



City of Richmond
Planning and Development Department

To Council - Nov. 23, 2009.
Report to Committee

To Planning - Nov 17, 2009

To: Planning Committee

Date: October 27, 2009

From: Brian J. Jackson, MCIP
Director of Development

File: ZT 08-421561
8060-20-8552

Re: Application by Farrell Estates Ltd. to amend "Industrial Limited Retail (Z11)" to add "Retail, Liquor 2" as a Permitted Use in order to permit a Private Liquor Store at Unit 2175 of 21000 Westminster Highway

Staff Recommendation

That Bylaw No. 8552, to amend "Industrial Limited Retail (Z11)" to add "Retail, Liquor 2" as a permitted use at 21000 Westminster Highway, be introduced and given first reading.

Brian Jackson

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

He Greg

Staff Report

Origin

Farrell Estates Ltd. has applied to the City of Richmond for permission to amend Industrial Limited Retail (ZI1) to add "Retail, Liquor 2" as a permitted use in order to allow a private liquor store at Unit 2175 of 21000 Westminster Highway (**Attachment 1**).

Findings of Fact

Project Description

The intention of this application is to allow the existing Maritime Beer & Wine Store at 6911 Graybar Road to relocate to the subject site. The applicant has indicated that the existing liquor store space at 6911 Graybar Road, currently under "Land Use Contract 127", will be converted into a general marine retail space to accommodate growth of their Marine Industrial Division.

The proposed location for the liquor retail store is within an existing commercial/industrial complex. The proposed liquor store would occupy approximately 308 m² (3,316 ft²) of ground floor commercial space at Unit 2175 of 21000 Westminster Highway (**Attachment 2**). There are no buildings to be demolished and no substantial external building renovations are required. There are no trees to be removed.

Surrounding Development

To the North: Across Westminster Highway, Highway 91;

To the East: Across Graybar Road, multiple-tenanted commercial/industrial complex on an Industrial Business Park (IB) zoned lot;

To the South: A multiple-tenanted commercial/industrial complex on an Industrial Business Park (IB) zoned lot and a lumber-remanufacturing factory on a Light Industrial (IL) zoned lot; and

To the West: A multiple-tenanted commercial/industrial complex on an Industrial Retail (IR) zoned lot.

Related Policies & Studies

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 freestanding Licensee Retail Store (i.e. private liquor stores not accessory to a neighbourhood pub) (**Attachment 3**). 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 Mustel Group (**Attachment 4**).

- Survey conducted January 13 – 23, 2009 by Mustel Group's Computer Assisted Telephone Interviewing (CATI) facility;
- Survey area incorporated all businesses in the vicinity of the site and residents in the Hamilton Area west of Westminster Highway and south of Gilley Road; and
- Telephone interviews were conducted with 90 businesses and 51 residents who are 18 years of age and over within the survey area.

The chart provided below summarizes the survey results:

	Respondents - Businesses	Respondents – Residents
Support Rezoning Application	50 (56%)	23 (46%)
Oppose Rezoning Application	7 (8%)	7 (13%)
Unsure	33 (37%)	21 (41%)
Total	90 (100%)	51 (100%)

Policy 9309 – Guidelines for Freestanding 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 freestanding Licensee Retail Store (**Attachment 5**).

The proposed location of the liquor store (Unit 2175 of 21000 Westminster Highway) is a strata unit, which has a total floor area of 555 m² (5,973 ft²). It consists of 308 m² (3,316 ft²) of floor space on the ground floor and an additional 247 m² (2,657 ft²) of floor space on the second floor. The applicant has indicated that the existing second floor will be primarily used as a warehouse and not for the purpose of retaining or merchandising of liquor or liquor related products. Therefore, the proposal complies with the maximum gross floor area of 510 m² (5,500 ft²) stipulated by the Policy.

Richmond 2006-2031 Flood Protection Management Strategy

In accordance with the Flood Management Strategy, a Flood Plain Restrictive Covenant specifying the minimum flood construction level is required for all new developments in the City. Registration of such a covenant on a property with strata units requires consent from all of the owners, which is often difficult to obtain. Since the proposed liquor store is to be located in an existing commercial/industrial complex and there will not be any substantial external building renovation, staff recommend that the registration of a Flood Plain Restrictive Covenant be deferred to future redevelopment of the subject site.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

Staff Comments

No significant concerns have been identified through the technical review.

AnalysisLand Use Implications

The proposed zoning text amendment will expand the range of commercial services available within the existing commercial/industrial 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 proposed liquor store will occupy approximately 308 m² (3,316 ft²) ground floor retail space of Unit 2175 of 21000 Westminster Highway. The zoning bylaw definition for a freestanding liquor store (Retail, Liquor 2) restricts the maximum store size to 510 m² (5,500 ft²) in accordance with Council Policy 9309. Since there is a second floor in the unit, the proposed text amendment further restricts the "Retail, Liquor 2" use to ground floor retail space.

Off-Street Parking

The total number of off-street parking available at 21000 Westminster Highway had been reduced due to an expropriation by the City of Richmond for the widening of Westminster Highway in 2006. However, the applicant has confirmed that the number of parking stalls designated exclusively for the proposed liquor store (stratified lot - Unit 2175 of 21000 Westminster Highway) is 15 stalls (**Attachment 6**), which are in compliance with the number of parking stalls required for the proposed liquor retail use on the ground floor and warehouse use on the second floor in this unit.

Current Liquor Store Location – 6911 Graybar Road

The applicant currently operates a marina pub and liquor store at 6911 Graybar Road. The applicant wants to relocate the liquor store to increase the store access and exposure. The current site is under "Land Use Contact 127", which does not permit a freestanding liquor store.

Liquor Control and Licensing Branch (LCLB) regulations permit only one (1) liquor store license for each liquor primary license. The applicant would not be granted another liquor store license for the existing pub at 6911 Graybar Road.

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

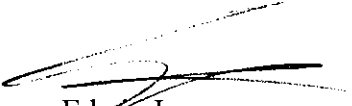
- Public and private schools, especially secondary schools;
- Public parks and community centres; and
- Other Licensee Retail Stores or BC government operated liquor stores.

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning will expand the range of services offered at 21000 Westminster Highway. 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 Industrial Limited Retail (ZI1).



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Existing Site Plan

Attachment 3: Policy 9307 – Licensee Retail Store (LRS) Rezoning Applications

Attachment 4: Neighbourhood Survey Report provided by Mustel Group – dated January, 2009

Attachment 5: Policy 9309 – Guidelines for Freestanding Licensee Retail Store (LRS) Rezoning Applications

Attachment 6: Letter from the Management Company, Dorset Realty Group



City of Richmond

PROPOSED. REZONING

**HIGHWAY 91
WESTMINSTER HWY**

MCMILLAN WAY

GORDON WAY

GRAYBAR RD

— 5 —

**HIGHWAY 91
WESTMINSTER HWY**

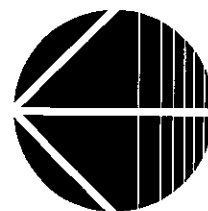
GRAYBAR RD

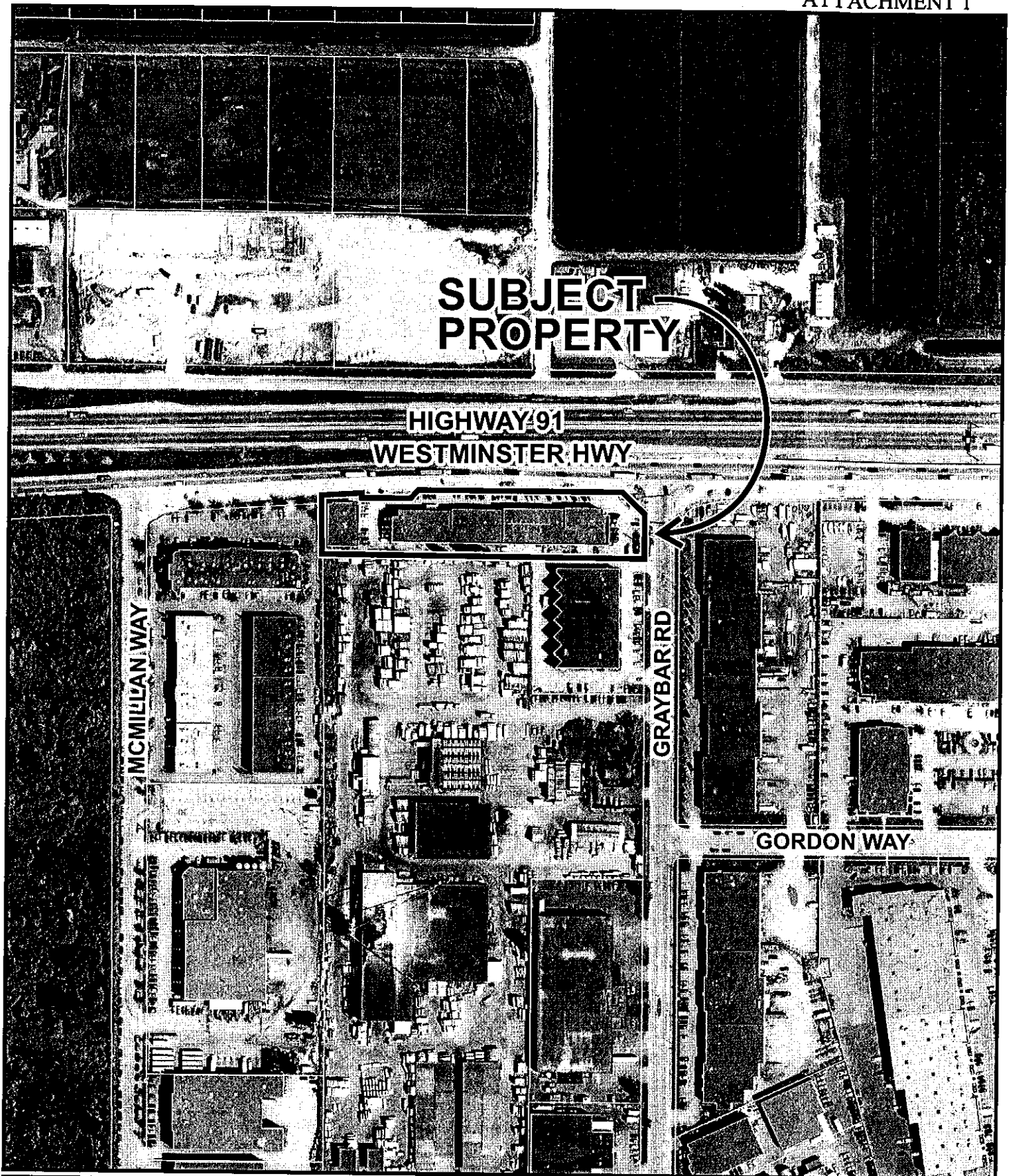
Original Date: 10/22/09

Revision Date:

Note: Dimensions are in METRES

ZT 08-421561





**SUBJECT
PROPERTY**

**HIGHWAY 91
WESTMINSTER HWY**

McMILLAN WAY

GRAYBAR RD

GORDON WAY



ZT 08-421561

Original Date: 10/22/09

Amended Date:

Note: Dimensions are in METRES



The agency, as an integral part of the security of the United States, is authorized to receive, process, and disseminate information received from any source, and to use such information in the performance of its functions.

LICENSEE RETAIL STORE
COMMERCIAL DEVELOPMENT
2000 WESTMINSTER HWY., RICHMOND, BC
PARRELL ESTATES LTD.



architects ltd
600-140 WEST PENDER
VANCOUVER, BC V6E 4C1
TELEPHONE 604-687-2244
FACSIMILE 604-688-7461

2882
DATE: 1/1/81
BY: J.B.
JOB NO.

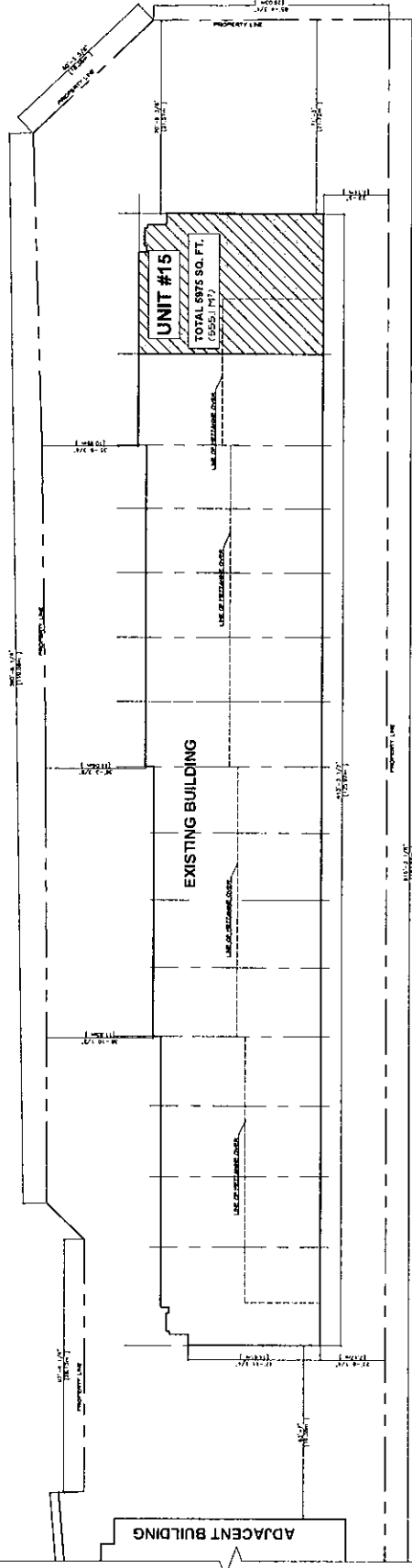
SITE PLAN

DATE	NOV 1988	STUD NUMBER	01-10
NAME	JOHN P. GARDNER	SEX	M
AGE	34	ETHNICITY	W

WESTMINSTER HIGHWAY

LEGAL DESCRIPTION
LOT 1 SECTIONS 9 AND 10, BLK. 4 NORTH,
RANGE 4 WEST, NMD. PLAN 83745
ZONING: CD/5

GRAYBAR ROAD



111. MAIN FLOOR
(3317.4 SQFT. = 3082 M²)

1 SITE PLAN
ALD 1040 7-1-8

**Policy 9307:**

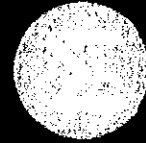
It is Council policy that:

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.

**Richmond Private Liquor Store
Rezoning Application
Business & Residential Survey**

January 2009



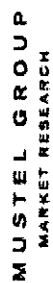
MUSTEL GROUP
MARKET RESEARCH



MUSTEL GROUP
MARKET RESEARCH

Introduction

- Market research was conducted in order to gauge support for a rezoning application at 21000 Westminster Highway, Richmond BC.
- Shelter Island Restaurant Ltd., the owners of the private liquor store located on the premises of Tugboat Annie's pub at the south end of Graybar Road, are proposing to relocate the store (and only the store) from its current location to a retail space at the north end of Graybar Road, on the southwest corner of Graybar Road and Westminster Highway.
- Having applied to the City of Richmond to have the proposed site rezoned to allow a private liquor store to open there, market research was required to gauge local support, primarily from neighbouring businesses and as a courtesy from the nearest residential community, for the proposed rezoning.
- All businesses in the vicinity of the site for rezoning, as well as all listed residential numbers from the closest community were called, read a clear description of the application, asked if they supported or opposed it as well as their reasons for doing so.
- Telephone interviews were conducted with 90 businesses operating in the area surrounding the proposed site and with 51 residents, 18 years of age and over living in the residential community located closest to the proposed site (see map following for survey area).



Survey Area (Satellite View)





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Methodology

All currently listed businesses and listed residential numbers in the local community were called and given the opportunity to complete a survey.

Specific steps taken to ensure representative sample of residents and businesses include:

- Personal dialling of all available listed numbers.
- Random selection of individual interviewed within household.
- Targeting of business interviews to reach owner, president or senior manager.
- Up to 6 calls per selected household to minimize potential bias due to non-response among residents; 15 call limit amongst businesses employing a call back message protocol to minimize intrusion.
- Matching of residential sample to Statistics Canada 2006 census data on the basis of gender and age.

Margin of error at the 95% confidence level: business = 90 +/-10.3% ; residents = 51 +/-13.7%.

Interviewing conducted from Mustel Group's computer assisted telephone interviewing (CATI) facility January 13 – 23, 2009.

Key Findings



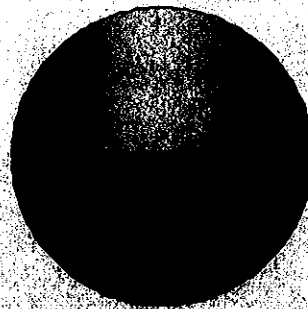
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MARKET RESEARCH



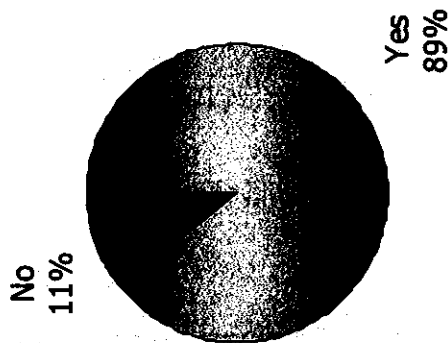
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Awareness of Current Location of Private Liquor Store

Residents



Businesses



- Most businesses surveyed, about 9-in-10, are aware of the current location of the private liquor store on Graybar Road.
- Of the local residents surveyed about half are aware of the private liquor store's current location.

Base: Residents (n=51)
Businesses (n=90)

Q.2) Are you aware of the private liquor store located on the premises of Tugboat Annie's Pub at the south end of Graybar Road, by the river?

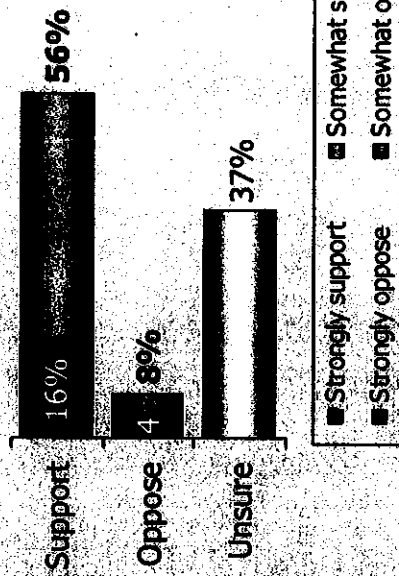


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MARKET RESEARCH

Support Proposed Rezoning - Business Owners

- Respondents were read a brief description of the proposed relocation of the private liquor store and simply asked whether they support or oppose the rezoning required for that relocation.
- Among all businesses surveyed the majority, 56%, say they support the rezoning application, with less than one-in-ten who express any opposition.
- A further one-third of those businesses surveyed, while expressing no opposition to the rezoning application, stated they were "unsure".
- These findings are consistent among business owners and senior managers, between newer and longer term businesses and among businesses who own their property versus those who lease.

Businesses



Base: Businesses (n=90)

Q.4) The owners of the private liquor store, Shelter Island Restaurant Ltd., are proposing to relocate the store (and only the store) from its current location to a retail space at the north end of Graybar Road, on the southwest corner of Graybar Road and Westminster Highway, the proposed site previously occupied by Maxim Motorsports. Therefore they have applied to the City of Richmond to have the proposed site rezoned to allow a private liquor store to open there. Based on what you know, are you in support or opposed to this proposed rezoning to allow the opening of a private liquor store at this new location?

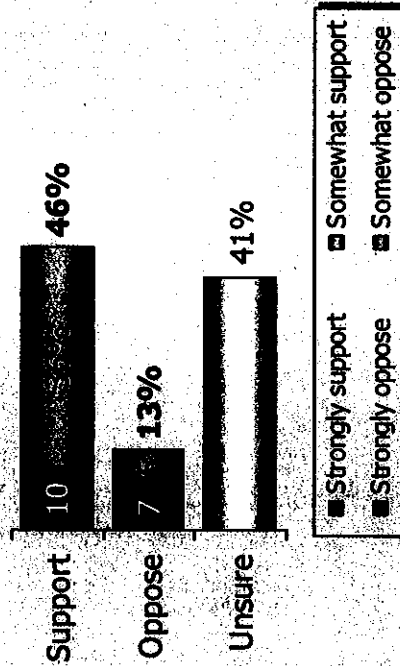


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Support Proposed Rezoning - Residents

- A similar outcome was found among local residents surveyed, with just less than half (46%) expressing support for the rezoning application and about one-in-ten opposed.
- Among residents, a sizeable portion, while not registering any opposition, also said they were "unsure".
- Findings were consistent among demographic segments with no significant difference in opinion between gender, age, those who own versus those who rent or among those new to the area compared with longer term residents.

