



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: June 17, 2009
File: ZT 09-456554
Re: **Application by Rokapa Management Ltd. for a Zoning Text Amendment to Downtown Commercial District (C7) to Permit a Licensee Retail Store (Type 2) at 8080 Park Road**

Staff Recommendation

1. That Bylaw No. 8510, for a zoning text amendment to "Downtown Commercial District (C7)" to permit a "Licensee Retail Store (Type 2)" (private liquor store) at 8080 Park Road, be introduced and given first reading; and
2. That Bylaw No. 8511, for a zoning text amendment to "Comprehensive Development District (CD/109)" to remove "Licensee Retail Store (Type 2)" (private liquor store) from the list of permitted uses at 4651 No 3 Road, be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Rokapa Management Ltd. has applied to the City of Richmond for a zoning text amendment to allow a "Licensee Retail Store (Type 2)" (free-standing private liquor store) located in units 8088 and 8096 at 8080 Park Road (**Attachments 1 & 2**) on a site zoned "Downtown Commercial District (C7)".

Staff recommends that the subject zoning text amendment application (ZT 09-456554) be accompanied with a second zoning text amendment to remove "Licensee Retail Store (Type 2)" (private liquor store) from the list of permitted uses in "Comprehensive Development District (CD/109)" at 4651 No. 3 Road (**Attachment 3**).

There is no Development Permit or Servicing Agreement associated with the zoning text amendment application.

Background

The intent of the subject application is to relocate the permitted "Licensee Retail Store (Type 2)" land use and the associated private liquor store from the Real Canadian Superstore complex at 4651 No. 3 Road to a new location in the existing commercial building at 8080 Park Road (units 8088 and 8096).

The subject Provincial Licensee Retail Store license is associated with the Provincial Liquor Primary License for the Well Pub neighbourhood pub, which is also in the process of relocating to a new location (6511 Buswell Street). Both the subject private liquor store and the Well Pub neighbourhood pub are owned and operated by the applicant.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included as **Attachment 4**.

The Well Pub neighbourhood pub application was recently endorsed by Council to be relocated from 8220 Lansdowne Road to 6511 Buswell Street. Subsequently, the relocation of Liquor Primary Licence No. 300830 for the Well Pub has been issued Site and Community Assessment approval (SCA) by the Provincial Liquor Control and Licensing Branch.

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 Well Pub liquor primary license.

"Comprehensive Development District (CD/109)" was amended in 2006 (ZT 05-298232 Bylaw 7978) to permit "Licensee Retail Store (Type 2)" to accommodate the subject private liquor store in the Real Canadian Superstore complex at 4651 No. 3 Road.

4651 No. 3 Road is the only site zoned “Comprehensive Development District (CD/109)” and therefore, is the only property affected by the proposed removal of the “Licensee Retail Store (Type 2)” land use. The applicant has provided a letter from the owner, Loblaw Properties West Inc., agreeing to the removal of the use.

Surrounding Development

Development surrounding the subject City Centre Brighthouse Village existing commercial development site:

- To the North, across Park Road are existing commercial developments, zoned “Downtown Commercial District (C7)”;
- To the East, fronting onto Park Road, are existing commercial developments and low-rise mixed-use developments, zoned “Downtown Commercial District (C7)”. Further to the east is the site of a proposed mixed-use high rise development (DP 07-402052), also zoned “Downtown Commercial District (C7)”;
- To the South, across a rear lane and fronting onto Anderson Road, are existing low and high rise mixed-use developments, zoned “Downtown Commercial District (C7)”;
- To the West, fronting onto No. 3 Road, are existing commercial and restaurant developments, zoned “Downtown Commercial District (C7)”.

Official Community Plan (OCP)

The proposal complies with the Official Community Plan (OCP), with the addition of a retail private liquor store into an existing commercial building, designated “Urban Core T6” with “Village Centre Bonus” in the approved City Centre Area Plan.

Public Input

A neighbourhood survey was conducted in March, 2009 by the independent Market Research Company, Synovate, to collect public opinion on the proposed new location of the Licensee Retail Store (**Attachment 5**). Surveys were distributed at properties within 50 m of the subject site. A total of 95 surveys were distributed within the neighbourhood with 40 completed surveys returned. The response rate of 42% provided mixed results with 56% in favour and 44% not in favour.

Informational signage regarding the zoning text amendment application was installed on the proposed Park Road storefront in March 2009. No concerns were received from the public in addition to the survey responses regarding the zoning text amendment application to allow the proposed Licensee Retail Store.

Analysis

Aircraft Noise

The subject site is located within Area 4 of the OCP Aircraft Noise Sensitive Development Policy, which requires noise mitigation to be incorporated within new buildings, and associated acoustic report and registration of a restrictive covenant on Title.

With the continued commercial use of an existing commercial building, a restrictive covenant is not sought at this time. Aircraft noise will be addressed at the time of significant redevelopment of the site.

Flood Plain Management

With the continued use of an existing building, a flood plain covenant is not sought at this time. This will be addressed at the time of significant redevelopment of the site.

Flood plain management, including flood plain construction level criteria, is provided in the Flood Plain Designation and Protection Bylaw 8204 and the approved City Centre Area Plan.

Policy 9307 Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9307 (**Attachment 6**) is intended to generally discourage the proliferation of stand-alone Licensee Retail Stores, and to provide guidelines and criteria for the processing of Licensee Retail Stores Rezoning applications.

The proposal complies with the Policy. The application is for the relocation of an existing Licensee Retail Store to a new site. As stated above, a neighbourhood survey was conducted by the independent Market Research Company, Synovate, to collect public opinion on the proposed new location of the Licensee Retail Store (**Attachment 5**).

The proposal to add the land use to the new proposed site at 8080 Park Road and to remove the land use from the Real Canadian Superstore complex site through zoning text amendments is appropriate. The proposal complies with Council's request that liquor stores only be allowed on sites where a store physically exists and is in keeping with the intent of Policy 9307 to discourage the proliferation of liquor stores.

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

Council Policy 9309 (**Attachment 7**) is intended to provide guidelines for consideration regarding Licensee Retail Stores Rezoning applications.

The proposal does not comply with the following aspect of the Policy:

- The proposed location is within 500 m of: Brighthouse Park, the Minoru Boulevard precinct of Minoru Park, the open field of the Cook Elementary School property, and the artificial turf playing field on the Richmond Secondary School property. However, the proposed location is within the City Centre Brighthouse Village, which is a high density area in the approved City Centre Area Plan envisioned to accommodate a wide variety of commercial uses, including the day-to-day needs of nearby residents. The proposed use complies with this vision.

The proposal complies with the following aspects of the policy:

- The application is for the relocation of an existing Licensee Retail Store. The proposed location is not within 500 m of other Licensee Retail Stores or BC Government operated liquor stores.
- The proposed location is within the City Centre Brighthouse Village, which is a high density area envisioned to accommodate a wide variety of commercial uses, including the day-to-day needs of nearby residents. The 1,452 m² lot, however, is not a planned commercial shopping centre property of at least 2,800 m², which is more characteristic of existing Neighbourhood Service Centres outside of the City Centre core.
- The proposed 278.7 m² (3,000 ft²) free-standing LRS is significantly smaller than the maximum recommended gross floor area of 510 m² (5,000 ft²).
- The building is set back from Park Road behind an existing surface parking area with access from Park Road through a shared lane system at the rear and west side of the property.
- The existing commercial development includes existing vehicle accommodation and will provide improvements to pedestrian safety and circulation (See Design Improvements section below).
- RCMP staff have reviewed the proposal and offer no concerns.

Design Improvements

- The building is set back from Park Road, behind an existing surface parking area with access from Park Road through a shared lane system at the rear and west side of the property. New movable planters will be placed along the Park Road edge of the site, to provide a safety barrier between the Park Road sidewalk and the existing paved surface parking area.
- A new pedestrian path will be provided to connect the storefront sidewalk with the Park Road sidewalk, improving pedestrian circulation.
- Provision of a landscape security is a rezoning requirement, and will be returned to the applicant upon completion of the landscaping installation.

Financial Impact

None.

Conclusion

The proposed rezoning will expand the range of services offered at 8080 Park Road in the City Centre Brighthouse Village area. The proposed site specific zoning text amendment to "Downtown Commercial District (C7)", and the concurrent proposed zoning text amendment to "Comprehensive Development District (CD/109)" will allow the relocation of the existing private liquor store without allowing for additional new stores. Based on the results of the neighbourhood survey conducted, the City Centre Brighthouse Village location of the existing commercial development at 8080 Park Road, the proposal's general compliance with City Policies on private liquor stores and current Provincial and City regulations that limit the proliferation of new Licensee Retail Liquor Stores, staff recommend support for the proposal to relocate the liquor store within the City Centre Brighthouse Village to 8080 Park Road.



Sara Badyal, MCIP
Planner 1
(604-276-4282)

SB:blg

Attachment 1: Location Map & Aerial Photo of 8080 Park Road

Attachment 2: Conceptual Development Plans

Attachment 3: Location Map of 4651 No. 3 Road

Attachment 4: Development Application Data Sheet

Attachment 5: Neighbourhood Survey

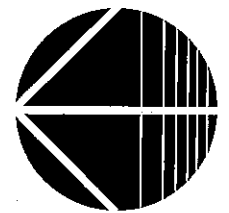
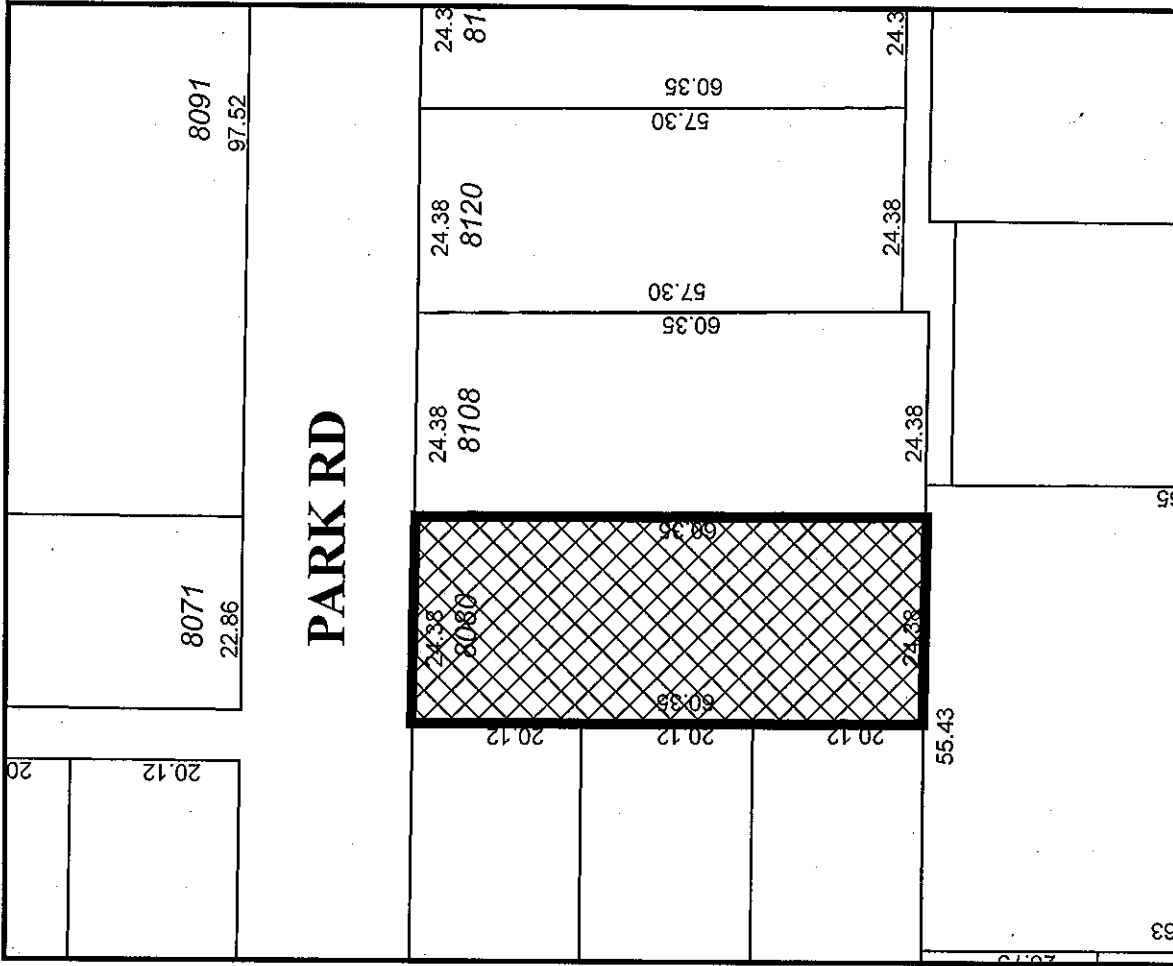
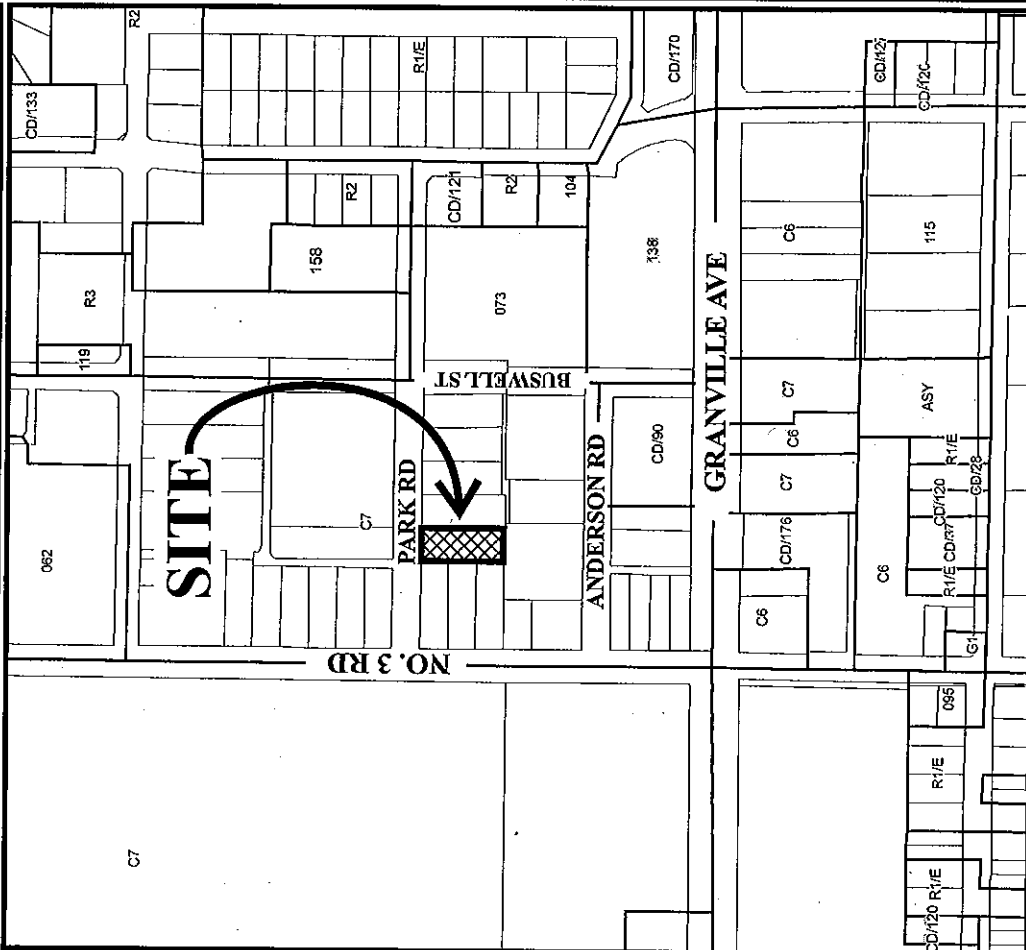
Attachment 6: Council Policy 9307 (LRS Rezoning Applications)

Attachment 7: Council Policy 9309 (Guidelines for Free-Standing LRS Rezoning Applications)

Attachment 8: Rezoning Considerations Concurrence



City of Richmond

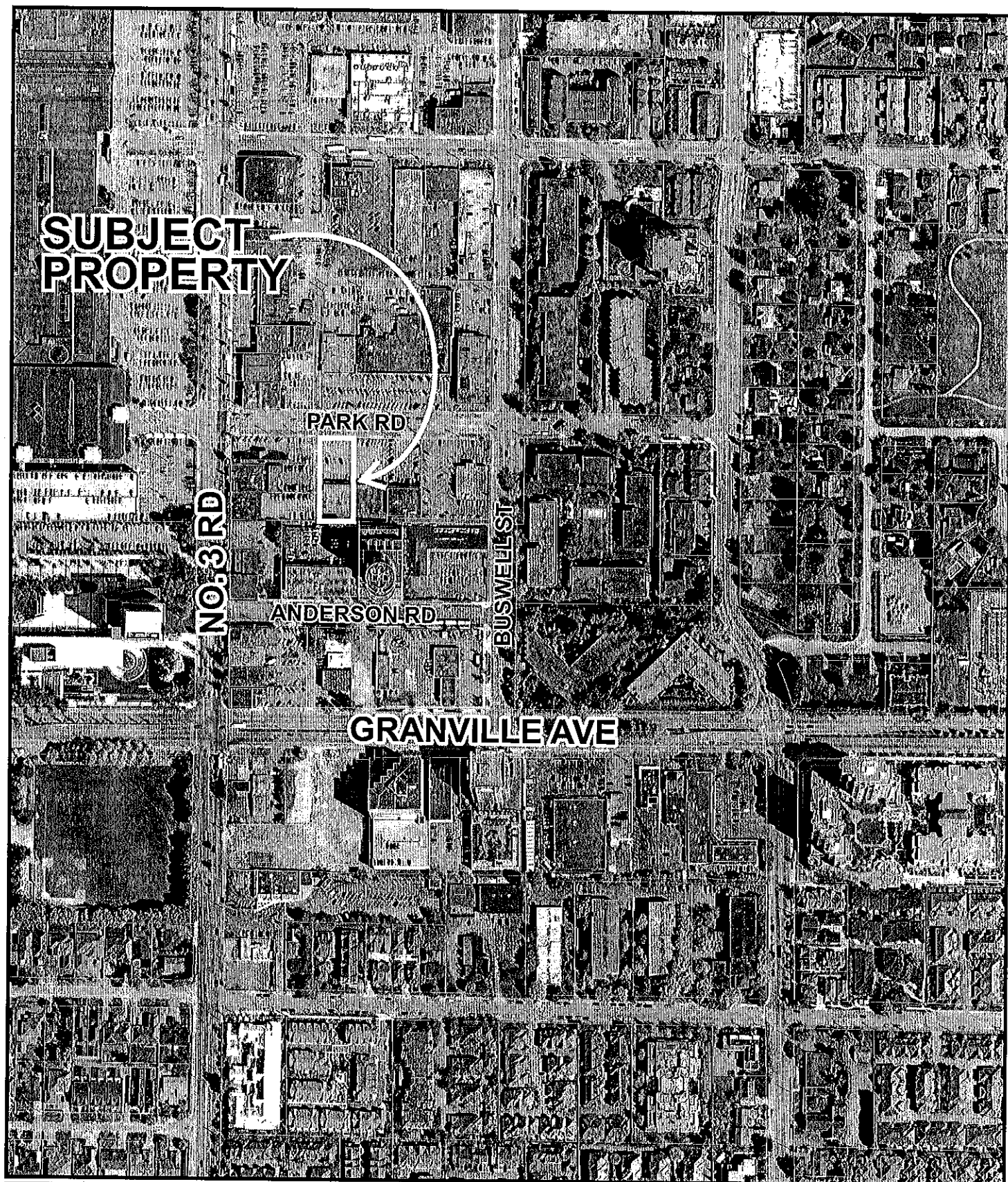


ZT 09-456554

Original Date: 06/18/09

Revision Date:

Note: Dimensions are in METRES

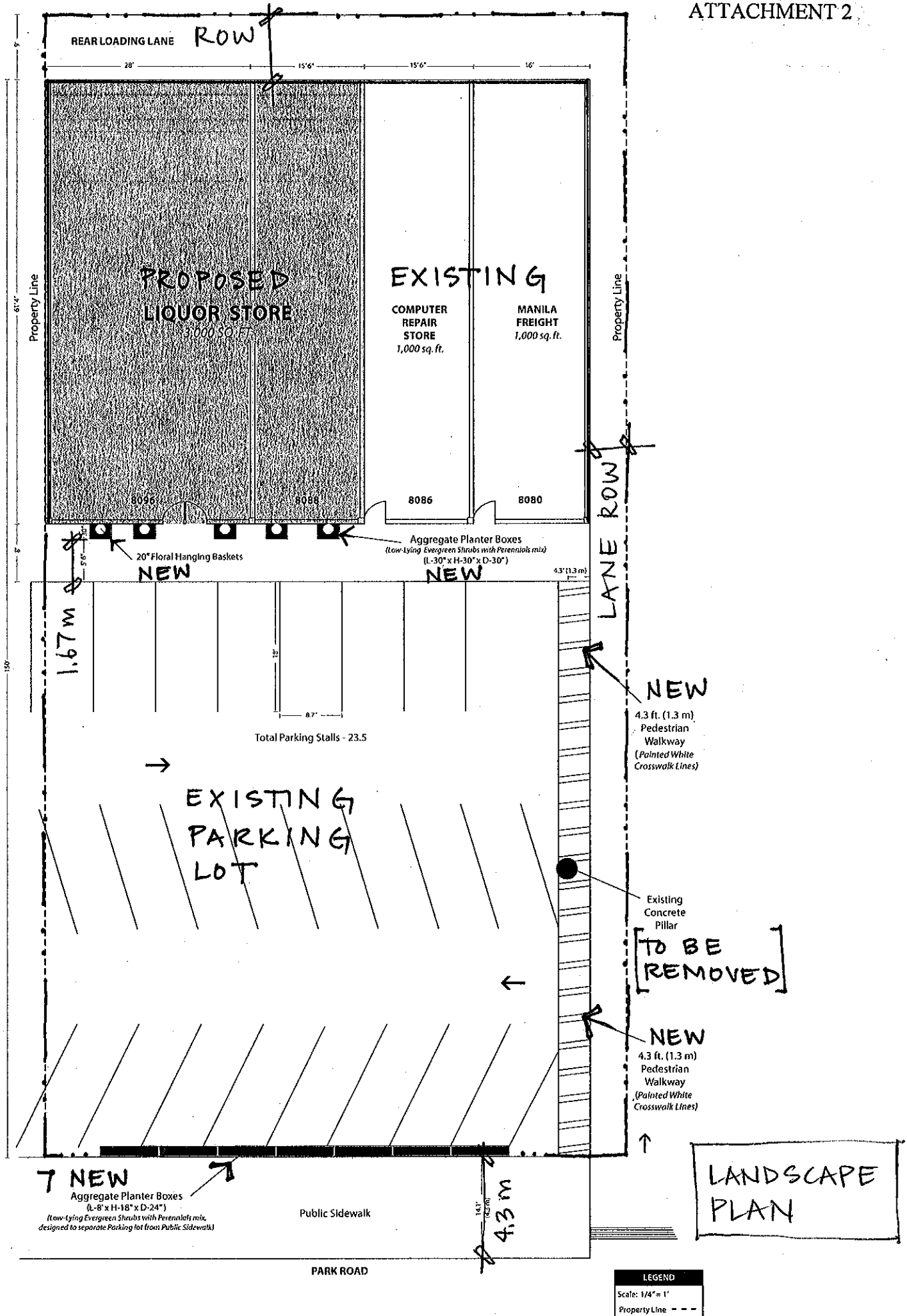


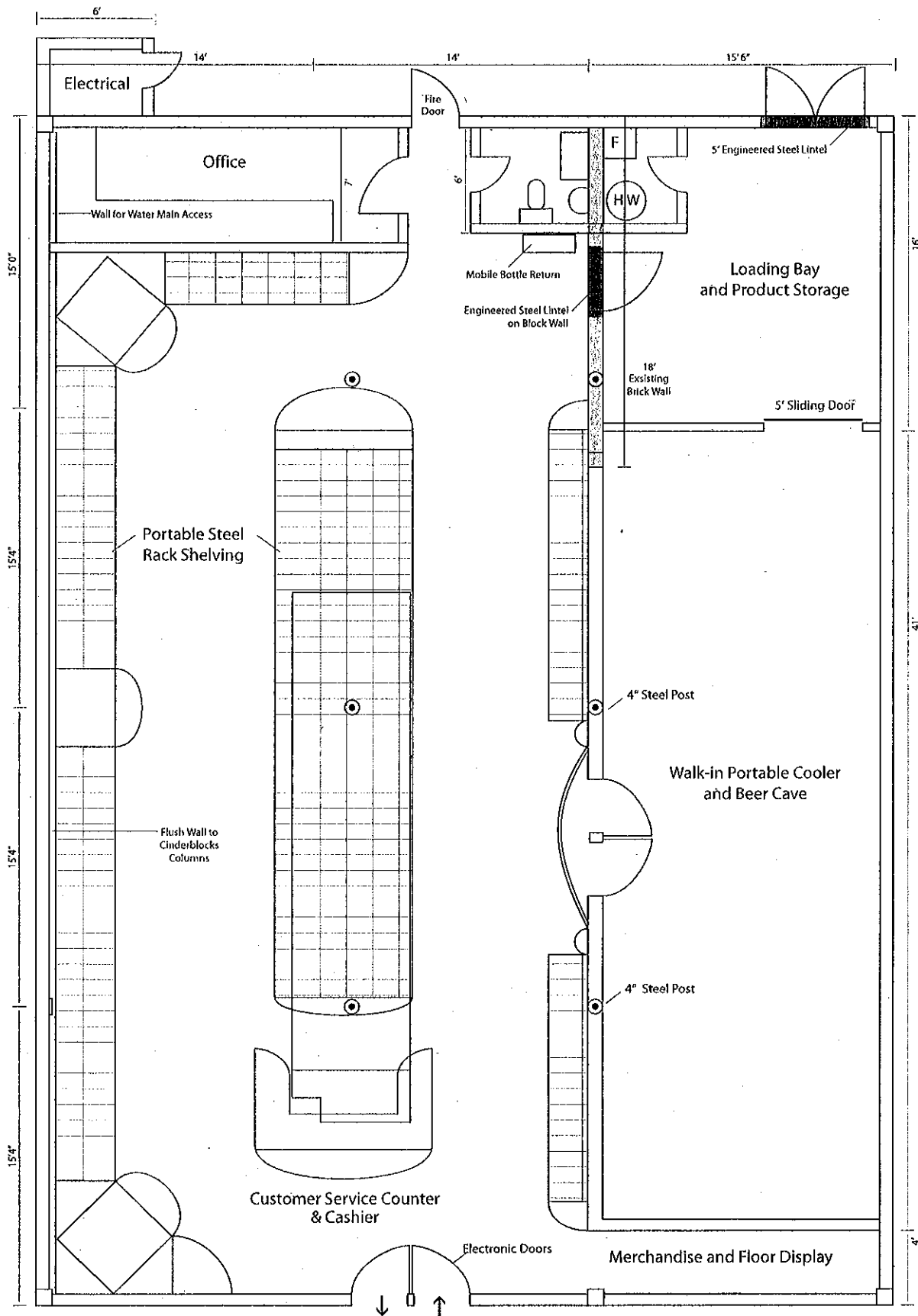
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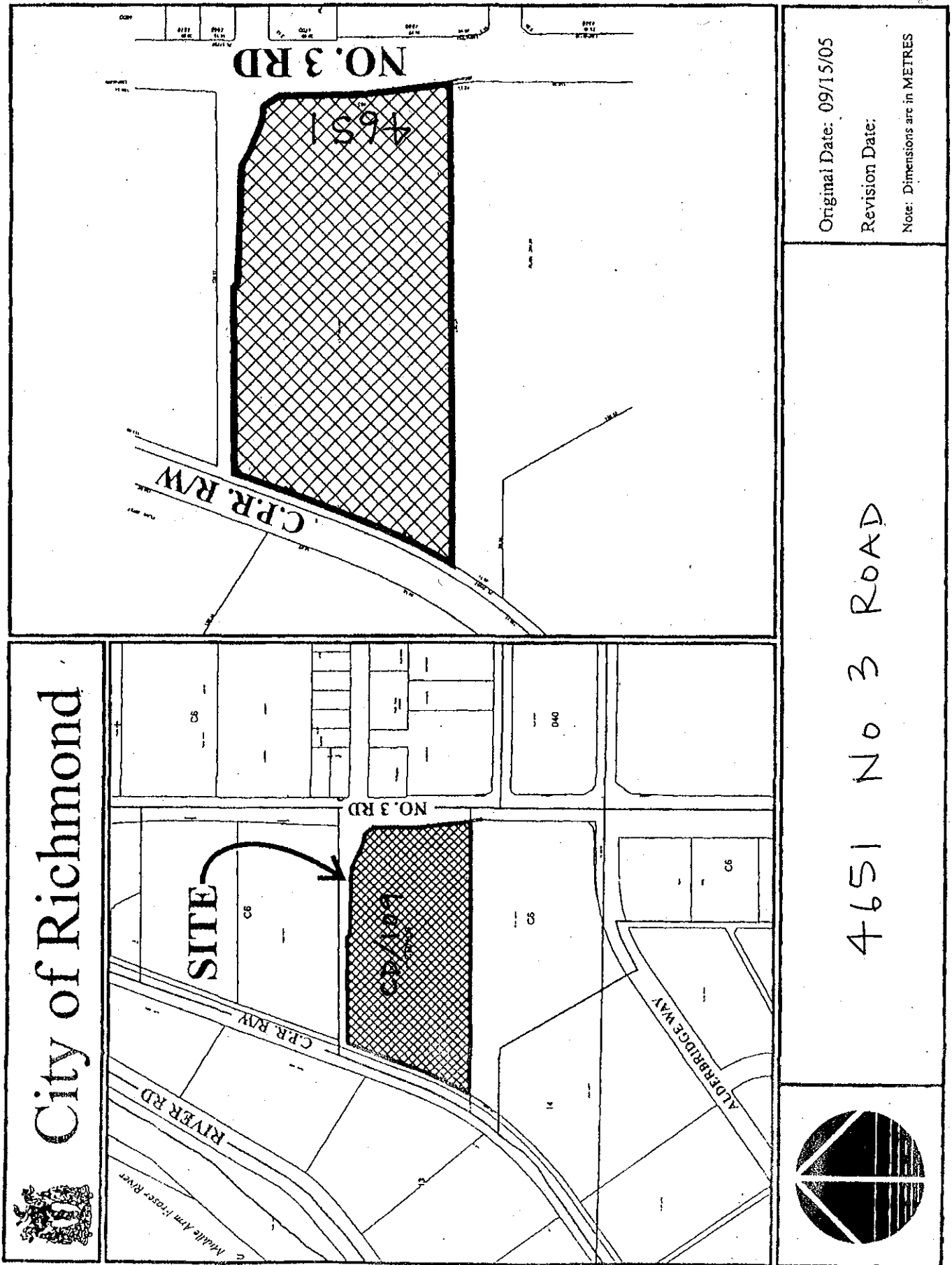
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Scale: 1/4" = 1'

FLOOR
PLAN

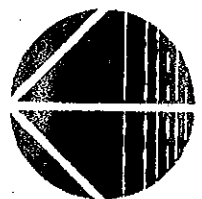


Original Date: 09/15/05

Revision Date:

Note: Dimensions are in METRES

4651 No 3 Road



**City of Richmond**

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

**Development Application
Data Sheet****ZT 09-456554****Attachment 4**Address: 8080 Park RoadApplicant: Rokapa Management Ltd.Planning Area(s): Brighthouse Village (Approved City Centre Area Plan)

	Existing	Proposed
Owner:	0779855 BC Ltd.	No Change
Site Size (m²):	1,452 m ²	No Change
Land Uses:	Commercial	Addition of Licensee Retail Store (private liquor store)
Area Plan Designation:	Urban Core T6 Village Centre Bonus	No Change
Other OCP Designations:	Aircraft noise sensitive development policy (Area 4)	No Change
Zoning:	Downtown Commercial District (C7)	No Change
Number of Units:	4 CRU	3 CRU

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 3.0	Existing	None permitted
Lot Coverage – Building:	Max. 90%	Existing	Existing
Setback – Road:	Min. 3 m	Existing	None
Height (m):	45 m	Existing	None
Off-street Parking Spaces:	19	23 Existing	None
Off-street Parking Spaces – Accessible:	1	1	None

Synovate
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Suite 1550
Vancouver, British Columbia
V6E 3V7
Canada

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

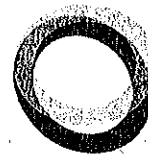
Richmond Liquor Store Survey

Prepared for Rokapa Management Ltd.

Prepared by Phil Straforelli

Job number 09-0094

Date April 15, 2009



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BACKGROUND AND OBJECTIVES

Rokapa Management Ltd. has made an application to the City of Richmond for a zoning text amendment to allow a free standing (Type 2) Licensee Retail Store (LRS) liquor store to operate at Units 8088-8096, 8080 Park Road, Richmond, BC.

In order to gauge neighbourhood support for the proposal, Rokapa Management Ltd. contracted Synovate to conduct a door-to-door survey within the catchment area surrounding the proposed establishment. The sole objective of the study was to determine what proportion of residents support the proposal and what proportion oppose it. Therefore, a survey with one question asking residents whether or not they support the proposal was used to gather the information.

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



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SURVEY METHODOLOGY

In order to ensure that all units within the survey area were contacted and provided with the opportunity to voice their opinion, a door-to-door methodology was utilized.

The City of Richmond provided Synovate with a map of the neighbourhood surrounding 8080 Park Road, Richmond. The map had the survey area outlined, a copy of which can be found in the appendix. Generally speaking, the catchment area was on the western end of Park Road, including the south-western corner of the block in between Park Road and Cook Road and in between No. 3 Road and Buswell Street, and the entire Western half of the block in between Park Road and Anderson Road and in between No. 3 Road and Buswell Street. The target number of residences and businesses included in the survey was 102. Upon completion of the door to door survey, all 102 residences and businesses had been visited. Five units were empty, one resident was out of town for six months, and one refused to participate. Thus, a total of 95 surveys were distributed.

Each residential and business address was given one survey. Anyone at the address aged 19 or over could cast the vote, although preference for business units was for the manager or the owner to complete the survey.

Synovate designed a public information sheet and survey. The information sheet provided a brief description of the proposal. It also described the purpose of the survey and the process in which the survey was being conducted. The survey allowed room for residents' vote and a comments section, and had a section for their name, address, telephone number and signature. The signature is to certify that the respondent is 19 years of age or older and is a resident or a representative of the address listed. A statement regarding the fact that the survey would not be counted as valid unless signed was included. Respondents voted for whether they are in favour of, or not in favour of a zoning text amendment to allow a free-standing (Type 2) Licensee Retail Store (liquor store) at 8088-8096 8080 Park Road, Richmond, BC. The information sheet and survey were provided in English and Chinese.

Respondents were instructed to return surveys by April 6th, 2009 in the postage-paid self-addressed envelope provided.

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

- The address
- The result of the call (completed survey received, contact with resident and left survey, or no contact but left survey)



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SURVEY METHODOLOGY

Voting Procedures

The interviewer was given a supply of materials and was assigned to contact each unit in the catchment area. The interviewer contacted the businesses and/or apartments in their assigned block recording on their control sheets several pieces of information. When contact with the resident or the business manager/owner was made, the interviewer explained the survey and handed out the survey form in English or Chinese, depending on the respondent's preference.

Respondents were provided with a self-addressed postage paid return envelope and asked to mail the survey back before April 6th, 2009.

Residents who were not at home were noted as such and a survey form and return envelope were left at the home. All businesses within the catchment were contacted.

The door-to-door survey was conducted over three days from March 23-25, 2009.



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RESULTS

A total of 40 surveys (posted on or before April 6th, 2009) were received by Synovate by the reporting date of April 15th, 2009. Based on 95 surveys distributed, this represents a 42% response rate.

Only those individuals who completed the survey with an address and certified their residence and age are included in the final count. There were no late surveys received, however one survey was spoiled, as it was not signed and no name was given.

The results of the survey are as follows:

Total Valid Surveys	39
Total In Favour	22 surveys (56%)
Total Not In Favour	17 surveys (44%)

Comments

Among those not in favour, two individuals left comments. These comments are provided verbatim below:

“Too many liquor stores in the neighborhood.” (*Provided in English*)

“As a merchant in the area, we have concerns if there is a retail shop selling alcohol in this area. We are concerned that people who visit the alcohol shop will get together in the area or may be drinking on the street. This will disturb the development for the young people.” (*Provided in Chinese and translated to English*)



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Survey Materials

SURVEY - English

NEIGHBOURHOOD SURVEY PUBLIC INFORMATION SHEET

Rokapa Management Ltd. has applied to the City of Richmond for a zoning text amendment (City of Richmond file: ZT 09-456554), to allow a free-standing (Type 2) Licensee Retail Store (Liquor Store) at:

(Units 8088 and 8096) 8080 Park Road, Richmond, B.C.

To assist the Richmond City Council gauge public opinion on the proposed zoning text amendment by Rokapa Management Ltd, a neighborhood survey is being conducted by Synovate Ltd.

A free-standing (Type 2) Licensee Retail Store is defined as a store having a gross floor area not exceeding 510m² (5,500 ft²), not accessory to a Neighbourhood Public House, 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*.

A door-to-door survey is being conducted between March 23rd and April 6th, 2009, with all residences and businesses in the immediate neighbourhood surrounding the proposed establishment. A tally of the responses collected will be included in a summary report, which will be submitted to the City of Richmond by Synovate Ltd., a market research and polling company. Only responses received from March 23rd to April 6th will be included in the report.

All residences (represented by a resident who is at least 19 years old) and businesses (represented by a manager or owner of the business who is at least 19 years old) that fall within the survey area are eligible to cast a vote. Only one survey per residence is permitted.

Ballots must be completed in full, signed and received by Synovate or postmarked on or before April 6th, 2009 in order to be valid. A postage paid business reply envelope is enclosed for your convenience - no postage is required. All ballots are confidential and will be seen only by Synovate.

Any enquiries regarding this survey may be made to Synovate, attention Phil Stratton. Telephone: 604-664-2425 (English only).

Any enquiries regarding the zoning text amendment application may be made to the City of Richmond, attention Sara Badiyal. Telephone: 604-276-4282.

Official Survey

APPLICATION FOR A ZONING TEXT AMENDMENT City of Richmond File: ZT 09-456554 Proposed For (Units 8088 and 8096) 8080 Park Road, Richmond, B.C.

Question	Yes	No
Are you IN FAVOUR of a zoning text amendment to allow a free-standing (Type 2) Licensee Retail Store (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 you have any comments or concerns related to this application or survey, please write them in on the back of this page.

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 of age or older and that the above address is my principal place of residence.

Signature: _____

All personal information will be held in strict confidentiality. Your responses and comments will be submitted to the City of Richmond anonymously. Your ballot 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, it must be received in our office or postmarked no later than: **April 6th, 2009**

Thank you for your co-operation.

Synovate
1550-1080 West Georgia Street
Vancouver B.C. V6E 3V7
Telephone: 604-664-2425

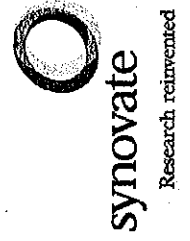
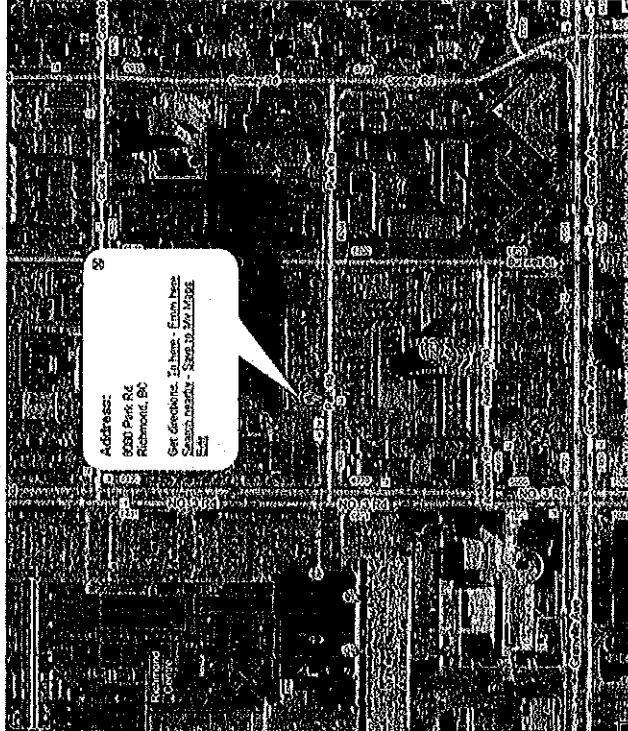


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SURVEY - English

Comments Section - Please print clearly in ink.



SURVEY - Chinese

坊眾意見調查
公共資訊單張

Rokapa 公司已遞向列治文市政府申請修訂分區用途文件 (列治文市政府檔案: ZT 09-456554), 容許在下列地址開設獨立 (第二類) 持牌零售店 (酒類專賣店):

(Units 8088 and 8096) 8080 Park Road, Richmond, B.C.

為協助列治文市政府收集公眾對 Rokapa 公司提出的分區用途文件修訂的意見, Synovate 公司現正進行一項對附近居民的意見調查。

獨立 (第二類) 持牌零售店的定義是一所面積不超過 510 平方米 (5,500 平方呎) 的店舖, 並非附屬於鄰里酒館, 向公眾賣出場所以外飲用的含酒精飲品, 並按酒牌條例及發牌條例持有執照, 或酒牌分銷處獲准指定或協議得以經營。

在 2009 年 3 月 23 日至 4 月 6 日期間, 將會對鄰近該公司的所有住戶和商店進行挨家挨戶的民意調查。收集到的回應信件會放在總結報告內, 並由 Synovate 公司 (市場研究及民意調查公司) 提交給列治文市政府。只有在 3 月 23 日至 4 月 6 日期間收到的回應會被列入報告內。

所有位於該調查範圍的住戶 (年齡 19 歲以上的居民為代表) 和商戶 (年齡 19 歲以上的經理或東主為代表) 都有資格投票。每戶只容許進行一次調查。

選票必須完整填寫和具有簽名, 並且在 2009 年 4 月 6 日或以前寄達 Synovate 公司 (以郵戳日期為準), 方為有效。為了您的方便, 已經附上一個已經封好的回郵信封——您不需付郵資。所有選票是保密的, 只有 Synovate 公司才可看到。

如要查詢關於這次調查的事情, 請聯繫 Synovate 公司 Phil Stratorelli。電話: 604-664-2425 (只限英語)

如要查詢任何有關修訂分區用途文件事宜, 請向列治文市政府 Sara Badyal 提出。電話: 604-276-4282

官方調查

修改分區用途文件申請
列治文市政府檔案 ZT 09-456554 關於

(Units 8088 and 8096) 8080 Park Road, Richmond, B.C.

問題	是	否
您是否支持修改分區用途文件, 容許在上述地址開設獨立 (第二類) 持牌零售店 (酒類專賣店)?		

如果支持, 請在“是”下面的方格打 (X)。
如果不支持, 請在“否”下面的方格打 (X)。

如果您有關於這項申請或調查的任何意見, 請在背面寫。

請填寫下列資料, 只作核實用途。(請用墨水以正確填寫清楚):

姓名: _____

地址: _____

電話號碼: _____

我在這裏居住是 19 歲或以上, 並且上述地址是我的主要住所。

簽名: _____

所有個人資料絕對保密。您的回應和意見會以匿名方式向列治文市政府提交。您必須在投票表上把姓名和地址填寫清楚和簽名, 投票才會有效。填寫完畢, 請放入封好的信封並寄回。

本選票必須在下列日期前寄到我們的辦公室 (以郵戳為準), 才會計算在內:

2009 年 4 月 6 日

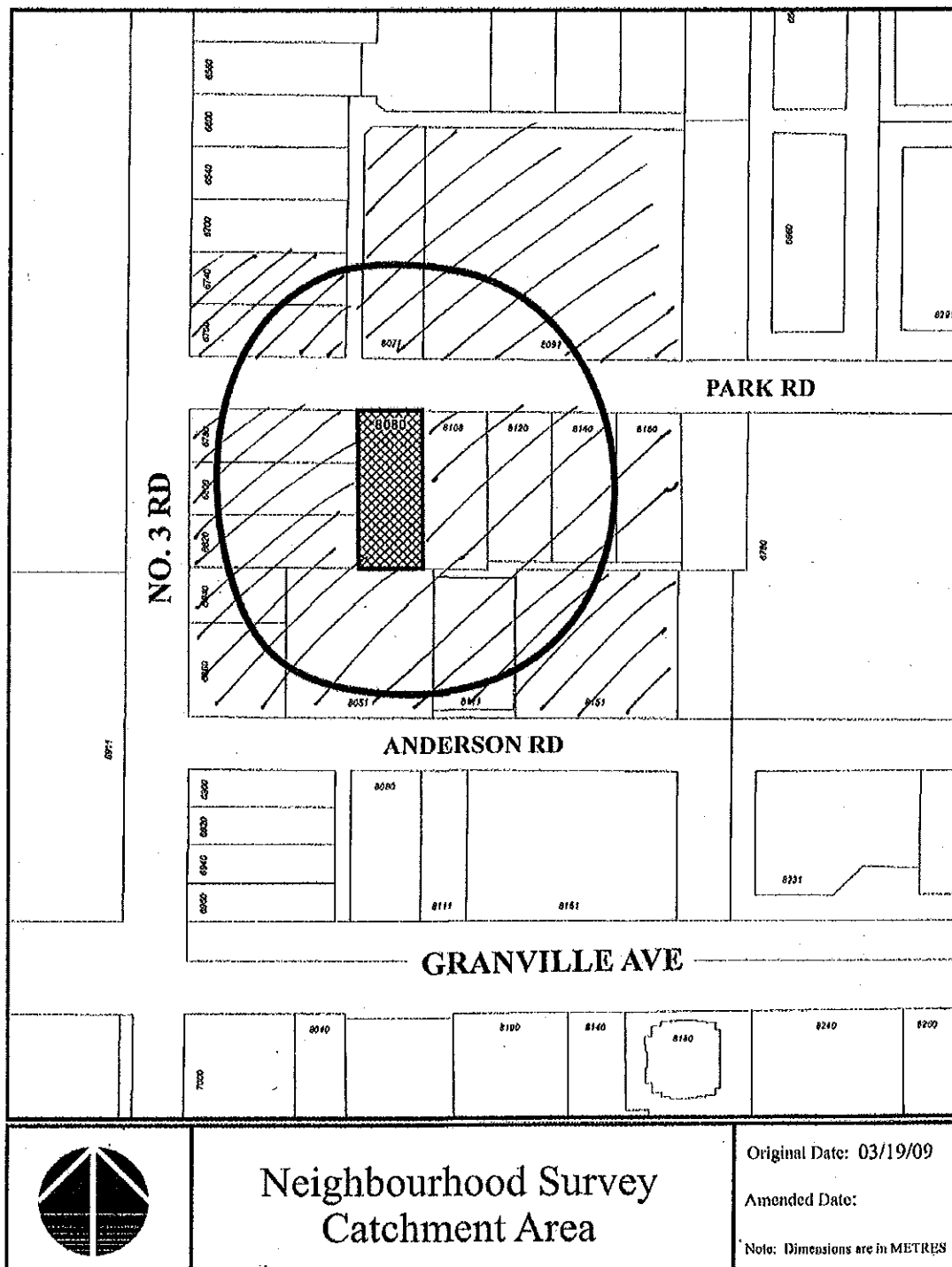
蓋蓋合作。

Synovate
1550-1090 West Georgia Street
Vancouver, B.C. V6E 3V7
電話: 604-664-2425



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Neighbourhood Survey Catchment Area

Original Date: 03/19/09

Amended Date:

Note: Dimensions are in METRES

**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.



Page 1 of 1

Adopted by Council: July 25th, 2005

Policy 9309

Amended by Council: December 19th, 2005

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).

Rezoning Considerations
8080 Park Road
ZT 09-456554

Prior to final adoption of Zoning Amendment Bylaws 8510 & 8511, the developer is required to complete the following:

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$13,522.00

[Signed original on file]

Signed

Date



City of Richmond

Bylaw 8510

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8510 (ZT 09-456554)
8080 PARK ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting the following into Section 237.1:

"PERMITTED USES – SITE SPECIFIC

The following additional use is permitted in the Downtown Commercial District (C7) on a site specific basis only:

Licensee Retail Store (Type 2) in the case of:

P.I.D. 001-991-663

Lot 13 Section 9 Block 4 North Range 6 West New Westminster District Plan 7312
8080 Park Road"

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8510"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Bylaw 8511

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8511 (ZT 09-456554)
4651 NO. 3 ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by removing “**LICENSEE RETAIL STORE (TYPE 2)**, limited to one store located on the ground floor;” from Section 291.109.1 (PERMITTED USES) in COMPREHENSIVE DEVELOPMENT DISTRICT (CD/109).
2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8511**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER