hemlock Harling Distribution Inc., describing the neighbourhood survey and providing completed survey forms. The neighbourhood survey included properties within the geographic area generally bounded by the railway tracks to the north, Knight Street to the east, the southern property lines of the properties located on the south side of Bath Road, Flury Drive and Bathgate Way, and No. 5 Road to the west. Mail surveys were mailed out to 1,207 addresses and 26 completed surveys were received, representing a 2.2% response rate. The following table summarizes the results from the neighbourhood survey:

	Support	Do Not Support	Total
Neighbourhood Survey	19 (73%)	7 (27%)	26 (100%)

The concerns expressed through the neighbourhood survey include potential traffic impacts and the proximity to other existing liquor stores in the area. The complete summary and results of the neighbourhood survey is provided in Attachment 5.

Financial Impact or Economic Impact

None.

Conclusion

Van Land Use Consulting, on behalf of the property owners (Heather Berkowitz, Elliot Glassman, Kevin Glassman and Rose Glassman), has applied to the City of Richmond for permission to amend the “Industrial Retail (IR1)” zone to permit a retail liquor store at 12571 Bridgeport Road. The subject Zoning Text Amendment application was reviewed by City staff and found to be inconsistent and contrary to the following existing City policies:

- Official Community Plan and Bridgeport Area Plan;
- Industrial Lands Intensification Initiative; and

- Council Policy 9400 (“Applications for Liquor Licenses – New or Amended”).

Staff recommended that the subject Zoning Text Amendment application be denied.

A handwritten signature in black ink, appearing to read 'Steven De Sousa'.

Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Location Map & Aerial Photo

Attachment 2: Development Application Data Sheet

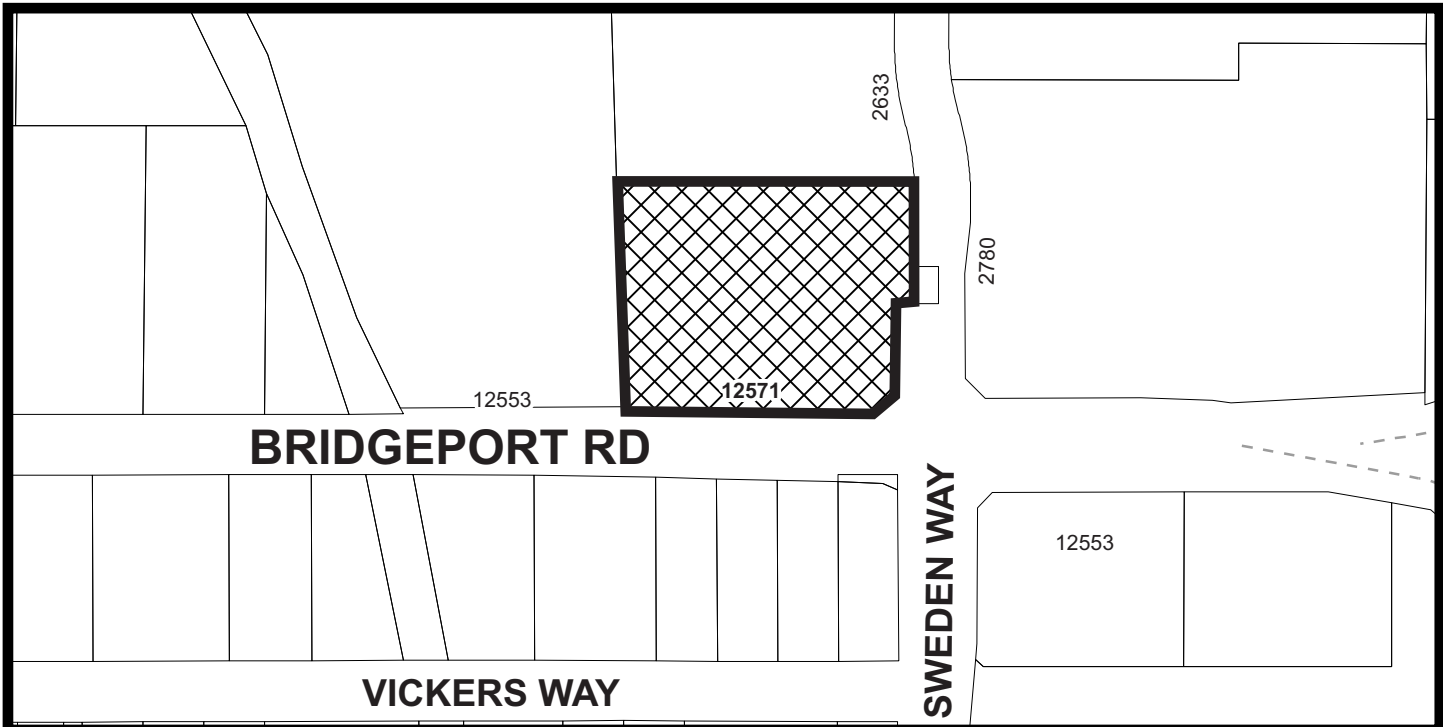
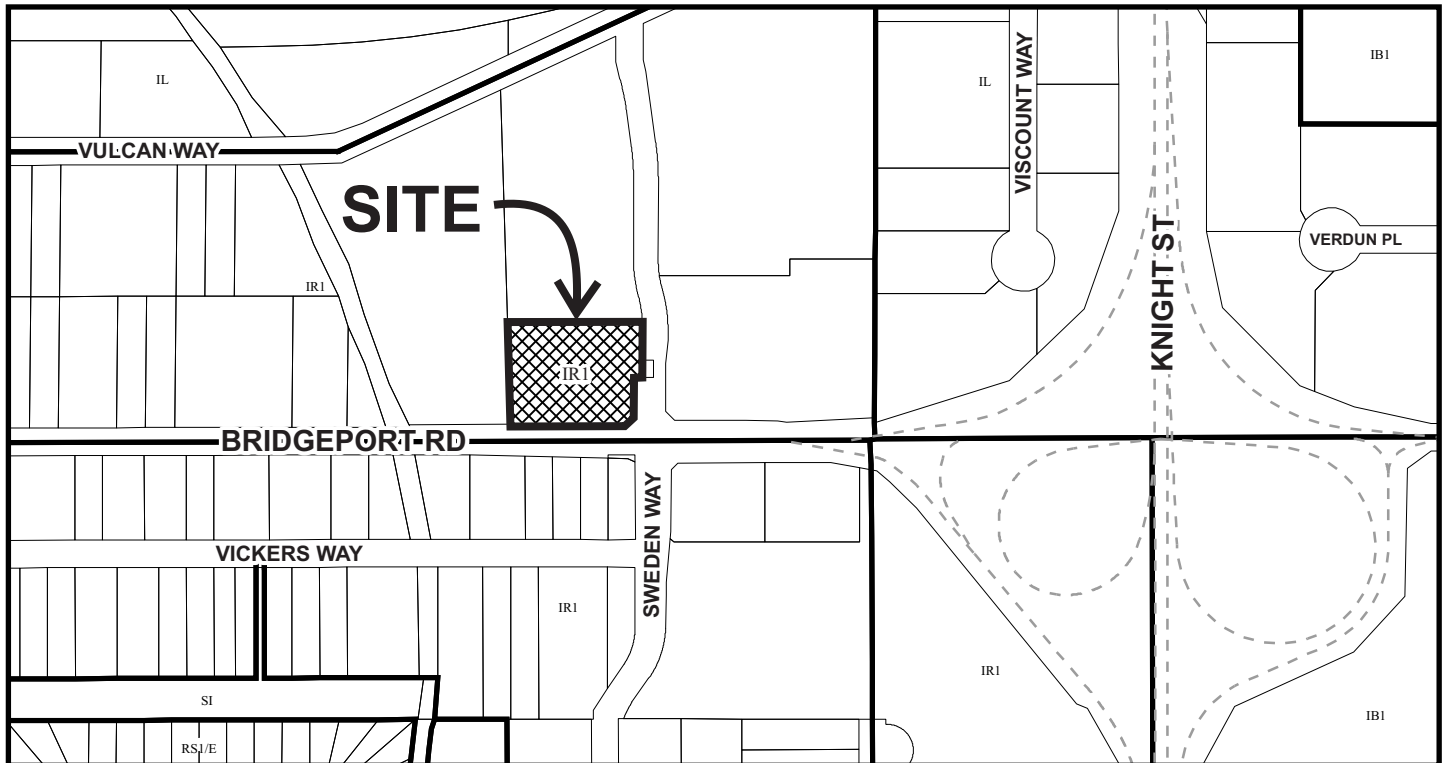
Attachment 3: Council Policy 9400: Applications for Liquor Licenses – New or Amended

Attachment 4: Letter from the Applicant and West Coast Liquor Company Ltd.

Attachment 5: Neighbourhood Survey Summary Report



City of Richmond



ZT 20-909767

CNCL - 205

Original Date: 11/09/20

Revision Date: 11/19/20

Note: Dimensions are in METRES



City of Richmond



ZT 20-909767

SCALE 1:66

Original Date: 11/09/20

Revision Date: 11/10/20

Note: Dimensions are in METRES



ZT 20-909767

Attachment 2

Address: 12571 Bridgeport Road

Applicant: Van Land Use Consulting

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	Heather Berkowitz, Elliot Glassman, Kevin Glassman and Rose Glassman	No change
Site Size:	7,141 m ² (76,865 ft ²)	No change
Land Uses:	Industrial retail	Retail liquor store
OCP Designation:	Mixed Employment (MEMP)	Does not comply
Area Plan Designation:	Industrial	Does not comply
Zoning:	Industrial Retail (IR1)	Zoning Text Amendment to allow a retail liquor store

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	No change	None permitted
Lot Coverage – Buildings:	Max. 75%	No change	None
Lot Size:	N/A	No change	None
Setbacks:	Front: Min. 3.0 m Rear: N/A Interior Side: N/A Exterior Side: Min. 3.0 m	No change	None
Height:	Max. 35.0 m	No change	none



POLICY 9400:

It is Council policy that:

Purpose

To provide direction to City staff, the public, potential applicants and Council when dealing with applications for liquor licences associated with provincially regulated and licensed liquor establishments within the City of Richmond.

1. Definitions

The following definitions are provided for the purposes of this policy:

Act means the British Columbia *Liquor Control and Licensing Act*;

Liquor Primary Club Facility means the facility of a club which is applying to be licenced as a liquor primary club under the Act;

Liquor Primary Establishment means the establishment to which a liquor primary licence may be issued and where liquor will be consumed on-site;

Neighbourhood Public House has the meaning ascribed to Neighbourhood Public House in the Richmond Zoning Bylaw 8500;

Retail Liquor 1 means an establishment for the retail sale of beer, wine, spirits, cider and coolers to the public as a secondary use to a Neighbourhood Public House;

Retail Liquor 2 means an establishment for the retail sale of beer, wine, spirits, cider and coolers to the public, having a total floor area not exceeding 510 square meters that is not accessory to a Neighbourhood Public House, is licensed under the Act and for the purposes of this policy does not include Wine Stores;

Retail Liquor Establishment means collectively Retail Liquor 1, Retail Liquor 2 and BC Government Liquor Stores; and

Wine Store means a facility for the retail sale of only wine or wine products, including, mead, sake and cider, licensed under the Act and operated as stand-alone business or as part of a grocery store.



2. Application Requiring Rezoning

- a) All rezoning applications for new or relocated uses and facilities/establishments defined in this policy should meet the guidelines given below:

Type of new or relocated facility/establishment	Distance Criteria		
	Should be at least 1km from Retail Liquor Establishment	Should be at least 500m from a school, park or community centre	Located in a commercial shopping centre with aggregate floor area of at least 2,800 sq. metres
Liquor Primary Club	No	No	No
Liquor Primary Establishment	No	Yes	No
Neighbourhood Public House	No	Yes	No
Retail Liquor 1	Yes	Yes	No
Retail Liquor 2	Yes	Yes	Yes
Wine Store	No	Yes	Yes

- b) All rezoning applications for new or relocated uses and facilities/establishments defined in this policy must be supported by a neighborhood survey intended to collect public opinion on the proposed liquor use. The survey shall be conducted by an independent research or consulting firm at the sole cost of the applicant. Prior to conducting the neighbourhood survey, the applicant will submit the following information to the City's Director of Development for comment and/or approval:
- the minimum catchment area for the neighbourhood survey;
 - the name of the independent research or marketing group who will conduct the survey;
 - the method that will be used to conduct and compile the results; and
 - the dates during which the neighborhood survey will be conducted.



Based on the comments, if any, and approval of the City's Director of Development, the applicant will complete the survey and submit the same to the City's Director of Development. The results of the neighbourhood survey, together with any comments the Director of Development feels are appropriate, shall be presented to Council through the appropriate standing committee, with a staff report including a recommendation either to support or deny the rezoning application and reasons for the recommendation.

3. Permanent Changes to Liquor Licences

- a. All applicants seeking approval to extend liquor hour service (new or amended) past 2:00 a.m. will not be supported by the City.
- b. Excepting a Neighborhood Public House, all applicants seeking approval for a permanent change to have service under their liquor licence (new or amended), extended up to and including 2:00 a.m. or seeking to modify the nature of service (i.e. patron participation), shall submit an application to the City's Chief Licence Inspector. Such applications will be processed in accordance with the procedure specified in the Development Application Fees Bylaw.
- c. Neighborhood Public House applicants seeking approval for an extension of hours to 12:00 a.m. Sunday to Thursday, or 1 a.m. Friday and Saturday shall submit an application to the City's Chief Licence Inspector. Such applications will be processed in accordance with the procedure specified in the Development Fees Bylaw.

4. Temporary Changes to Liquor Licenses

- a. For the purposes of this policy, a "temporary change to a liquor licence includes those changes which:
 - i. are not for more than three consecutive days; and
 - ii. do not exceed six applications in a 12 month period.
- b. All applicants requesting approval for a temporary change to their liquor licence shall apply to the City in accordance with the Development Application Fees By-law.
- c. The City's Chief Licence Inspector will submit comments to the Liquor Control and Licensing Branch for temporary changes to liquor licenses.
- d. After submitting such comments, the City's Chief Licence Inspector will provide a memo to Council members advising of the City's Chief Licence Inspector comments.
- e. All applicants requesting approval of changes to their liquor licence which are not temporary changes should submit their application in accordance with 3. Permanent Changes to Hours of Liquor Service.



5. All applications for New Liquor Licences or Permanent Changes to Liquor Licences

In addition to the requirements in the Act, the Development Application Fees Bylaw, and this policy, all applications for new liquor licenses or permanent changes to liquor licenses that require City input must be supported by a neighbourhood survey to be conducted by City Staff. This survey will involve distributing notifications to surrounding property owners, residents and tenants for the purposes of gaining feedback on the proposed changes. Feedback received from this survey will be considered in accordance with the relevant procedure for new liquor licenses or permanent changes to the liquor licences.



March 16, 2021

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

CC: General Manager
Planning & Development
Joe Erceg

RE: Rezoning Application ZT 20-909767 (#140 – 12571 Bridgeport Road)

Dear Wayne:

Van Land Use Consulting has applied to The City of Richmond for a site-specific Zoning Text Amendment to permit a retail liquor store to operate on the property at 12571 Bridgeport Road, unit 140.

The proposed location is a commercial unit within a single-story building comprising industrial and retail uses. The site is currently zoned IR1 and requires rezoning to allow a retail liquor store to operate at this location. The unit is currently vacant and was previously operating as Boardwalk Woodfloors. It is approximately 2250 square feet with adequate parking and loading.

The four main points to this letter are as follows:

1. No net increase of LRS licenses within the City of Richmond
2. Our site meets the City's liquor retail policy criteria
3. Positive outcome from the independent market survey
4. Strong demand for increased access to liquor retail in this area as any existing store is minimum of 1km away



No Net Increase in Licenses Within the City of Richmond

In our initial application submission, we had proposed to transfer an existing LRS license from the City of Surrey. Throughout the early stages of this rezoning application, Planning staff had communicated that the City of Richmond Council has expressed that they do not want to see a proliferation in the number of stores in the city.

With this concern in mind, we altered our application to help meet the requirements of Planning and Council. We began by contacting other private liquor store owners within the City of Richmond. The West Coast Liquor Company (owners of the 3880 Grant McConachie Way liquor store) confirmed that they are relocating this existing store out of Richmond within the same timeline as our application for this application. They provided a signed letter to confirm this so that we may eliminate Council's concern for a proliferation of liquor stores in the City.

City of Richmond's Liquor Retail Policy Criteria

In the existing Policy for Applications for Liquor Licenses, the policy outlines three criteria for new Liquor Stores. Our store is considered Retail Liquor 2, and requires:

1. a minimum distance of 1km from any other Retail Liquor Establishment
2. a minimum distance of 500m from any school, park or community center
3. should be located within a commercial shopping center with aggregate floor area of at least 2800 square meters

The proposed location clearly meets the first two points in the policy. The third point has been argued by Planning staff that we do not meet the criteria. However, there is no definition in the policy for exactly how the commercial shopping area is defined. In our view, the overall area surrounding the proposed location is a massive commercial shopping center. The immediate neighbors area all commercial uses and therefore this proposed store would have no impact on any family oriented uses – as there are none nearby. The intent and application of the policy is clearly met with this proposed location.



Positive Outcome from the Independent Market Survey

On November 24th, 2020, Hemlock Harling Distribution Inc. performed an independent market survey as instructed by Richmond Planning & Development. A total of 1207 individual letters were sent to homes and businesses within the given catchment area. On the cutoff date of December 11th, 2020, there were only 26 responses in total, and 16 returned to sender or undeliverable. Of the 26 survey responses, **19 came back in support (73%)** while only 7 came back opposed (23%). This led to an overall response rate of only 2.15%, and an opposed response rate of only .58%.

The surrounding area was well aware of the proposed retail liquor store as the development site signs have been posted since October 27th, 2020, and individual survey response letters were mailed to each individual address. **The response from the community was clearly positive with almost no opposition.**

Demand for Liquor Retail in this Area

Access to liquor retail in the northeast quadrant of the City is limited. The area that this store is intended to serve is underserved for liquor retail relative to the rest of the City – approval of this location would help to fill this void. The minimum distance to any other store within the City is greater than 1km away. Also, by being in such a large commercial area, there is a large separation from any family-oriented uses such as schools or parks. For these reasons the criteria of the City's liquor retail policy were met, and it is also likely why there was such a small amount of opposition to the proposed store.

By approving this store, residents and employees of the area would be in walking distance to the store rather than driving further distances. Walking or cycling to the nearest liquor retail store would become an option that is currently unavailable for local residents. We hope to have this application brought forth to see the views of Council, and the local community through a public hearing.



Should you have any questions regarding this application for rezoning, please do not hesitate to contact me at (778) 551-0067.

Best regards,

Van Land Use Consulting

Joseph W. Van Vliet, BCom
Principal



Appendix:

Letter from West Coast Liquor Company



February 1, 2021

RE: REZONING APPLICATION ZT 20-909767

To Whom It May Concern:

Joe Van Vliet of Van Land Use Consulting has informed us of the current rezoning application ZT 20-909767 to permit a private liquor store to operate at #140 - 12571 Bridgeport Road, Richmond. He has also informed us that one issue with their application is that Council does not wish to see an increase in the overall number of liquor stores within the municipality.

This letter is to confirm our intent for relocating the retail liquor store currently operating at 3880 Grant McConachie Way, Richmond (YVR Airport), to a new location within the City of Vancouver. This relocation is currently underway and is expected to be complete within approximately one year.

We hope that this information may help to make the above application supportable by City of Richmond Planning & Development.

Best regards,

A handwritten signature in dark ink, appearing to read 'Roger Gibson'. Below the signature, the name 'ROGER GIBSON' is printed in a bold, sans-serif, all-caps font.

ROGER GIBSON

WEST COAST LIQUOR COMPANY LTD.

Suite 205 - 1755 West Broadway, Vancouver, B.C. V6J 4S5 • Tel: 604-683-6506 • Fax: 604-687-8133
info@gibsonhospitality.com • www.westcoastliquor.com

CNCL-277



Hemlock Harling Distribution Inc.
110 – 11388 No. 5 Road
Richmond, BC V7A 4E7

t. 604 279 8484
1 888 275 5475
f. 604 279 8406
hemlockharling.com

NEIGHBOURHOOD SURVEY SUMMARY REPORT

City of Richmond file: ZT 20-909767 PROPOSED for
12571 Bridgeport Road, unit 140, Richmond, BC.

Created by hemlock Harling Distribution Inc.

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- A. About Hemlock Harling Distribution Inc.
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- C. Survey Methodology
- D. Summary Report Addendums

A. About Hemlock Harling Distribution Inc.

- a) Hemlock Harling is a Richmond based data and direct mail marketing company. Per the City of Richmond rezoning guidelines Van Land Use Consulting has contracted Hemlock Harling to act as an independent Market Research company to conduct the Neighborhood Survey and to prepare the Summary Report for ZT 20-909767.
- b) Hemlock Haling Senior Account Director has prepared this Summary Report, email contact: hala.barakat@hemlockharling.com, direct: 604.333.5545.
- c) Hemlock Harling was approved by the City of Richmond Planning & Development Department to prepare this Survey Summary Report.

B. Summary Report introduction & Timeline

- A. Van Land Use Consulting has applied to The City of Richmond for a site-specific Zoning Text Amendment (City of Richmond file: ZT 20-909767) to permit a retail liquor store to operate on the property at 12571 Bridgeport Road, unit 140, Richmond, BC.
- B. September 30, 2020 Van Land Use Consulting received a letter from the City of Richmond Planning & Development Department Application that the rezoning application has been accepted and advised of rules for placement sign.
- C. November 12, 2020 the City of Richmond Planning & Development advised Van Land Use Consulting that the Neighborhood Survey Catchment area for ZT 20-909767 is bounded by the following geography and as per below map:
 - The railway tracks to the north;
 - Knight Street to the east;
 - The southern property lines of the properties located on the south side of Bath Road, Flury Drive and Bathgate Way; and
 - No. 5 Road to the west.



- D. October 27, 2020 Two Rezoning Signs were placed by Joseph Van Vliet in the appropriate position for project Location 140 – 12571 Bridgeport Road.



- E. November 13, 2020 the City of Richmond Director of Development approved the Neighborhood Survey Methodology and the timeline.
- F. The Neighborhood Survey letter was mailed to all property owners (list provided by the City of Richmond) and to those that live or tenant a building/unit in the catchment area.
- G. November 24, 2020 Hemlock Harling mailed out the Survey letter package.
- H. Hemlock Harling collected all completed mail Surveys that were postmarked on or before December 11, 2020.

C. Survey Methodology

- a) Neighborhood Survey Design: Cross Sectional
- b) Survey package content as the following:
 - Exterior Envelope
 - Outgoing Addressed attention: Current Occupant
 - Sender address top left corner: 110 – 11388 No. 5 Road, Richmond BC V7A 4E7
 - Size: 4.125" X 9.5"
 - Business Reply Envelope with postage paid
 - Postage paid
 - Retune Address attention: Reception, Hemlock Harling Distribution Inc. 110 – 11388 No. 5 Road. Richmond BC V7A 4E7
 - Sender address to fill out top left corner
 - Size: 3.875"X8.875"
 - Survey Letter
 - For Occupant to fill out, place into postage paid return envelop
 - Size: 8.5 x 11 duplex
- c) Survey Dates:
 - Survey mail date November 24, 2020
 - Survey response reply deadline by or before December 11, 2020
 - Summary Report completion and delivered to the City of Richmond January, 7, 2021
- d) Summary Report Addendums
 - Neighborhood Survey Catchment area map page 3
 - Neighborhood Survey envelope package contents page 7
 - Neighborhood Survey responses sheet page 11
 - Rezoning signs page 4

Summary of Neighborhood Survey Responses

NAME	SURNAME	BUSINESS	ADDRESS	POSTAL CODE	PHONE NO.	YES	NO
Brois	Margovskiy		12060 Bath Rd #15	V6V 1H2	04.232.1377		X
Elmer	Trekofski	1251 vickers way	5092 Bentley Dr	V4K 4J9	604.671.488	X	
Kanjawan	Prueksakasemsuk	Loewen Piano House	12351 Bridgeport Rd #1	V6V 1J4	604.801.5397		X
Joanna	Chalmers	End Of The Roll	150-12591 Bridgeport Rd	V6V 1J4	604-270-1955	X	
Ron	Cooper		14655 32 Ave #16	V4P 3R6	604.328.5141	X	
Burk	Bains		12460 Flury Dr	V6V 1H5	778.288.5518	X	
Ka	Lok Wong	Hing Lee Seafoods	12671 Bathgate Way	V6V 1Y5	604.273.3138		X
Jacky	Cheung		12840 Bathgate way #15	V6V 1Z4	604.812.9129		X
Bal Bains	Sahota		12433 Barnes Drive	V6V 1H7	778.926.1459	X	
Josefa	Mirzaei		12110 Bath Rd #62	V6V 2A6	604.355.9559		X
Muhammad	Meer		12091 Bath Rd #3	V6V 2B5	604.360.5104		X
		Red Seal Electric	12540 Vickers Way	V6V 1H9	604.301.1866	X	
Amanda	Li	Benjamin Moore	12571 Bridgeport Rd #130	V6V 1J4	604.271.2012	X	
Giuditta	Pellegrino		12191 Bridgeport Rd	V6V 1J4	604.270.4718	X	
Caleb	McKenzie	Benjamin Moore	12571 Bridgeport Rd #130	V6V 1J4	604.271.2012	X	
James	Wu		11591 Railway Ave	V7E 6P1	778.999.9168		X
Rajvir	Varn		12171 Bridgeport Rd #12	V6V 1J4	604.231.1958	X	
Kenny	Lam	Seagate Fisheries Ltd	12180 Vulcan Way	V6V 1J8	604.278.8684	X	
Edward	Wong	Wexar Packaging Inc.	13471 Vulcan Way	V6V 1K4	604.930.9300	X	
Allan	Cathcart	Spicer Canada	2500 Vauxhall Pl	V6V 1Y8	778.234.2561	X	
Mark	Mason		12840 Bathgate Way #14	V6V 1Z4	604.812.3160	X	
King Chong		3547 holdings ltd and Ko Ming Chong	12631 vulcan way	V6V 1Z5	604.760.7109	X	
Gay	McCoan		2360 Vauxhall place	V6V 1Z9	604.278.7626	X	
Linda	Sun		12560 Bridgeport Rd #260	V6V 2N5	604.828.1369	X	
Jimmy	Chan	National Tile	2640 NO 5 RD #1	V6X2T3	604.303.7003	X	
Keithen	Sam shi		12280 Flury Drive	V7V 1H5	778.230.1736	X	

Total number of Neighborhood Surveys delivered: **1,207**

Total number of responders: **26**

Total number of return to sender/undelivered mail: **16**

Total responses count and percentage:

Response	Count	%
NO	7	27%
YES	19	73%
	26	100%

NEIGHBOURHOOD SURVEY
PUBLIC INFORMATION SHEET

City of Richmond file: ZT 20-909767 PROPOSED for
12571 Bridgeport Road, unit 140, Richmond, BC.

Van Land Use Consulting has applied to The City of Richmond for a site-specific Zoning Text Amendment (City of Richmond file: ZT 20-909767) to permit a retail liquor store to operate on the property at **12571 Bridgeport Road, unit 140, Richmond, BC.**

The objective of the neighborhood Survey mailout is to ensure that neighbors are aware of the Zoning Text Amendment application and have the opportunity to provide comments to the city.

The proposed location is a commercial unit within a single-story building comprising industrial and retail uses. The site is currently zoned IR1 and requires rezoning to allow a retail liquor store to operate at this location. The unit is currently vacant and was previously operating as Boardwalk Woodfloors. It is approximately 2250 square feet.

All residence (represented by a resident or owner who at least 19 years old) and businesses (represented by a manager or owner who is at least 19 years old) that falls within the survey area are eligible to case a response. Only one survey per address is permitted.

Response must be completed in full, signed ad received by Hemlock Harling Distribution postmarked on or before December 14, 2020 in order to be valid.

A postage paid reply envelope is enclosed for your convenience- no postage is required. All responses will be forwarded to the City of Richmond along with a summery report.

Hemlock Harling Distribution is an independent market research. The City of Richmond requires an independent marketing company to conduct this survey.

Any enquires for Van Land Use Consulting can be made to Joe Van Vliet. Telephone
Telephone 778.551.0067

Any inquires regarding this zoning text amendment application may be made to the City of Richmond, attention Jessica Lee. Telephone 604.247.4908.

APPLICATION FOR A ZONING TEXT AMENDMENT

City of Richmond file: ZT 20-909767 PROPOSED for **12571 Bridgeport Road, unit 140, Richmond, BC.**

QUESTION	YES	NO
Are you in favour of zoning text amendment to allow a retail liquor store at the above named location?		

If in favour, place an (X) in the box under “YES”. If not in favour, place an (X) in the box under “NO”.

If have any comments or concerns related to this application or survey, write them here:

--

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: _____

Address: _____

Telephone number: _____

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

**In order for this ballot to count, must be received in our office postmarked no later than:
December, 14, 2020.**

Thank you for your corporation.

Hemlock Harling Distribution Inc.

Return address:

Attention: Reception
Hemlock Harling Distribution Inc.
110 – 11388 No. 5 Road
Richmond BC V7A 4E7

110 – 11388 No. 5 Road
Richmond BC V7A 4E7

Current Occupant

APPLICATION FOR A ZONING TEXT AMENDMENT

City of Richmond file: ZT 20-909767 PROPOSED for
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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

--

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: KENNY CAM
Address: 12180 VULCAN WAY, RICHMOND BC
Telephone number: 604-278-8684 V6V 1J8

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

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Are you in favour of zoning text amendment to allow a retail liquor store at the above named location?	X	

If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Allan Cathcart

Address: 2500 Vauxhall Place (Spicers Canada)

Telephone number: 778-234-2561

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature: 

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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

I am in favor; however I suggest a follow up in the neighborhood after it opens to see if it has increased criminal activity/littering etc.

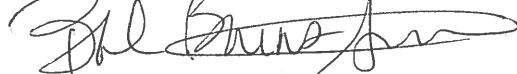
Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Bal Bains - Sahota

Address: ashasahota24@hotmail.com

Telephone number: (778) 926-1459.

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature: 

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If have any comments or concerns related to this application or survey, write them here:

--

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: 3547 HOLDING LTD, AND HO MING, CHONG

Address: 12631 VULCAN WAY, RICHMOND, BC

Telephone number: 604-760-7109

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

[Signature] NOV 27/20

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If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

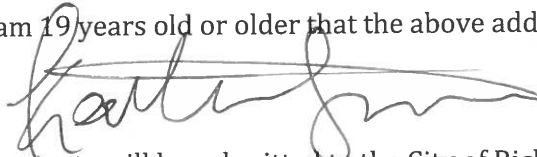
Name: Keithen Sambhi

Address: 12280 Flury Drive

Telephone number: 778 230 1726

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:



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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

--

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: AMANDA LI

Address: 12571 BRIDGEPORT ROAD #130

Telephone number: 604.271.2012

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Caleb McKenzie Benjamin Moore Richmond

Address: 130-12571 Bridgeport RD.

Telephone number: 604-271-2012.

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

OWNER OF 1251 VICKERS WAY

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: ELMER TREKOFSKI

Address: 5092 BENTLEY DR. DELTA

Telephone number: 604 671 4884

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: GIUDITTA PELLEGRINO

Address: 12191 Bridgeport Rd, Richmond BC

Telephone number: 604-270 4718

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

--

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: MARK MASON

Address: #14-12840 BATHGATE WAY

Telephone number: 604-812-3160

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature: 

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Hemlock Harling Distribution Inc.

(City of Richmond file: ZT 20-909767)

APPLICATION FOR A ZONING TEXT AMENDMENT

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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Red Seal Electric

Address: 12540 Vickers Way, Richmond, BC, V6V 1H9

Telephone number: 604-301-1866

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:



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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Jordan Chalmer

Address: 150 - 12591 BRIDGEPORT RD

Telephone number: 604-270-1955

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature: Jordan Chalmer

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Cannabis / Pot store will NOT be welcome in city of Richmond.

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Linda Sun
Address: #260-12560 Bridgeport Rd RICHMOND V6V2N5
Telephone number: 604-828 1369

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

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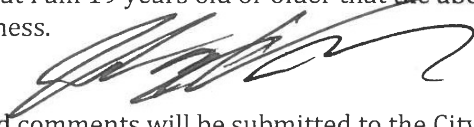
If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: RAJ VR VARN
Address: 12-12171 Bridgeport Rd, Richmond BC. V6V-1J4
Telephone number: 604-231-1958

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature: 

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

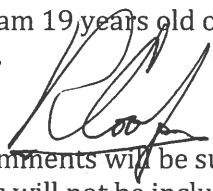
Name: MR. RON COOPER

Address: 16-14655 32 AVE SURREY, B.C. V4P 3R6

Telephone number: 604-328-5141

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:



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If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: EDWARD WONG (Wexxar Packaging Inc)

Address: 13471 Vulcan Way, Richmond, B.C. V6V 1K4

Telephone number: 604-930-9300

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

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If have any comments or concerns related to this application or survey, write them here:

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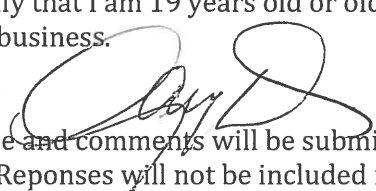
Name: GARY McCOAN

Address: 2360 VAUXHALL PLACE, RMD BC V6V 1Z9

Telephone number: 604 278 7626

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:


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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Gail Bruns

Address: 12460 Flury Dr. Richmond BC V6V 1H5

Telephone number: 778 288 5518

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

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If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: JIMMY CHAN NATIONAL TILE (2005) LTD

Address: 1-2640 NO 5 ROAD RICHMOND B.C.

Telephone number: 604-303-7003

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

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If have any comments or concerns related to this application or survey, write them here:

--

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: PRUEKSAKASEMSUK, KANJAWAN

Address: # 1-12351 Bridgeport Road Richmond BC

Telephone number: V6V 1J4 604 - 801-5397

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

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If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

--

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Muhammad Meer

Address: 3-12091 Bath Rd, Richmond, BC V6V 2B5

Telephone number: (604) 360-5704

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

In order for this ballot to count, must be received in our office postmarked no later than: December, 14, 2020.

Thank you for your cooperation.

Hemlock Harling Distribution Inc.

APPLICATION FOR A ZONING TEXT AMENDMENT

City of Richmond file: ZT 20-909767 PROPOSED for
12571 Bridgeport Road, unit 140, Richmond, BC.

QUESTION	YES	NO
Are you in favour of zoning text amendment to allow a retail liquor store at the above named location?		X

If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

--

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: JOSEFA MIRZAEI

Address: 62-12110 BATH RD, RICHMOND BC V6V2A6

Telephone number: 604-355-9559

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

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City of Richmond file: ZT 20-909767 PROPOSED for
12571 Bridgeport Road, unit 140, Richmond, BC.

QUESTION	YES	NO
Are you in favour of zoning text amendment to allow a retail liquor store at the above named location?		X

If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Concerned about future traffic congestion in the area

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Jacky Cheung

Address: #15-12840 Bathgate Way, Richmond, BC V6V 1Z4

Telephone number: 604-812-9129

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature: 

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

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Hemlock Harling Distribution Inc.

APPLICATION FOR A ZONING TEXT AMENDMENT

City of Richmond file: ZT 20-909767 PROPOSED for
12571 Bridgeport Road, unit 140, Richmond, BC.

QUESTION	YES	NO
Are you in favour of zoning text amendment to allow a retail liquor store at the above named location?		<input checked="checked" type="checkbox"/>

If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

THERE IS A LIQUOR STORE IN CLOSE PROXIMITY
AT CAMBIE PLAZA. WE DON'T NEED TO BE
SURROUNDED BY LIQUOR STORES
LOCATION IS DARK AND DANGEROUS AS IT IS.

THIS IS FAMILY ORIENTED CO-OP WITH CHILDREN AND SCHOOL
CHILDREN WALKING HOME BY THEMSELVES
Please complete the following information to be used for verification purposes only. Please print
clearly in ink.

Name: BORIS MARGOVSKIY

Address: 15 - 12060 BATH RD. RICHMOND, BC, V6V 1H2

Telephone number: 604-232-1377

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature: 

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

**In order for this ballot to count, must be received in our office postmarked no later than:
December, 14, 2020.**

Thank you for your cooperation.

Hemlock Harling Distribution Inc.

APPLICATION FOR A ZONING TEXT AMENDMENT

City of Richmond file: ZT 20-909767 PROPOSED for
12571 Bridgeport Road, unit 140, Richmond, BC.

QUESTION	YES	NO
Are you in favour of zoning text amendment to allow a retail liquor store at the above named location?		✓

If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: KA - LOK WONG

Address: 8-12671 BATHGATE WAY, RICHMOND, B.C.

Telephone number: 604-273 3138

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

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APPLICATION FOR A ZONING TEXT AMENDMENT

City of Richmond file: ZT 20-909767 PROPOSED for
12571 Bridgeport Road, unit 140, Richmond, BC.

QUESTION	YES	NO
Are you in favour of zoning text amendment to allow a retail liquor store at the above named location?		X

If in favour, place an (X) in the box under "YES". If not in favour, place an (X) in the box under "NO".

If have any comments or concerns related to this application or survey, write them here:

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: JAMES WU
Address: 11591 RAILWAY AVE RICHMOND BC V7E 6P1
Telephone number: 778 999 9168

I hereby certify that I am 19 years old or older that the above address is my principle place of residence or business.

Signature:

Your response and comments will be submitted to the City of Richmond along with summary report. Your Responses will not be included in the results unless your name and address are completed in full and it is signed. When completed, please mail in the postage- paid envelope provided.

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Thank you for your cooperation.

Hemlock Harling Distribution Inc.