Residents



Base: Residents (n=51)

Q.4) The owners of the private liquor store, Shelter Island Restaurant Ltd., are proposing to relocate the store (and only the store) from its current location to a retail space at the north end of Graybar Road, on the southwest corner of Graybar Road and Westminster Highway, the proposed site previously occupied by Maxim Motorsports. Therefore they have applied to the City of Richmond to have the proposed site rezoned to allow a private liquor store to open there. Based on what you know, are you in support or opposed to this proposed rezoning to allow the opening of a private liquor store at this new location?



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Reasons for Support, Opposition or Uncertainty

- Asked why they support, oppose or are unsure about the rezoning the majority of both residents and businesses feel unaffected by the change and are unconcerned.
- For between one-fifth and one-quarter of our respondents the proposal would mean a better, more convenient location for the store; other positive comments identify the increased customers and business it would bring and reducing traffic from the current location which is recognized as being a well managed facility.
- The few concerns raised focus on increased traffic, alcohol consumption and a perceived increased threat of crime such as break-ins.

	<u>Residents</u> (51) %	<u>Businesses</u> (90) %
Doesn't bother me/ no opinion either way	58	54
Convenient/ better location/ easier access	21	24
It will increase traffic in the area	5	10
It will bring customers/ people to the area	2	8
There will be an increase in crime/ break-ins	2	8
It seems to be well managed/ have good staff	-	7
Don't need another liquor store in the area	6	-
It will reduce traffic congestion from this area	-	4
Concerned about drinking and driving	2	4
It will create jobs/ bring new businesses to area	-	3
Will take up limited parking	-	3
Encourages alcohol consumption	7	2
Miscellaneous	3	2
Don't know	9	1

Q.4b) Why are you in support / opposition / unsure? What do you see as the benefits, what are your concerns about the proposal?



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Reasons for being Unsure about the Proposal

	Those who are unsure about the proposed rezoning	
	Residents (18)* %	Businesses (33)* %
Doesn't bother me/ no opinion either way	76	82
Convenient/ better location/ easier access	4	3
Don't need another liquor store in the area	2	-
Will increase traffic in the area	-	9
There will be an increase in crime/ break-ins	-	6
It will bring customers/ people to the area	-	3
Will take up limited parking/ already too congested	-	3
Concerned about drinking and driving	-	3
Don't know	22	3
Q.4b) Why are you unsure?		
* Interpret with caution, low base size.		

- When comments made by those unsure of the proposal are looked at separately it is found that the large majority of both business and residential respondents are unsure because they feel unconcerned, have no opinion and therefore unaffected by the proposed rezoning application.



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Demographics

	<u>Residents</u> (51) %	<u>Businesses</u> (90) %
Gender		
Male	49	80
Female	51	20
Age		
19 - 24	13	-
24 - 34	21	-
35 - 44	28	-
45 - 54	21	-
55 - 64	15	-
65 years +	2	-
Position/ business title		
Owner	-	40
Senior Manager	-	43
President/ CEO	-	16
Vice-president	-	1
Home/ business tenure		
Own	73	47
Rent	22	52
Refused	5	1
Years lived in area		
1 year or less	9	1
2 - 4 years	24	28
5 - 8 years	31	28
9 - 11 years	11	11
12 - 14 years	13	16
15 - 20 years	14	13
30 - 40 years	-	2
Don't know	-	1

- Completed residential surveys are evenly represented by both male and female residents, with about two-thirds aged 35 years or older.
- About three-quarters are home owners, with more than two-thirds having lived in the area for 5 years or more.
- The majority of surveys among businesses were completed with the owner or senior manager, with about half who own their premises and half who lease.
- As with residents, more than two-thirds of businesses have been at their location for 5 or more years.



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Standard Report of Call Outcomes

	Residents (222) %	Businesses (271) %
Total Number Attempted	100	100
Not in service	25	24
Fax/modem/other	2	4
Total Eligible Numbers	73	72
No answer/machine after call limit	23	8
Not available for duration	2	6
Illness/incapable/language	7	2
Total Asked	41	57
Refused/ not interested	18	24
Cooperative contact	23	33
Total Completed	23	33
Response Rate (cooperative/eligible)	32	46
Refusal Rate (refused/asked)	43	42

Questionnaires



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MARKET RESEARCH



Westminster Highway Private Liquor Store Rezoning Proposal Business Survey - January 2009

Intro/Screener

ASK TO SPEAK TO OWNER, SENIOR MANAGER OR DECISION MAKER - ENSURE MOST SENIOR PERSON ON PREMISES

Hello, I'm ___ of Mustel Group Market Research, a professional research firm. We have been asked to contact all businesses in your area regarding a rezoning application. Please be assured we are not selling or soliciting anything and all responses are kept strictly confidential.

Persuaders—only if needed:

- This is strictly an opinion survey; we are not selling or soliciting anything.
 - This survey is to obtain your opinion about a rezoning application at 21000 Westminster Hwy.
 - All responses are strictly confidential and anonymous; your identity is never revealed to anyone else, including the client.
 - The survey averages about 4 minutes.
-

A. Can I just confirm your position or title in this business?

1. Owner
2. Manager
3. President/CEO
4. Vice-President
96. OTHER:

1. GENDER [**OBSERVE & RECORD**]

MALE
FEMALE

2. Are you aware of the private liquor store located on the premises of Tugboat Annie's pub at the south end of Graybar Road, by the river?

Yes
No



Westminster Highway Private Liquor Store Rezoning Proposal Business Survey - January 2009

ASK ALL:

4. READ SLOWLY: The owners of the private liquor store, Shelter Island Restaurant Limited, are proposing to relocate the store (and only the store) from its current location to a retail space at the north end of Graybar Road, on the southwest corner of Graybar Road and Westminster Highway, the proposed site previously occupied by Maxim Motorsports.

Therefore they have applied to the City of Richmond to have the proposed site rezoned to allow a private liquor store to open there.

Based on what you know are you in support or opposed to this proposed rezoning to allow the opening of a private liquor store at this new location? PROBE: Strongly or somewhat?

Support
Opposed
UNSURE

- b. IF SUPPORT: Why are you in support? What do you see as the benefits of the proposal?
PROBE: Any other reasons? PROBE FULLY

IF OPPOSED: Why are you opposed? What are your concerns? PROBE: Any other reasons?
PROBE FULLY

IF UNSURE: Why are you unsure? PROBE: Any other reasons? PROBE FULLY

Demographics

Now just for classification purposes...

A) Are your premises owned or leased by your businesses/organization?

1. Owned
2. Leased

B) How many years has this business been located in this area?

Thank you. That completes our survey. In case my supervisor may wish to verify this survey, may I please have your first name or initial?

Westminster Highway Private Liquor Store Rezoning Proposal
Residential Survey - January 2009

Intro/Screener

Hello, I'm ____ of Mustel Group Market Research, a professional research firm.
We are conducting a very brief survey regarding a rezoning application in your area and would simply like your opinion about it. Please be assured we are not selling or soliciting anything and all responses are kept strictly confidential.

Persuaders—only if needed:

- ☐ This is strictly an opinion survey; we are not selling or soliciting anything.
 - ☐ Your number was selected at random for participation in this research.
 - ☐ This survey is to obtain your opinions about rezoning application at 21000 Westminster Hwy.
 - ☐ All responses are strictly confidential and anonymous; your identity is never revealed to anyone else, including the client.
 - ☐ The survey averages about 3 minutes.
-

1. GENDER [OBSERVE & RECORD]

MALE

FEMALE

2. Are you aware of the private liquor store located on the premises of Tugboat Annie's pub at the south end of Graybar Road, by the river?

Yes

No

ASK ALL:

4. READ SLOWLY: The owners of the private liquor store, Shelter Island Restaurant Limited, are proposing to relocate the store (and only the store) from its current location to a retail space at the north end of Graybar Road, on the southwest corner of Graybar Road and Westminster Highway, the proposed site previously occupied by Maxim Motorsports.

Therefore they have applied to the City of Richmond to have the proposed site rezoned to allow a private liquor store to open there.

Based on what you know are you in support or opposed to this proposed rezoning to allow the opening of a private liquor store at this new location? PROBE: Strongly or somewhat?

Support

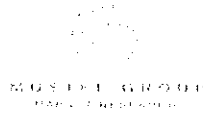
Opposed

UNSURE

- b. IF SUPPORT: Why are you in support? What do you see as the benefits of the proposal?
PROBE: Any other reasons? PROBE FULLY

IF OPPOSED: Why are you opposed? What are your concerns? PROBE: Any other reasons?
PROBE FULLY

IF UNSURE: Why are you unsure? PROBE: Any other reasons? PROBE FULLY



Westminster Highway Private Liquor Store Rezoning Proposal
Residential Survey - January 2009

Demographics

Now just for classification purposes:

A. Do you own or rent your home?

Own

Rent

B. Approximately how many years have you lived in the area?

C. Into which of the following age categories do you fall?

18 to 24 years

25 to 34 years

35 to 44 years

45 to 54 years

55 to 64 years

65 or better

Thank you. That completes our survey. In case my supervisor may wish to verify this survey, may I please have your first name or initial?



Page 1 of 1	Adopted by Council: July 25 th , 2005 Amended by Council: December 19 th , 2005	Policy 9309
File Ref: 12-8275	GUIDELINES FOR FREE-STANDING LICENSEE RETAIL STORE (LRS) REZONING APPLICATIONS	

Policy 9309:**It is Council policy that:**

1. Definitions:

Free Standing Licensee Retail Store – means a retail store that sells alcoholic beverages to the public for off-site consumption and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution 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).



Suite 200 - 8211 Ackroyd Road, Richmond, B.C. V6X 3K8 Telephone (604) 270-1711 Fax (604) 270-8446 Website: www.dorsetrealty.com

TO WHOM IT MAY CONCERN:

May 6th, 2009

RE: PARKING SPACE ASSIGNMENTS FOR 21000 WESTMINSTER HWY, RICHMOND.

We are the authorized property management agents for the owners of the strata corporation, LMS-1095 located at 21000 Westminister Highway in Richmond, B.C.

We are issuing this document to confirm that the Owners of Strata Lot #15 of the Strata Corporation LMS-1095 {civic address: Unit#2175 of 21000 Westminister Hwy, Richmond} has been assigned and will be provided with a minimum of 15 (fifteen) parking spaces situated upon the 'common property' of the strata corporation as per the Annual Owners Meeting of the Strata Corporation, dated: March 10th, 2009.

And, we wish to also confirm that the subject strata lot has an ownership interest in the strata corporation and the common property equal to 12.8% . This strata lot's share would therefore be applied accordingly to any future parking space allocations.

Currently, the Strata Corporation has approved a 'temporary' parking plan that allocates the fifteen parking stalls on a site plan, until settlement proceedings are concluded with the City of Richmond. The final location of the 15 spaces will be finalized after the conclusion of the settlement proceedings with the City, which remains an outstanding procedure created by the takings of the Strata Corporation's lands {expropriation 2006} required for the widening of Westminister Highway.

Should you have any further inquiries elative to the above, please feel free to contact the writer as noted below accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim R. Schuss', is written over the 'Sincerely,' text.

Mr. Kim R. Schuss, CPRPM
Senior Property Manager & Vice President
DORSET REALTY GROUP CANADA LTD.
Telephone: 604.270.1711 Extension #103
Facsimile: 604.270.8446

EMAIL: kimschuss@dorsetrealty.com



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8552 (ZT 08-421561)
UNIT 2175 - 21000 WESTMINSTER HIGHWAY**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a) inserting “**retail, liquor 2**” in Section 23.1.2 Permitted Uses of “Industrial Limited Retail (Z11)”; and
 - b) inserting the following after subsection 23.1.11.1 and renumbering the remaining subsections accordingly:

23.1.11.2 A **retail, liquor 2** store is only permitted on the ground floor on the following site:

Unit 2175 - 21000 Westminster Hwy
P.I.D. 018-490-115
Strata Lot 15 Sections 9 and 10 Block 4 North Range 4 West New Westminster District Strata Plan LMS1095 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8552**”.

FIRST READING

NOV 23 2009

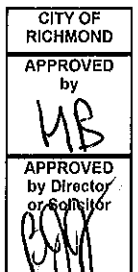
A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER