



To: General Purposes Committee **Date:** October 15, 2008
From: Amarjeet S. Rattan **File:**
Chief Licence Inspector
Business & Financial Services
Re: **Rokapa Management Ltd., doing business as Well Pub**
6511 Buswell Street
Re-location of Liquor Primary Licence

Staff Recommendation

That the application by Rokapa Management Ltd., doing business as Well Pub, for relocation of the Liquor Primary Licence **from** 8220 Lansdowne Road **to** 6511 Buswell Street, in order to operate a 100 seat capacity Liquor Primary establishment with proposed operating hours of Sunday to Thursday 10:00 a.m. to Midnight and Friday and Saturday 11:00 a.m. to 1:00 a.m., **not be supported** and that a letter be sent to the Liquor Control and Licensing Branch advising that:

1. Council does not recommend the relocation of the licence as, based on the community responses received, it would have a negative impact on the community.
2. Council's comments on the prescribed considerations are as follows:
 - a) There is potential for additional noise and traffic in the area if the application is approved.
 - b) There is a potential that the application could pose a negative impact on the community, based on the comments received from residents living in the area.
 - c) That the proposed location is in close proximity to residential districts that may be impacted by the application.
 - d) That the schools and public parks within a 500 metre radius of the proposed location are not anticipated to be impacted by the application.
 - e) That the zoning of the proposed location, Downtown Commercial District (C7), and parking requirements were reviewed and conform to the regulations.
 - f) That the 2007 population figure of 42,600 for the City Centre area with a projected growth to 90,000 by 2031 was considered.

3. Council comments on the views of residents are as follows:

- a) As per City Policy, residents, property owners and businesses within a 100 metre radius of the subject property were contacted by letter detailing the application and providing instruction on how comments or concerns could be submitted.
- b) In addition, signage was posted at the subject property and three public notices were published in a local newspaper. This notice provided information on the application and instructions on how comments or concerns could be submitted. There were ten letters received from residents living in the area that strongly opposed the application and one letter of opposition from a similar business located 2 Km away.



Amarjeet S. Rattan
 Chief Licence Inspector
 Business & Financial Services
 (604-247-4686)

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:	CONCURRENCE		CONCURRENCE OF GENERAL MANAGER		
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		<i>A. Rattan</i>		
R.C.M.P.	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>				
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> <i>GS</i>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

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

Local government is given opportunity to provide comments and recommendations to the LCLB, with respect to liquor licence applications and amendments. The LCLB process requires local government to provide a Council resolution that addresses the following review criteria:

- the views of nearby residents and businesses, and the methods by which such views were gathered
- the potential for noise
- the impact on the community.

This report deals with an application submitted by Ronnie Patterson (the Applicant), owner of Rokapa Management Ltd., doing business as Well Pub, to transfer an existing (non operational) Liquor Primary Licence (LPL) from 8220 Lansdowne Road to 6511 Buswell Street.

The Applicant is seeking to open a 100 seat capacity liquor primary establishment with the operating hours of Sunday to Thursday from 10:00 a.m. to Midnight and Friday and Saturday from 11:00 a.m. to 1:00 a.m. The Applicant has also submitted a Business Licence application to operate a Licensee Retail Store (LRS). The LRS can only be operated in conjunction with a liquor primary establishment.

Analysis

The building at 6511 Buswell Street is a two level structure. The upper level is rooftop parking for the tenants and clientele of the building and the ground level houses a pub, body rub studio (legal non-conforming use) and a tutoring centre. The building is zoned Downtown Commercial District (C7). This zoning district permits the uses of a neighbourhood public house and a LRS.

Currently, at this location, the existing Legends Pub & Sports Bar is a 115 seat capacity neighbourhood pub with a 65 seat restaurant area, that is also permitted limited retail 'off sales' of beer and wine products. Under it's LPL, Legends also operates the Legends Liquor Store in the Terra Nova Shopping Plaza.

The Applicant is proposing to lease the restaurant area from Legends Pub & Sports Bar in order to operate its liquor primary establishment and potentially a LRS in a connected area. There will be a wall erected between the two operations with the washrooms to be shared (Attachment 1). The Applicant, in it's LCLB application, indicates that they are proposing to operate an upscale martini bar which will target primarily white-collar lunch and after-work clientele in the 25 to 60 year age group. There is no entertainment proposed. The existing 115 seat area of Legends Pub & Sport Bar would remain in operation.

The immediate area surrounding the proposed LPL location is comprised of mostly residential buildings to the east with commercial buildings to the north, south and west sides (Attachment 2).

Summary of Application & Comments

To satisfy LCLB requirements, the city’s review process requires that the public be notified of the proposal and be given an opportunity to express any concerns related to the proposal.

The Public Consultation process requires that the Applicant post a sign in front of the business establishment, indicating what the liquor licence application is for and the manner in which the public can submit any concerns, comments or questions regarding the proposal. The sign must be displayed for a minimum of 30 days. The Applicant must also place three Notification Ads in a local newspaper with the same information as displayed on the sign.

The City, on behalf of the applicant, is required to send a letter to businesses, residents and property owners within a 100 metre radius of the establishment. This letter provides details of the liquor licence application and requests the public to communicate any concerns to the City.

The table below is a timeline summary of the application and processes.

ITEM	DETAILS
Application Summary from LCLB	Received August 5, 2008
City application	Received August 21, 2008
Application Type	Liquor Primary Licence - relocation
Proposed Location	6511 Buswell Street
Requested Hours of Liquor Sales	Sunday to Thursday 10:00 a.m. to Midnight Friday and Saturday 11:00 a.m. to 1:00 a.m.
Applicant/Owner	Ronnie Patterson
Zoning	Downtown Commercial District (C7)
Sign Erected	August 25, 2008
Notification Ad Publication Dates	August 28, 29 & September 4
Letters to residents/businesses	August 22, 2008

The public consultation period for the application ended on September 26, 2008.

Views of nearby residents, businesses and property owners

There are 300 properties located within the 100 metre consultation area. On August 22, 2008, letters were sent to 644 businesses, residents and property owners to gather their views on the application. Only one letter was returned as undeliverable.

As a result of the above mail out, there were ten written responses received from area residents (Attachment 4). Most of the responses relate to the operation of the existing neighbourhood pub and the impact that any additional LPL operation would have on the quality of life in the neighbourhood. A summary of the responses is provided below:

- late night noise attributed to people leaving the pub at night; there is a fear that the noise may increase with the addition of another pub operation
- school-age children who live in the area are having their sleep affected by the late noise
- feel that there are enough pubs in the area already
- attribute the late night traffic and car noise from patrons leaving the pub
- attribute some of the vandalism to pub patrons
- continuous fights, yelling and the screaming of profanities from patrons leaving the pub
- a tenant located in the apartment complex located north-east of the pub requested to be moved as the peace and quiet of living in the unit was being interrupted by the noise associated with the patrons leaving the pub late at night
- level of noise in area excessive, especially around closing time making uninterrupted sleep difficult
- noise emanating from the rooftop parking structure over the pub from patrons revving their engines, yelling and horn honking is disturbing
- feel that this is a family-oriented area with a daycare and school in close proximity.

A letter was also received from a pub and LRS business (Attachment 5) which is located approximately 2 kilometres (1.28 miles) away from the proposed location, objecting to the application for the following reasons;

- that the intent of the application is not to open a pub but to open a retail liquor store
- that there is already a pub and liquor store operating two blocks away
- by approving the application it would increase the number of retail liquor store operations located within a small area of Richmond.

Potential impacts on the Community

The City, in part, relies on response from the community to any negative impacts such a proposal would have. From the letters received, residents living in the area are opposed to the application as they write that their quality of life has already been affected by the noise emanating from the existing pub and view any additional operation would only increase this noise level. There was also concern expressed that any additional operation could be a potential for increased vandalism and late night traffic and that the area is a residential district already well serviced with existing liquor establishments.

With the exception of Legends Pub & Sports Bar, there are no other LPL's within the 100 metre consultation area. The next closest similar operation is the Richmond Station Pub and Liquor store, which operates from the Richmond Public Market at 8260 Westminster Hwy, which is approximately 500 metres away from the Applicant's proposed location. The LCLB application summary of other Liquor Primary Licences in the City Centre area is attached (Attachment 3).

Within an approximately 500 metre radius of the 6511 Buswell Street building there is an elementary school and public park to the east as well as a public park to the southwest. It is not anticipated that the Applicant's proposal would negatively impact these facilities.

Population

The Applicant's proposed location is situated in the planning area of City Centre. As of year-end 2007, the population figure for the City of Richmond was estimated at 188,100 people of which 42,600 were in the City Centre area. The population for the City Centre area is projected to be 90,000 by 2031.

Other Agencies Comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue and the City's Building Permit and Zoning divisions.

No negative comments were received from the agencies and divisions contacted.

The Zoning division advises that the proposed split into two separate pubs will not affect the parking requirements as there are 66 roof top parking spaces which, under the parking requirements, is sufficient to support the two pubs plus other tenants.

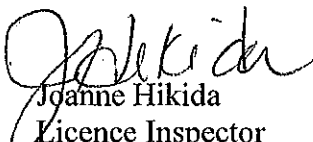
Financial Impact

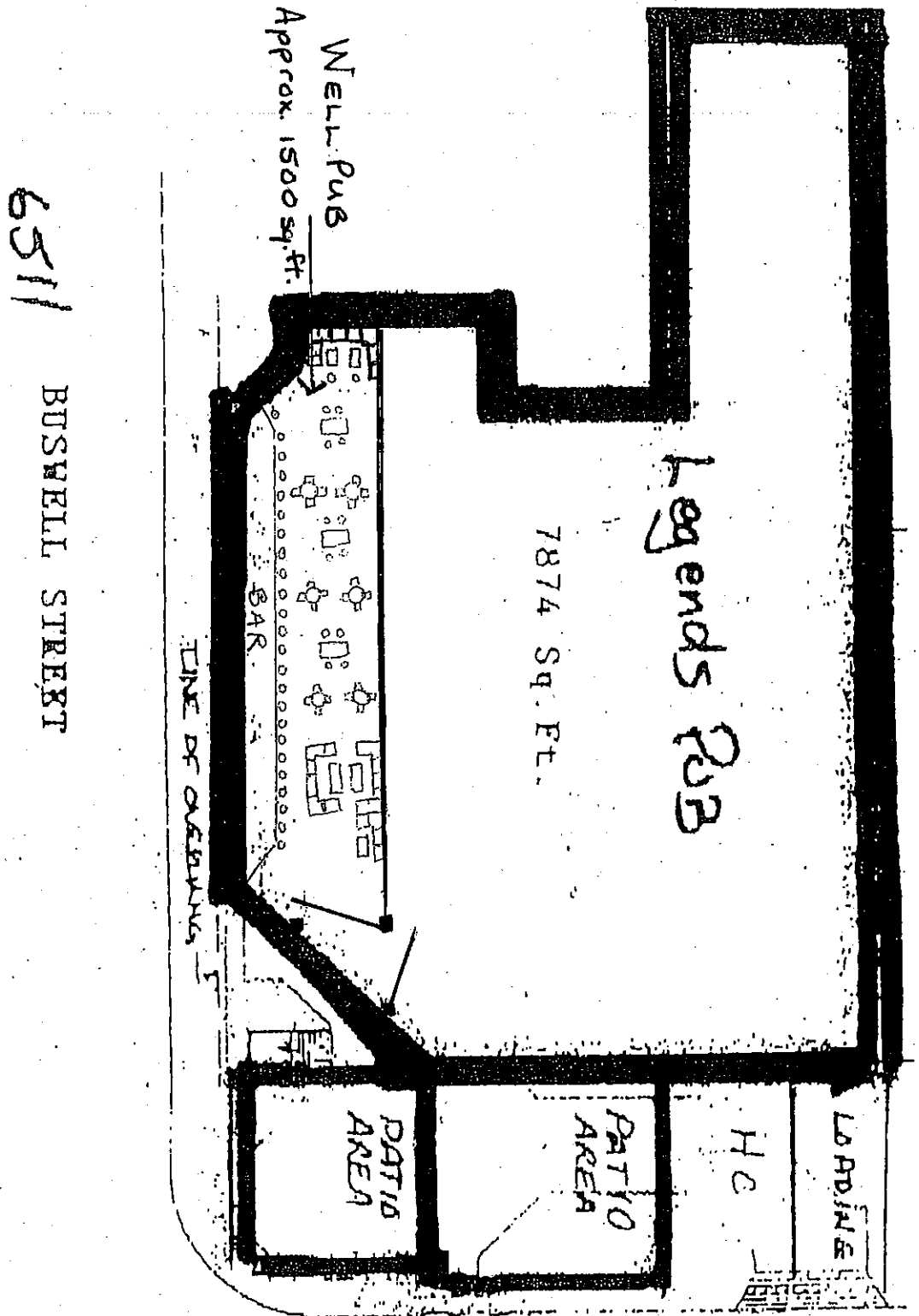
None

Conclusion

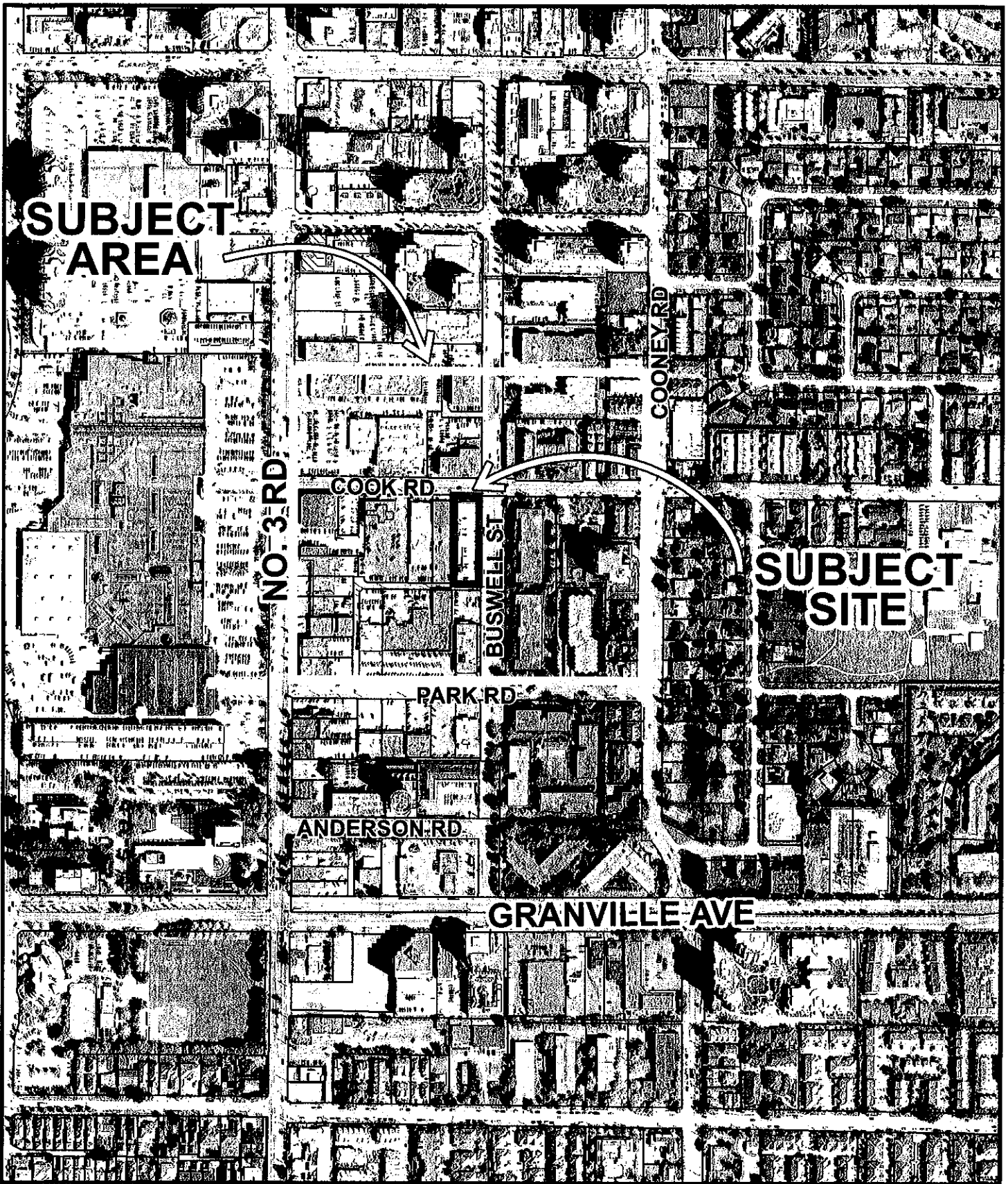
Following the public consultation period, staff have reviewed the application and considered it in light of the legislated review criteria.

Staff are of the opinion that residents in the area have expressed concern to the City regarding the potential for increased late night noise and traffic if this application is approved and have also expressed concern that any additional pub operation will cause a loss of quality of life in the area. Staff feel that the Applicant's proposal to convert the restaurant portion of the existing pub and operate it as a liquor primary drinking establishment, has the potential of creating additional late night noise and traffic not normally associated with a restaurant operation. Staff, are therefore recommending that the request for the relocation of the LPL not be supported by Council as it would not be of a significant benefit to the community.


Joanne Hikida
Licence Inspector
(604-276-4155)



LOOK ROAD



6511 Buswell Steet

Original Date: 10/20/08

Amended Date: 10/27/08

Note: Dimensions are in METRES



APPLICATION SUMMARY

For Applicant and Local Government/First Nations
Specific to Amendments to a Licence – Transfer of Location

Date: July 24, 2008

Created by: Vicky Tooby, Senior Licensing Analyst

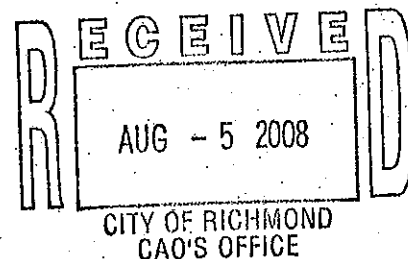
Re: Application for transfer of location - Liquor-Primary licence

Applicant: Rokapa Management Ltd.

Current Site: 8220 Lansdowne Road, Richmond

Proposed Site: 6511 Buswell Street, Richmond

Establishment Name: Well Pub



1. APPLICATION INFORMATION

Date application deemed complete: July 14, 2008

Local Government Jurisdiction: City of Richmond

The primary business focus of the proposed establishment: Food & Beverage

Additional requested amendments to Licence:

Current Approved capacity/occupant load: Interior: 168
Patio: 32

Total person capacity/occupant load requested: Interior: 100 ✓

Current Approved Hours of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	10:00 a.m.	10:00 a.m.	10:00 a.m.	10:00 a.m.	11:00 a.m.	11:00 a.m.	11:00 a.m.
Close	12 midnight	12 midnight	12 midnight	12 midnight	1:00 a.m.	1:00 a.m.	12 midnight

Hours of Operation requested:

No change to the hours of operation has been requested.

Endorsements Requested: none noted

2. APPLICANT SUITABILITY INFORMATION (Fit and Proper)

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

3. LOCATION/SITE FACTORS

The licensee is proposing to lease an area currently licensed as Legends Pub. Legends Pub would need to obtain approval for a structural change to their establishment and proper

separation between the two licenses would be required.

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

See the attached Applicant's Letter of Intent for details of the proposed Liquor Primary establishment, including the following details:

- a) Target Market:
- b) Hospitality/Tourism Development Factor
- c) Benefits to the Community:
- d) Traffic in the Vicinity:
- e) Noise in the Community:
- f) Parking Issues:
- g) Municipal Zoning:
- h) Commercial/Residential/Light or Heavy Industrial Neighbourhoods:

Please note that the applicant's letter of intent is enclosed as an attachment to this report for reference purposes. The information or statements included in the letter of intent have not been confirmed unless otherwise stated in this report.

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

i) Distance measure used for public buildings and other liquor primary licensed establishments: .5 miles

j) Social Facilities and Public Buildings within a .5 mile radius:

Name/Type of Facility	Distance from site	Clientele Affected	Identified by
Public Elementary School	within .5 miles	General Public	Applicant
City Hall	within .5 miles	General Public	Applicant
Cook School Park	within .5 miles	General Public	Branch
Brighthouse Park	within .5 miles	General Public	Branch

k) Liquor-primary establishments within the distance measure of .5 miles from the proposed location:

Establishment Name	Licence Number	Establishment Type	Total Capacity	Distance from proposed site	Market Served
Legend's Neighbourhood Pub	021356	Pub	118	Same site	General Public
Daisy's Sports Bar & Grill	166200	Sports Bar	85	Within .5 miles	General Public
Richmond Inn	006423	Hotel	134	Within .5 miles	General & Guests
Richmond Inn	041534	Hotel	184	Within .5 miles	General & Guests
Richmond Inn	164307	Hotel	132	Within .5 miles	General & Guests
Vancouver Airport Marriot	182546	Hotel	44	Within .5 miles	General & Guests
Vancouver Airport Hilton	187979	Hotel	42	Within .5 miles	General & Guests

l) Natural or manmade barriers: none noted

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

Community Indicators

Contravention Statistics

The Liquor Control and Licensing Branch has compiled contravention statistics on the identified Liquor Primary establishments within a 2 block radius of the proposed location. These statistics are based on a period covering from January 2003 to the present and only include proven contraventions. Stadiums and concert halls are not included in these statistics.

Population, population density and population trends for the community:

2001 BC Stats report circle population as:

within 0.5 mile: information pending
within 1.0 mile:
within 2 miles:

2006 BC Stats report circle population as:

within 0.5 mile: 15,207
within 1.0 mile: 43,799
within 2 miles: 93,814

4. PUBLIC INTEREST

In providing its resolution on the proposed Liquor Primary application, local government must consider and comment on each of the regulatory criteria indicated below. The written comments must be provided to the general manager by way of a resolution within 90 days after the local government receives notice of the application, or any further period authorized by the general manager in writing.

Regulatory Criteria local government or First Nation must consider and comment on:

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

The local government or first nation must gather the views of residents in accordance with section 11.1 (2) (c) of the Act and include in their resolution:

- (i) the views of the residents,

(ii) the method used to gather the views of the residents, and

(iii) its comments and recommendations respecting the views of the residents;

A sample resolution template and comments are enclosed as attachments 2 and 3 to this report for reference purposes.

For use by Liquor Control and Licensing Branch:

5. REGULATORY CONSIDERATIONS

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

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

6. POLICY CONSIDERATIONS

Policy Manual Section 3.2 Applicant Eligibility Assessment

Policy Manual Section 3.3 Site and Community Assessment

Policy Manual Section 3.4 Building Assessment and Issue of a Licence

Rec'd Sept. 17/08

September 14, 2008

To the City of Richmond,
Re: Liquor License Application fro Rokapa Management operating as Well Pub

I received a letter in which an application was being made for a 100 seat pub. I am completely against such application. There is a pub currently on the corner of Buswell and Cook Road, in which there are fights, yelling and screaming of profanities continuously and is frankly nothing but a disturbance of peace for any tenant living around this area.

This constant atmosphere prompted me to put in a request to move to a different unit where I could try and escape all the disturbances that this pub has on a weekly basis. **I do NOT wish there to be another 100 seats added to this pub under any circumstance**, nor another to be established in this area as there is enough havoc occurring around this pub as it is.

I can only imagine with the Sky train operating soon how this area is going to weather.

Sincerely,
Beverley Yates

203-8251 Cook Road
Richmond BC

To: Business & Financial Services Department

Business Licences

September 24, 2008

To whom it may concern,

RE: Notice of Liquor License Amendment in Your Neighbourhood

This is Michelle Liu and I live in 208-8251 Cook Road, Richmond, BC V6Y1V3. I strongly reject to have another pub in my neighborhood.

There is a pub near the intersection of Cook Road and Buswell Road already. Most importantly, it is really annoying, especially during night. I mean the drunken people shouting aloud and even fight. I really wanted to call the police for several times because I was so terrified by those drunken people. I mean they are capable of doing anything. Moreover, it is not as safe as before in Richmond already since the sky train has been building in Richmond. Cars were broken in in my building a month ago. One more pub will make it worse. We really do not need another pub in the residential area and what we need is safety. A great government should care about its people.

Sincerely Yours,



Michelle Liu

September 3, 2008

City of Richmond
Business Licenses
Liquor License Applications
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

*Rec'd Sept 4/08*Attn: J. Hikida – Licence Inspector

RE: LIQUOR LICENCE AMENDMENT APPLICATION
Rokapa Management Ltd. operating as Well Pub


We are the Strata Management for Strata Plan LMS2845 – the building located at 6611 Cooney Road, Richmond, B.C. with a total of 124 strata lot. On behalf of the Owners, Strata Plan LMS2845, we would like to voice our concern in regards to the above liquor license amendment application as stated on your letter dated August 22, 2008.

The owners felt that since there is already two neighborhood pub – “Legends Pub” at the corner of Buswell Street and Cook Road and “Daisy’s Sport Bar & Grill” inside Richmond Public Market on Buswell Street, an additional pub is not bringing any privileges to the area. This area is mostly family oriented with a daycare center (Cook Road Daycare Centre) and an elementary school (William & Cook Elementary) on Cook Road and it is not the best place to operate an additional 3rd pub. We can foresee that an additional pub may bring more disturbances on the street during late night or early morning hours and that more properties are vandalized. We want our children to grow up in a pleasant and quiet environment and not be disturbed by drunk people shouting, fighting or shooting on the street or to wake up to find that the street around the corner has become a crime scene.

As we can read from the news within the past few months, there are a growing number of shootings, fights and killings in front of night entertainment places in the Lower Mainland. We do not want to see this happening in our neighborhood. We strongly opposed this application and hope the City will listen to and accept the comments from the residents at this neighborhood.

Yours truly,

Lucky Realty Ltd.
Strata Management for Strata Plan LMS2845


Betty Lo
Property Manager

c.c. Strata Council

CITY OF RICHMOND
AS 26 2008

RECEIVED

H.E. Cross
103-8251 Cook Rd,
Richmond
27 August, 2008

City of Richmond
Dear Sirs:

I have received a "notice of Licence application in your neighbourhood" at 6511 Buswell street.

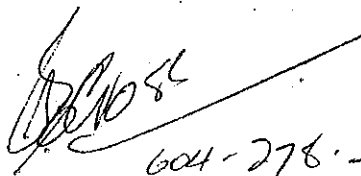
I reside at Cook Place apartments, 8251 Cook Rd, kitty-corner from the proposed location. I must say, I am a little confused, as there is already a pub at that location, "Legends Pub". My first concern is the noise at night, particularly on Friday and Saturday nights, as people congregate outside, or are leaving. The raucous behavior creates a din that is very disturbing to residents of this building, late into the night and early morning. Another pub, emptying in the early morning, can only exacerbate the situation, which we find very disturbing.

I appreciate the opportunity to comment on this application, as we did not have the same option before the Legends Pub opened. As I understand it, there will be two pubs, side by side, in the same building. I must re-iterate my concerns about the noise. If this proposal is approved, and goes ahead, the noise factor will just double. Another concern is the proliferation of so-called "neighbourhood pubs" in this area. There will be three within a three block radius. These two, and one in the Richmond Public Market. I am not against pubs, and in fact occasionally use their services myself, but I think this is going a bit too far.

Please take these factors into account when you consider this application

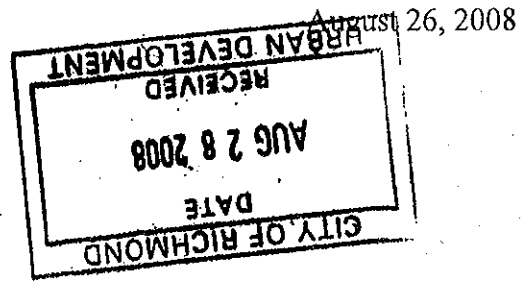
Thank you very much,

Yours very truly,



604-278-2465

City of Richmond
Business Licences
Liquor licence Applications
6911 No.3 Rd.
Richmond BC V6Y2G7



Re; Rokapa Management Ltd /As Well Pub

As a long time resident of this area I appreciate the opportunity to comment on this application. I bought my home approximately 8 years ago, shortly after taking possession the government offices across the street were turned into a Pub. I missed the review process of that application, and I regret I was too late.

I have dealt with late night tires screeching and drunken couple airing there dirty laundry for some time. In additional to this there is an xxx rated shop next to the current Pub which attracts a certain element in this downtown location of mixed residential area. As a neighbourhood watch participant I have seen drug use increase in this area as well as homelessness and the increase of property crime.

I was born and raised in this city and I hate to see the direction our downtown is going. I feel strongly that we only need to look at other municipalities to see the impact of this continued increase of liquor availability. In your decision making I would ask that you see the policing reports available to you and you will see the financial cost of this proposal as well as the impact on citizens like me committed to our community. The human impacts of the residents near this establishment have endured enough and to allow another licensee in this area would make this a very undesirable area. Please look at the business Plan of the applicant, why did the last venture fail. And last but not least, please consider the hours of business that are being applied for. The policing and other emergency vehicles that already surround this area will increase. I feel that people of this working class area may have to leave it, (if they want their sleep to continue) we being the tax base that is needed in Richmond.

Drew Robertson
#312 -6560 Buswell Street
Richmond BV6Y 2G7

September 14, 2008

Rec'd Sept 16/08

City of Richmond
Business Licences
Liquor Licence Application
6911 No 3 Road,
Richmond

To whom it may concern;

This letter is in response to the letter I received regarding the Liquor Licence Amendment application for 6511 Buswell Street in Richmond. My residence is on the south east corner of the building across from the Legends Pub – as such am as far away from the pub as possible in this building.

The concern that I have with the current resident at 6511 Buswell Street is that of noise, and have in fact notified them as such by fax today. Have walked past the patio section during the day and found it to be unnecessarily noisy, but as it was during the day and there is enough going on elsewhere, have never done anything about it. The nights however, are another matter. The level of noise becomes most noticeable closer to closing time, usually around midnight and later. It is not short term and it is not just "slightly noisy". The level of noise is excessive, makes sleep impossible and lasts for an extended period. Most often it includes a lot of shouting from the roof of the building (rooftop parking) and it relates to rooftop drinking.

So what will be the effect of adding a second pub to the same building? Will it make no difference, or even reduce the sound level? Logically it will have the opposite effect. Two pubs together will simply exacerbate the problem; there will be more people within the same area and the matter will be compounded. I have advised Legends, that unless the level of noise is brought under control immediately, I will involve the RCMP. They are located in a residential area and have a responsibility to these residents.

There are other pubs in Richmond, I have been to them and I know people of live near them. There has never been a concern there as with Legends. If there are provisions put in place to ensure the current noise issue is addressed AND the division of Legends to add Well Pub does not create such a concern, then I have no problem with the licence being issued. But, if provisions are not put in place and the matter is not dealt with by the pubs, I will do what is necessary to avoid loss of both property value and my sleep. Thank you.



Bill Butchart
212 – 6560 Buswell Street,
Richmond, BC V6Y 2G7

Aug. 30 - 2008

#306-6420 Buswell St
RICHMOND BC V6V2G3

Re: - Liquor Licence Amendment for
6511 Buswell Rd -

I am very upset by the proposal to
enlarge the property at 6511 Buswell Rd
At present we are bothered by noise +++
until after 1 AM -

1- shouting, screaming, quarrels and Very loud
singing, car racing and loud music

2- Horns going to at least 1³⁰ AM -

PLEASE - NO MORE

This is supposed to be a residential area.
We never get any sleep at night

We NEVER had any input for the Legend Bar. They just opened it without our knowledge.

I know ~~some~~ ^{several} people moved from the building across from it. They got no satisfaction from both the Legend & city hall. The staff appear to ignore any noise or fights etc.

I called Noise department once and the agent said he had spoken to the management but it did not make any difference.

I think the management should be responsible for keeping the noise (high music) ^{etc} and rowdiness down.

Sincerely,
(Mrs) J. Johnson

Business and Financial Services Department
Business Licenses

City of Richmond

6911 No. 3 Road, Richmond, B.C., V6V 2C1

September 8, 2008

Dear Mr. J. Hikiola,

Thank you so much for your letter - August 22, 2008 regarding "Notice of Liquor License Amendment Application in your neighborhood." I hope this letter really represents the sincerity of your heart to really find the real feelings of the occupants of 6560 apartment complex in Eussell St., regarding the establishment of a one hundred seating capacity of a Liquor Pub. I wish this is not just a matter of formality.

We, the occupants of 204-6560 strongly oppose the granting of a license to Kokape Management Ltd. to operate a Liquor Pub in our neighborhood for the following reasons:

1. There is already an existing pub in the area, whose noise and disturbance to the residents of the area are almost unbearable.
2. The presence of two liquor pubs in the area will only escalate the existing noise and disturbance out of proportion.
3. The presence of two liquor bars in the area might invite to gang related atrocities and activities among rival gangs.
4. The presence of two liquor bars in our neighborhood could pose a threat or danger to the safety of the residents and passersby who might be going home on foot.

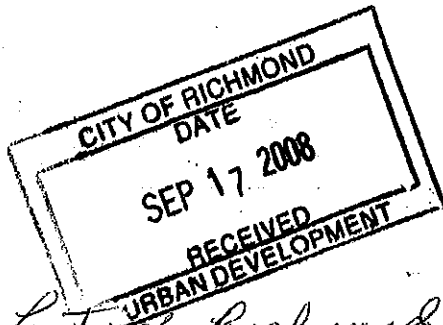
from their work late at night or early in the morning.
5. Lastly, but not the least, there are many children and children living in this complex who need a peaceful atmosphere especially at night, who might not be able to get it because of too many shouting and yelling happening during the height of merrymaking in the pubs. Since no one has the power to control the behavior of people under the influence of liquor, the best way to prevent the occurrence of these eminent problems is to deny the License application of Rokapa Management Ltd. to operate a Liquor pub in our neighborhood.

Mr. Nikida, I pray to God that you will not jeopardize the welfare of the residents in this neighborhood for the sake of monetary returns to your office. And before you form your opinion sir, may I challenge you to send an observing team to verify my expression during the terms of the operation of the existing pub. Or, better still, if you yourself could stay in this neighborhood in one night or two, and experience for yourself how hard it is to get the necessary sleep when there are yelling and shouting around you. Thank you very much for your decision in the neighborhood's favor.

To be handily hit,

James + Myriam Alford

204-6560 Besswell St., Richmond, B.C., V6Y 2G7



Ste # 202 - 6560 Buswell St
Richmond, B.C. V6Y 2G7
Sept 16 - 2008

City of Richmond
Business Licences
Liquor licence Applications
6911 no 3 Rd. Richmond, B.C.

Dear Sirs

In response to your letter for a Pub at 6511 Buswell St. We already have Legends Pub across the street from where I live. My suite faces onto Buswell St + there is quite a lot of yelling + cars + motorcycles being revved up late at night. I do hope we don't get another pub in this area, we have already had problems with the glass in our door to the entry being bashed in. Please do not allow another pub across the street.

Yours truly,

Selma Belsheim

Catherine Goodall
210-6560 Burrnell St
Richmond B.C
V6V 2G7.

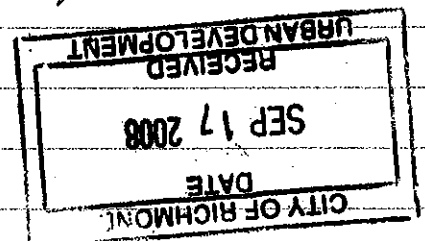
to city of Richmond
Business licences
request licence applications

6911 NO 3rd Richmond B.C V6V 2C1

I am very concerned of another pub
in Richmond, especially side by side
This is going to create a lot more noise
on our street. It looks directly onto 6560
Burrnell. We have many children who
live at the front of school age, who
must be up to go to school parents who
work. We already have 2 pubs on Burrnell
we are only a 1/2 block St. I know you
will consider this request carefully

Thank you

Signed
C. Goodall



Rec'd
Sept 22 108

J.P. MALONE'S PUB

9031 Blundell Road, Richmond, B.C. V6Y 1K4
Telephone No. 604 720 9457

Attachment 5

September 19th, 2008

Via Fax (250) 387 9184

Deputy General Manager of Licencing
P.O. Box 9292
Station Provincial Government
Victoria, B.C. V8W 9J8

Attention: Cheryl Caldwell

Dear Sirs:

NOTICE OF DISPUTE

Legends Pub located at 6511 Buswell Road, Richmond
Operating a PRIMARY LIQUOR LICENCE
Application for Liquor Licence Amendment
by Rokapa Management Ltd. dba as Wells Pub to add a
PRIMARY LIQUOR LICENCE to their establishment
at 6511 Buswell Road, Richmond (the "Application")

I am submitting a Notice of Dispute with regard to the Application for the following reasons:

1. Legends Pub currently holds a Liquor Primary Licence for a Pub at 6511 Buswell Street and transferred their retail liquor store outlet to Terra Nova. There is now an application for a Primary Liquor License for the original location beside Legend's Pub on Buswell Street.
- 2.. The intent of this application is not to open a Pub but to open a retail liquor outlet.

- 3 A liquor store and pub operating under the name of Daisy's, formerly The Garage Liquor Store is located at 8260 Westminster Highway, only two blocks from Legend's Pub.
- 4 Malone's Garden City Liquor Store is located only 1.89 kilometers from Legends Pub and 2.28 from The Garage Liquor Store. The distance between Legends Pub and Daisy's is .45 kilometers.
- 5 Approving the Application would increase the number of licenses located in a small area of Richmond. Council has gone on record stating opposition to the proliferation of Licensed Retail Stores in Richmond.

I hereby request that these concerns be addressed and taken into consideration before a decision is made to approve the Application.

Yours truly



John Grewal

c.c. Mayor and Councillors