



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** May 18, 2010
From: Brian J. Jackson, MCIP **File:** ZT 10-508056
Director of Development
Re: **Application by PSD Enterprises Ltd. for a Zoning Text Amendment to Neighbourhood Commercial (CN) to Permit a Retail Liquor 2 Store at 3031 Beckman Place and to Remove a Retail Liquor 1 Store from 8260 Westminster Highway (Strata Plan LMS1590)**

Staff Recommendation

1. That Bylaw No. 8616, for a zoning text amendment to "Neighbourhood Commercial (CN)" to permit a "Retail Liquor 2" (private liquor store) as a site specific additional use at 3031 Beckman Place, be introduced and given first reading; and
2. That Bylaw No. 8617, for a zoning text amendment to "Downtown Commercial (CDT1)" to remove "Retail Liquor 1" (private liquor store) as a site specific additional use at 8260 Westminster Highway (Strata Plan LMS1590), 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

PSD Enterprises Ltd. has applied to the City of Richmond for a zoning text amendment to allow a "Retail Liquor 2" store (free-standing private liquor store) located in unit 180 at 3031 Beckman Place (**Attachments 1 & 2**) on a site zoned "Neighbourhood Commercial (CN)".

Staff recommends that the subject zoning text amendment application (ZT 10-508056) be accompanied with a second zoning text amendment to remove the permitted site specific additional use of "Retail Liquor 1" (private liquor store) for the existing private liquor store location at 8260 Westminster Highway Strata Plan LMS1590 (unit 1180) on a site zoned "Downtown Commercial (CDT1)" (**Attachment 3**). The existing business will move to the proposed location after renovations are complete.

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

Background

The intent of the subject application is to accommodate the relocation of the Richmond Station Liquor Store from the Richmond Public Market complex at 8260 Westminster Highway (unit 1180) to a new location in the existing commercial building at 3031 Beckman Place (unit 180).

The subject Provincial Licensee Retail Store license was associated with the Provincial Liquor Primary License for the Richmond Station Pub neighbourhood pub. The Richmond Station Pub neighbourhood pub will remain in business at the existing location (unit 1450). Both the subject private liquor store and the Richmond Station 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 existing "Retail Liquor 1" Richmond Station liquor store is located on the same property as the associated Richmond Station Pub neighbourhood pub. "Retail Liquor 1" is permitted in the "Downtown Commercial (CDT1)" zoning district as an 'additional use' on a site specific basis outlined in the 'other regulations' section of the zone, and is limited to one (1) per lot. "Retail Liquor 1" is defined as being a secondary use to a neighbourhood public house.

The "Retail Liquor 1" site specific additional use is permitted at 8260 Westminster Highway (Strata Plan LMS1590) to accommodate the subject private liquor store. It is therefore the only property affected by the proposed removal of the site specific allowance for the use.

The applicant has been unable to obtain written authorization from the owners of their existing location to remove the "Retail Liquor 1" permitted use from their property at 8260 Westminster Highway (Strata Plan LMS1590). The applicant and staff have discussed the relocation plans with the owners of the existing location and the applicant has confirmed, in a hand delivered letter, the proposed zoning changes affecting the existing location.

At the proposed new location, where the liquor store would stand alone, “Neighbourhood Commercial (CN)” needs to be amended to include “Retail Liquor 2” as an ‘additional use’ on a site specific basis outlined in the ‘other regulations’ section of the zone, and limited to one (1) per lot and a maximum floor area of 250 m². The proposed maximum store size of 250 m² is more restrictive than the definition of “Retail Liquor 2”, which limits a store size to a maximum floor area of 510 m², which is more than twice the proposed size of approximately 245 m².

Surrounding Development

Development surrounding the Bridgeport Area commercial property includes:

- To the north, across Bridgeport Road are single-family residences fronting onto Bridgeport Road and McLennan Avenue, zoned “Single-Detached (RS1/B)” and “Single-Detached (RS1/D)”;
- To the south and east, is a 54-unit townhouse development fronting onto Beckman Place and Bridgeport Road, zoned “Low Density Townhouses (RTL1)”;
- To the west, across Beckman Place is a larger multi-tenant commercial development fronting onto Bridgeport Road, Beckman Place and St. Edwards Drive, zoned “Auto-Oriented Commercial (CA)”.

Official Community Plan (OCP)

The proposal complies with the Official Community Plan (OCP), with the relocation of a retail private liquor store into an existing commercial building on a property designated “Commercial” in the Brighthouse Area Plan.

Public Input

Results from public correspondence, a neighbourhood survey, and a petition of support show mixed opinions about the zoning text amendment application with approximately 64 in favour and 40 opposed.

Signage

Informational signage regarding the zoning text amendment application was installed on the Bridgeport Road frontage of the Beckman Place storefront in March, 2010.

Neighbourhood Survey

A neighbourhood survey was conducted in April, 2010 by the independent Market Research Company, Synovate, to collect public opinion on the proposed new location of the Licensee Retail Store (**Attachment 5**). A high survey response rate of 71% shows a majority of the townhouse neighbours do not support the proposed liquor store:

- Surveys were distributed at the 13 properties within 50 m of the subject site;
- A total of 77 surveys were distributed within the neighbourhood;
- 55 completed surveys accepted (an additional 5 surveys were disqualified as duplicates or lacking a signature);
- 16 in favour (29%); and
- 39 not in favour (71%). 33 of the 39 'not in favour' ballots were from the neighbouring townhouse complex at 3111 Beckman Place. There were 6 'not in favour' ballots from the remaining neighbourhood survey area.

Survey forms included the following concerns [followed by staff comments in '***bold italics***']:

- Negative impact to safety of neighbourhood, particularly in rear walkway – ***The applicant is sensitive to the need for safety and security and has submitted a security plan outlining proposed security measures for both the interior and exterior of the proposed store, including CCTV cameras for the rear emergency exit walkway.***
- Not wanted in neighbourhood – ***The public correspondence, petition of support, and neighbourhood survey together show mixed opinions within the neighbourhood.***
- Too close to the townhouses – ***The existing townhouse development includes privacy fencing and hedging along the shared property line to screen the townhouse property from the neighbouring commercial property. In addition, the existing commercial development has storefronts oriented to Bridgeport Road with vehicle access from Beckman Place. The building backs onto the shared property line, buffering a portion of the neighbouring townhouse development from its commercial activities and Bridgeport Road.***
- Will result in presence of intoxicated persons, homeless and drug dealers – ***This has not been observed at the current store location.***
- Will result in access to liquor for underage youth – ***The store is only legally permitted to sell liquor to adults.***

Public Correspondence

Written submissions have been received regarding the subject zoning text amendment application (**Attachment 6**). A resident in the neighbouring townhouse development opposes the subject application and expressed the following concerns [followed by staff comments in '***bold italics***']:

- Will result in increased crime and loitering - ***As noted above, the applicant is sensitive to the need for safety and security and has submitted a security plan.***
- Does not fit in family-oriented neighbourhood – ***The retail liquor store relocation should not impact the character of the neighbourhood as it is proposed be located in an existing commercial development tenant space. The existing commercial building is also setback from Bridgeport Road, behind a surface parking area.***
- Will decrease property value – ***Staff is not aware of any likely impact to property value.***
- Is not needed – ***As noted above, the public correspondence, petition of support, and neighbourhood survey together show mixed opinions within the neighbourhood.***

The owner of a neighbouring retail convenience store supports the subject application, and provided:

- a neighbourhood survey ballot form, indicating ‘in favour’ support for the proposal. The owner of the neighbouring business is located in the survey area and received a ballot form, but chose to submit the ballot form to the City instead of returning it to the independent market research firm;
- a 48-signature petition of support for the proposal (including the business owner);
- 47 of the signatories are identified as Richmond residents; and
- 22 of the signatories are residents outside of the survey area, but within 1.4 km of the proposed location.

Analysis

Aircraft Noise

The subject site is located within Area 2 of the Official Community Plan (OCP) Aircraft Noise Sensitive Development Policy, which requires noise mitigation to be incorporated within new buildings and their HVAC systems, 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 regulated by the Flood Plain Designation and Protection Bylaw 8204.

Policy 9307 Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9307 (**Attachment 7**) 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 3031 Beckman Place and to remove the land use from the Richmond Public Market complex site through zoning text amendments is appropriate. The proposal complies with Council’s direction 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 8**) 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 the southeast corner of Tait Elementary School and neighbourhood park. However, the proposed location is separated from the Tait neighbourhood by the major arterial Bridgeport Road, which effectively separates the commercial property from the school and park site in the center of the Tait neighbourhood. The proposed use complies with the commercial designation for the site.

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 another LRS or BC Government operated liquor stores.
- Both the proposed location and the neighbouring commercial development at 3100 St. Edwards Drive are designated for commercial use in the OCP. Together, the two properties serve as the commercial node for the Tait neighbourhood. The two properties have commercial zoning and multiple tenant spaces with an aggregate floor area that exceeds the 2,800 m² (30,139 ft²) minimum set out in the policy. Among the existing businesses are a small grocery store, convenience store, restaurants, retail, post office, and beauty salon, furnishing and appliances.
- The proposed 245 m² (2,640 ft²) free-standing LRS is significantly smaller than the maximum recommended gross floor area of 510 m² (5,000 ft²) set out in the policy. The proposed site specific zoning allowance for the LRS is limited to a maximum floor area of 250 m² (2,690 ft²) under Bylaw 8616.
- The building is set back from Bridgeport Road behind an existing surface parking area with vehicle access from Beckman Place and a dedicated pedestrian connection to Bridgeport Road.
- The existing commercial development includes existing pedestrian and vehicle accommodation.
- RCMP staff has reviewed the proposal and offer no concerns.

Design Improvements

As noted above, there are existing landscaping beds, dedicated pedestrian paths, vehicle access and parking areas. The landscaping was installed some time ago and new supplemental planting is needed to refresh some areas in the southwest and northeast corners. The applicant has agreed to install new supplementary planting in these areas and to provide landscape security in the amount of \$5,000.00 as a condition of rezoning.

Financial Impact

None.

Conclusion

The proposed rezoning will expand the range of services offered at 3031 Bridgeport Road in the Bridgeport area. The proposed site specific zoning text amendment to "Neighbourhood Commercial (CN)", and the associated proposed zoning text amendment to "Downtown Commercial (CDT1)" 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 existing Bridgeport commercial development at 3031 Beckman Place, 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 Bridgeport Area to 3031 Beckman Place.

Sara Badyal

Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(604-276-4282)

SB:blg

Prior to final adoption of Zoning Text Amendment Bylaws 8616 & 8617, the developer is required to complete the following:

- Landscaping security in the amount of \$5,000.00 (or an amount quoted by the landscaping contractor)
- Ministry of Transportation and Infrastructure approval

Attachment 1: Location Map & Aerial Photo of 3031 Beckman Place

Attachment 2: Conceptual Development Plans

Attachment 3: Location Map of Existing Location at 8260 Westminster Highway

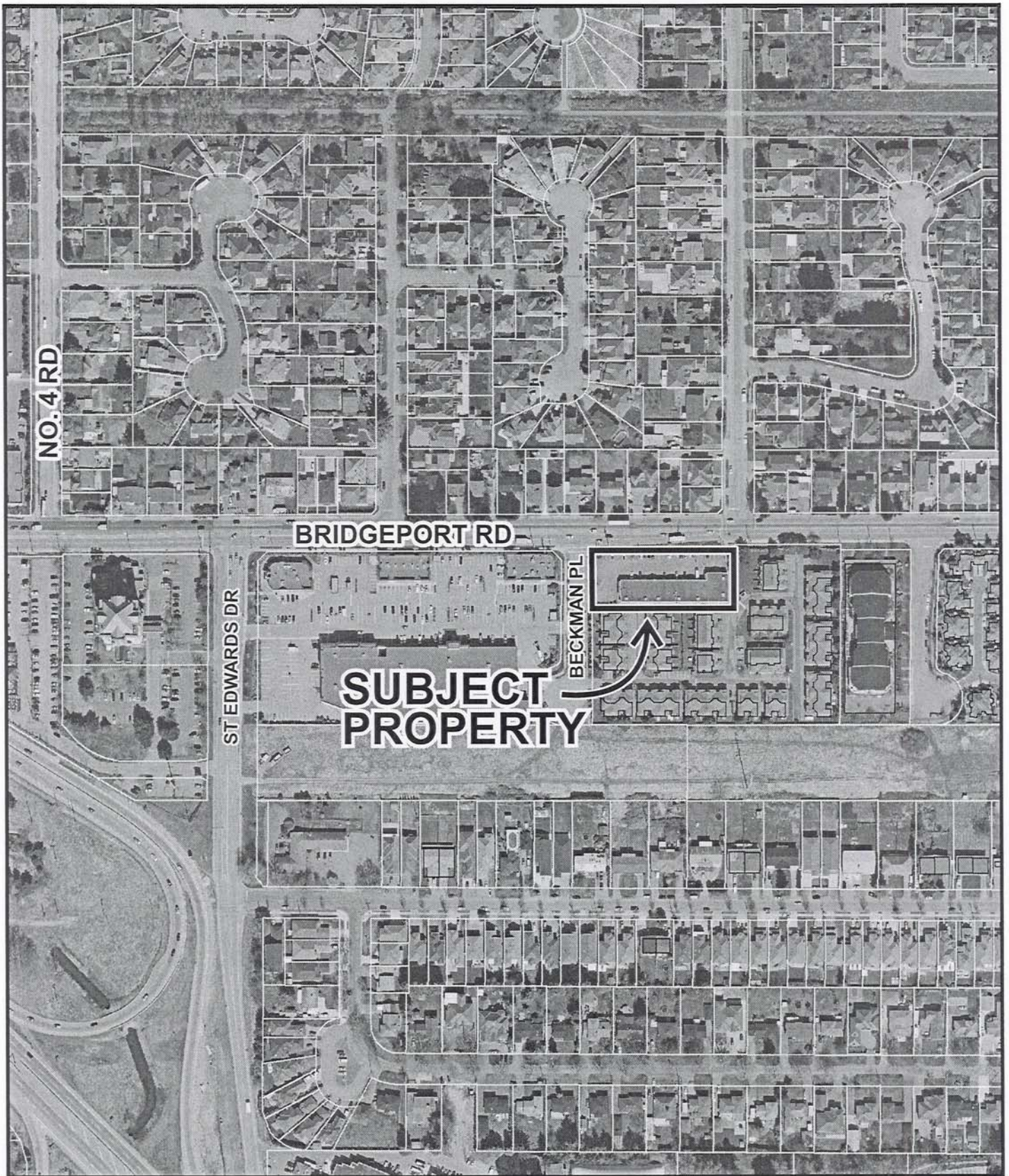
Attachment 4: Development Application Data Sheet

Attachment 5: Neighbourhood Survey

Attachment 6: Public Correspondence

Attachment 7: Council Policy 9307 (LRS Rezoning Applications)

Attachment 8: Council Policy 9309 (Guidelines for Free-Standing LRS Rezoning Applications)



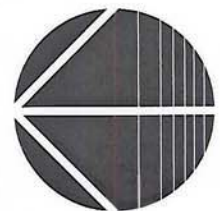
RZ 10-508056

Original Date: 01/27/10

Amended Date:

Note: Dimensions are in METRES

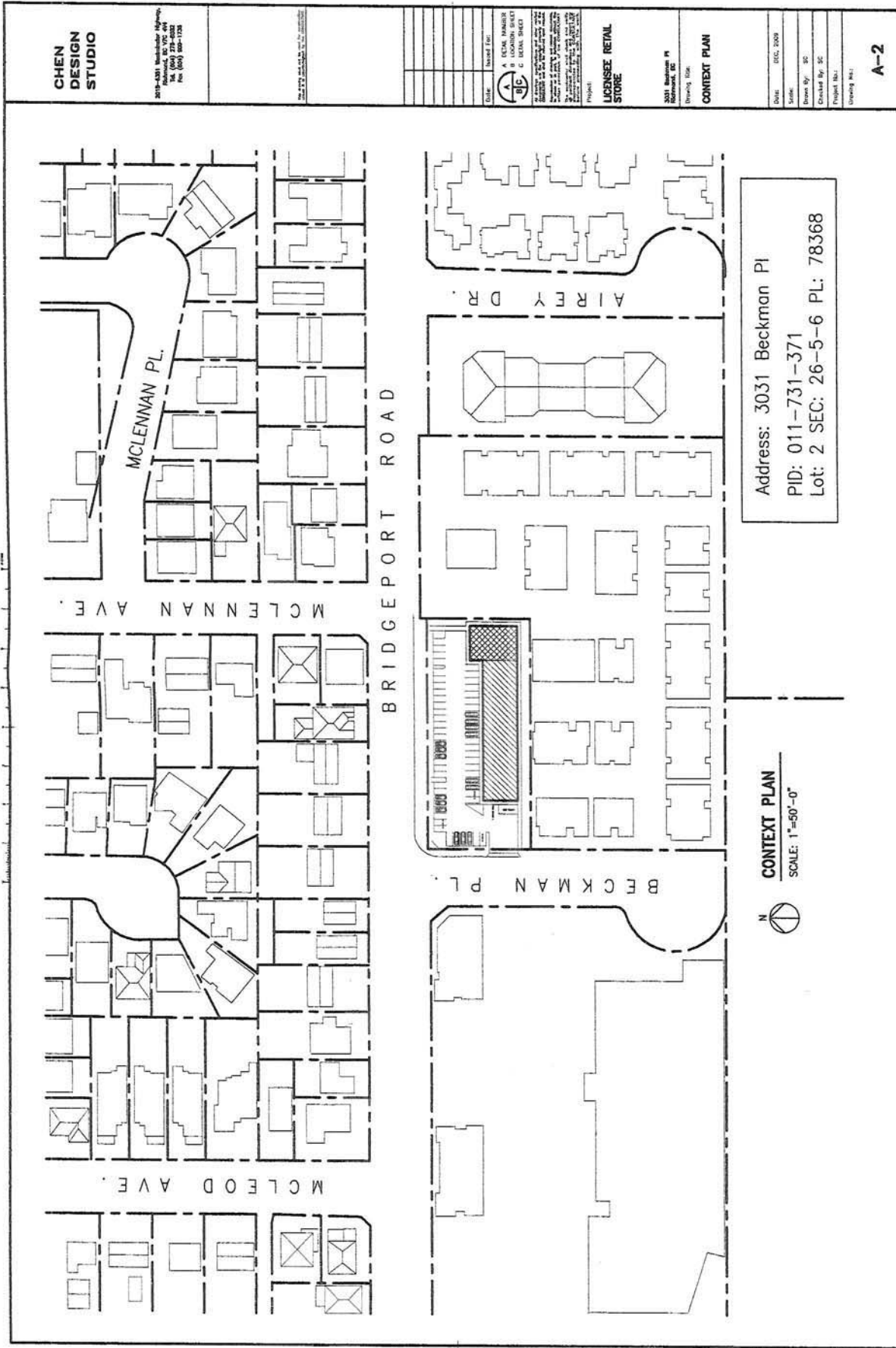
RZ 10-508056



City of Richmond


PROPOSED. REZONING

PLN - 93



2010-4331 Westchester Highway,
Mountford, DC VFC 444
Tel. (604) 278-8852
Fax (604) 809-1736

has already said he wants to participate in the development of the new 1985 model.

Order:	Issued For:
	
A DETAIL NUMBER D LOCATION SHEET	

[illegible]

Project: **LICENSEE RETAIL STORE**

3031 Beekman Pl
Richmond, BC

SITE PLAN

Dufas	DEC. 2009
Score:	
Drawn By:	SC
Checked By:	SC

Project No.:
Drawing No.:
A-1

MCLENNAN AVE.

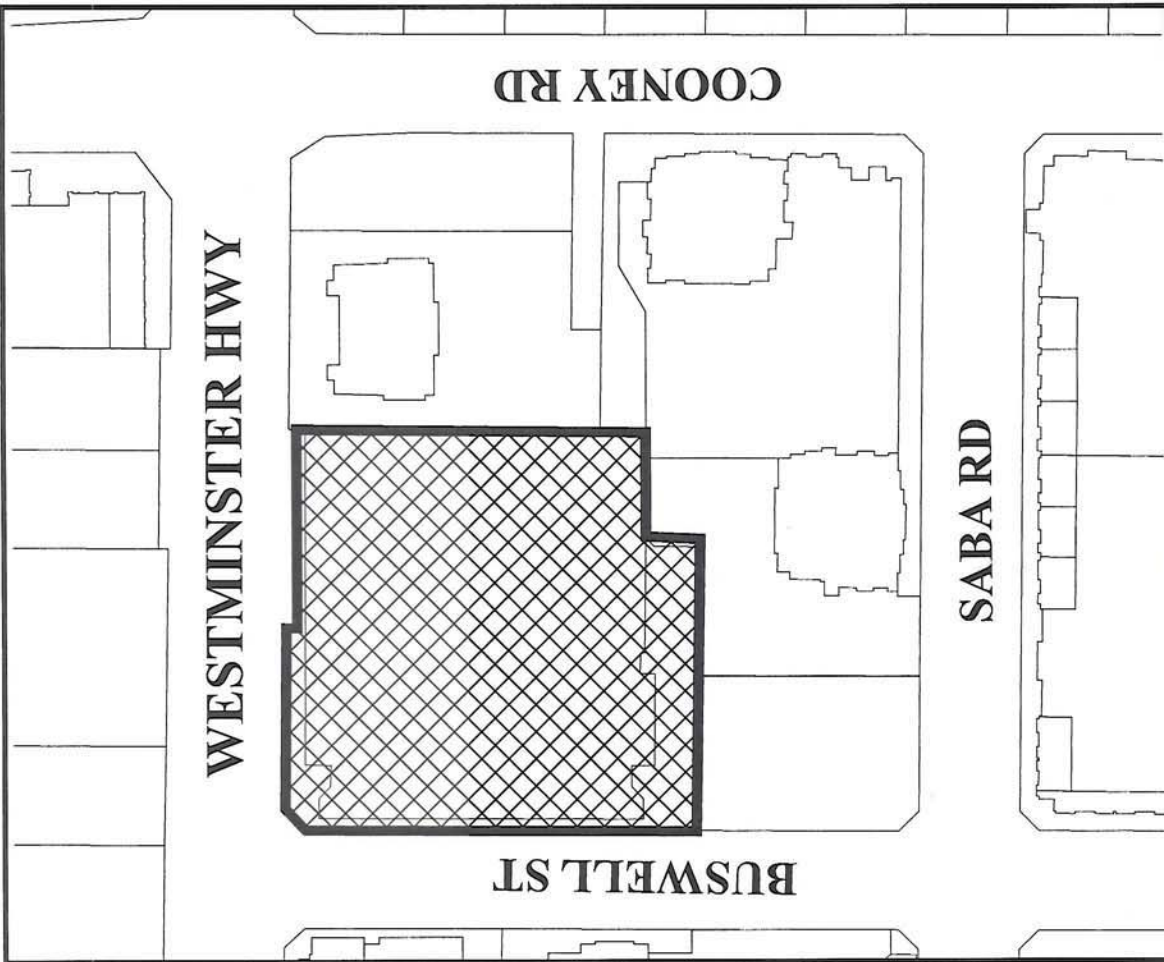
BRIDGEPORT ROAD

BECKMAN PLACE

PARKING REQUIRED:	EXISTING RETAILS	6160 S.F.	X3/1076=	17 STALLS
	EXISTING FOOD CATERING ESTABLISHMENT	1760 S.F.	X8/1076=	13 STALLS
	PROPOSED LIQUOR STORE	2640 S.F.	X4/1076=	10 STALLS
	TOTAL REQUIRED			40 STALLS
TOTAL EXISTING PARKING:				58 STALLS
			(31 LARGE STALLS + 26	

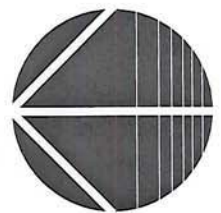
SITE PLAN

SCALE: 1"=50'-0"

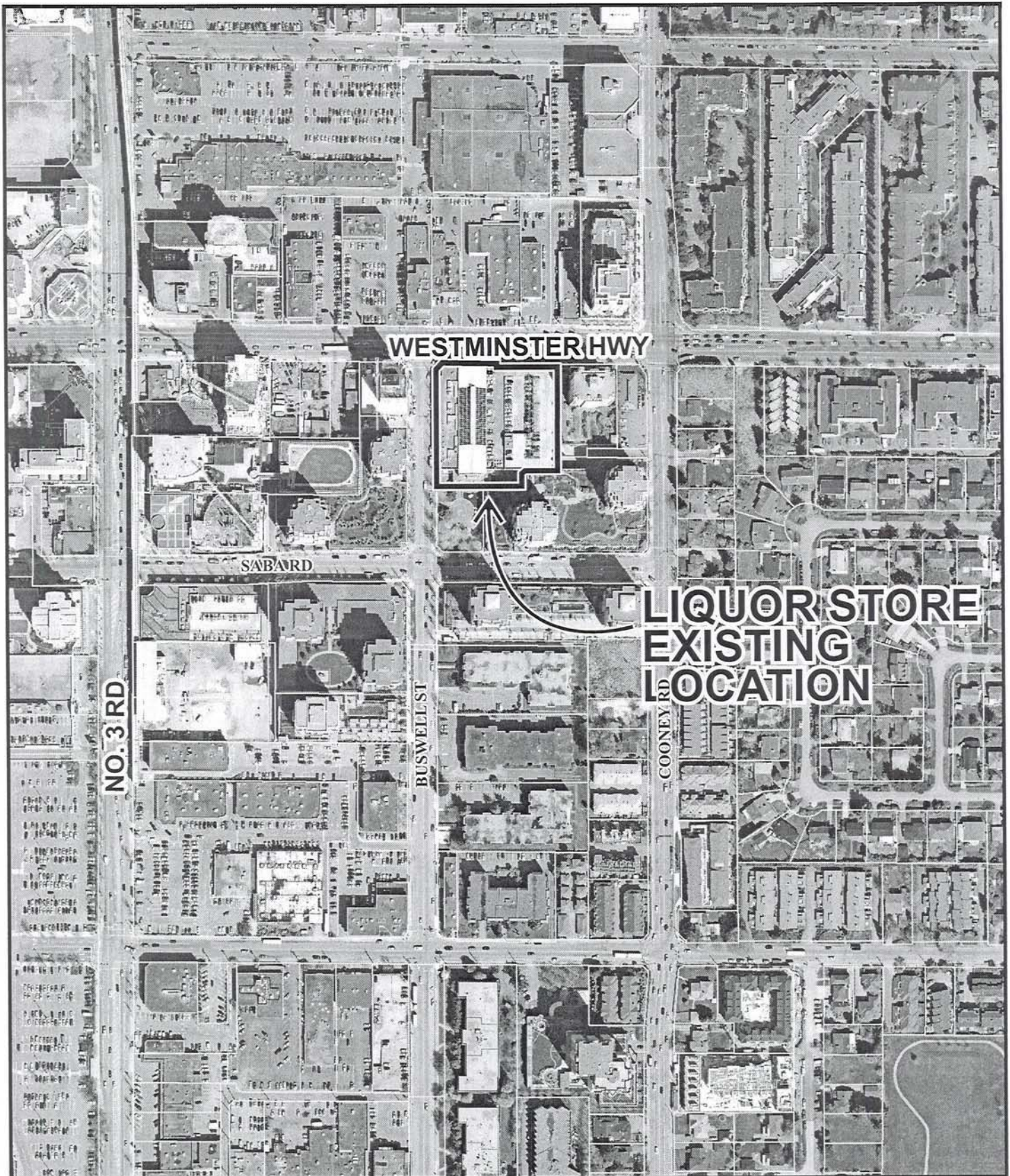


Original Date: 05/18/10
 Revision Date:
 Note: Dimensions are in METRES

ZT 10-508056



City of Richmond



ZT 10-508056

Original Date: 05/18/10

Amended Date:

Note: Dimensions are in METRES


City of Richmond

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

Development Application Data Sheet

ZT 10-508056

 Applicant: PSD Enterprises Ltd.

	Existing Location	Proposed Location
Address:	8260 Westminster Highway Strata Plan LMS1590 (unit 1180)	3031 Beckman Place (unit 180)
Owner:	C.F. & T.K. Lam	L & E Lo Enterprises Ltd
Site Size (m²):	6,458 m ²	3,354 m ²
Number of Units:	86 units (strata lots)	9 units
Unit Size:	93 m ² gross leaseable area	245 m ² gross leaseable area
Land Uses:	Commercial	Commercial
Area Plan:	City Centre (Brighthouse Village)	Bridgeport
Area Plan Designation:	Urban Core T6 (45 m)	Commercial
Zoning:	Downtown Commercial (CDT1)	Neighbourhood Commercial (CN)

Proposed Location	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5	Existing	None Permitted
Lot Coverage – Building:	Max. 35%	Existing	Existing
Setbacks:	Min. 3 m	Existing	Existing
Height (m):	9 m	Existing	Existing
Off-street Parking Spaces:	Change from general retail to liquor store does not increase parking requirement	Existing	None

Synovate
1090 West Georgia Street
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 PSD Enterprises Ltd..

Prepared by Silvano Pelloi

Job number 10-0106

Date April 27, 2010



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ATTACHMENT 5

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Appendix:
Survey Materials
Map of Survey Area

BACKGROUND AND OBJECTIVES

PSD Enterprises Ltd. has made an application to the City of Richmond for a zoning text amendment to allow a Retail Liquor 2 Store (Private Liquor Store) to operate at Unit 180, 3031 Beckman Place, Richmond, BC.

In order to gauge neighbourhood support for the proposal, PSD Enterprises 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 and businesses support the proposal and what proportion oppose it. Therefore, a survey with one question asking whether or not the proposal is supported was used to gather the information.

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

SURVEY METHODOLOGY

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 3031 Beckman Place, Richmond. The map had the survey area outlined, a copy of which can be found in the appendix. Generally speaking, the catchment area includes 13 sites that are wholly or partially within 50 meters of property under application. The target number of residences and businesses included in the survey was 77. Upon completion of the door to door survey, all 77 residences and businesses had been visited. Thus, a total of 77 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 Retail Liquor 2 Store (Private Liquor Store) to operate at Unit 180, 3031 Beckman Place, Richmond, BC.

Respondents were instructed to return surveys by April 26th, 2010.

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)

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.

Respondents were asked to mail the survey back before April 26th, 2010.

Residents or businesses who were not at home were noted as such and a survey form was left at their address.

The door-to-door survey was conducted on April 12, 2010.

RESULTS

A total of 60 surveys (posted on or before April 26th, 2010) were received by Synovate by the reporting date of April 27th, 2010. Based on 77 surveys distributed, this represents a 78% 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 and a total of 5 ballots were disqualified as they were received from addresses that submitted more than a single ballot. Two ballots each were submitted by 5 residents listing the same address at the townhouse complex at 3111 Beckman Place. In the case of 4 of these addresses, both votes were "Not in Favour" and only one vote per address was counted. In the case of one of these addresses, one vote was in favour and one against. However, only the latter ballot was signed and, therefore, counted in the final tally below.

The results of the survey are as follows:

Total Valid Surveys	55
Total In Favour	16 surveys (29%)
Total Not In Favour	39 surveys (71%)*

*Of the total "Not In Favour" ballots, 33 (or 85%) were from the townhouse complex at 3111 Beckman Place.

Comments

Among those not in favour, five individuals, all representing the townhouse complex at 3111 Beckman Place, left comments. These comments are provided verbatim below:

"I believe this is the most unwanted stuff in our neighbourhood."

"Too close to the residential area, the townhouse at the back."



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RESULTS

Comments (cont'd)

"I am not in favour. This is a family oriented neighbourhood, where lots of children & teenagers live. Having this kind of store is not healthy at all for them and other residents; there will be drunks around plus the ease of access to alcohol to youngsters. It will affect safety all around the neighbourhood, specially at the alley behind the store. It could attract homeless & drug dealers. Please deny the application for a liquor store and help us keep our neighbourhood safe."

"A liquor store at this location will be a thorn in the side of the residents nearby due to the clientele it will bring."

"When people are drunk they are out of their mind,. Our complex is a family oriented place, lots of kids are growing. Right now our place is quiet & safe. If there is a liquor store, it's going to be dangerous for us. They can't guarantee our safeness. We want a quite & safe neighbourhood."



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Survey Materials

Public Correspondence
3031 Beckman Place
ZT 10-508056

Received

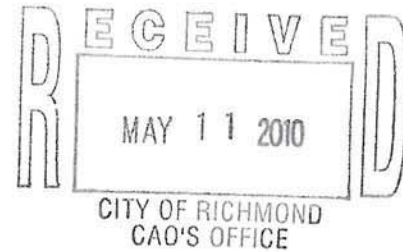
Marcus Lin

May 8 & 11, 2010

Michael Li

April 27, 2010

cc: Joe Erceg, General Manager
Planning and Development Department
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada



R.E.: Opposition to Zoning Text Amendment (City of Richmond file: ZT 10-508056)

Dear Mr. J. Erceg,

I am an owner of a townhouse at Bridgepointe Place, 3111 Beckman Place, which is next to 3031 Beckman Place, where PSD Enterprises Ltd. proposes to allow a Retail Liquor 2 Store. I, along with many residents of the community at Bridgepointe Place, strongly oppose any amendment that will allow a liquor store in our neighbourhood.

This application for a zoning text amendment presents a serious concern to our strata council. The residents of our community already suffer from burglaries, breaking and entering, theft as well as car theft occasionally. Adding a liquor store near us will certainly increase the crime rate significantly besides disrupting the tranquil environment of our community, and dramatically reducing our property value. There will also be more people loitering, causing an unpleasant sight, security concern and anxiety among the residents.

Bridgepointe Place is a family-oriented neighbourhood with many small children and an elementary school (R. J. Tait at 10071 Finlayson Dr) within walking distance (just minutes of walk). A liquor store undoubtedly does not fit into this environment at all. I have a daughter who has turned one year old just recently. I feel very uneasy just thinking about the possibility that my daughter will need to walk past a liquor store on her way to school. This scenario is unacceptable to me and many others as parents. The reason behind the current zoning, which does not allow any liquor store, is precisely to prevent this kind of situations from happening.

There are enough liquor stores in Richmond, B.C., and there is not any need for one in our community. The amendment application is purely a blind pursuit for profit with no regard for the negative impact it has on others. As a citizen of Richmond, I and my fellow Bridgepointe residents rely on you to protect us from nightmares like this. Thus I present my strong opposition to the zoning text amendment that will allow a liquor store in 3031 Beckman Place.

Yours truly,

A handwritten signature in black ink, appearing to read "Marcus Lin", written over a horizontal line.

Marcus Lin
Unit 32, Bridgepointe Place
3111 Beckman Place
Richmond, British Columbia
V6X 3R3

to: Sara Badyal, City of Richmond

Sara Badyal
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

received May 11/10

R.E.: Opposition to Zoning Text Amendment (City of Richmond file: ZT 10-508056)

Dear Ms. S. Badyal,

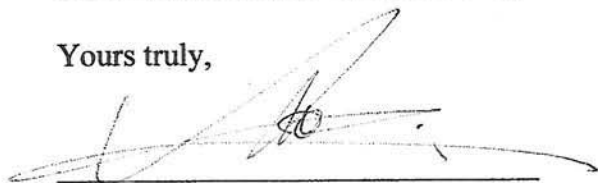
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Yours truly,



Marcus Lin
Unit 32, Bridgepointe Place
3111 Beckman Place
Richmond, British Columbia
V6X 3R3

cc: Joe Erceg, General Manager, Planning and Development

From: Marcus Lin [mailto:marcuslin_@hotmail.com]
Sent: May 8, 2010 4:18 PM
To: Zoning; PlanningDevelopment
Subject: Opposition to zoning text amendment (City of Richmond file: ZT 10-508056)

Sara Badyal
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

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This application for a zoning text amendment presents a serious concern to our strata council. The residents of our community already suffer from burglaries, breaking and entering, theft as well as car theft occasionally. Adding a liquor store near us will certainly increase the crime rate significantly besides disrupting the tranquil environment of our community, and dramatically reducing our property value. There will also be more people loitering, causing an unpleasant sight, security concern and anxiety among the residents.

Bridgepointe Place is a family-oriented neighbourhood with many small children and an elementary school (R. J. Tait at 10071 Finlayson Dr) within walking distance (just minutes of walk). A liquor store undoubtedly does not fit into this environment at all. I have a daughter who has turned one year old just recently. I feel very uneasy just thinking about the possibility that my daughter will need to walk past a liquor store on her way to school. This scenario is unacceptable to me and many others as parents. The reason behind the current zoning, which does not allow any liquor store, is precisely to prevent this kind of situations from happening.

There are enough liquor stores in Richmond, B.C., and there is not any need for one in our community. The amendment application is purely a blind pursuit for profit with no regard for the negative impact it has on others. As a citizen of Richmond, I and my fellow Bridgepointe residents rely on you to protect us from nightmares like this. Thus I present my strong opposition to the zoning text amendment that will allow a liquor store in 3031 Beckman Place.

Yours truly,
Marcus Lin
Unit 32, Bridgepointe Place
3111 Beckman Place
Richmond, British Columbia
V6X 3R3

NEIGHBOURHOOD SURVEY PUBLIC INFORMATION SHEET

PSD Enterprises Ltd. has applied to the City of Richmond for a zoning text amendment (City of Richmond file: ZT 10-508056), to allow a Retail Liquor 2 Store (Private Liquor Store) in unit 180 of:

3031 Beckman Place, Richmond, B.C.

The objectives of the neighbourhood survey are to ensure neighbours are aware of the rezoning application and have their opportunity to express their opinion, and to assist the Richmond City Council in gauging public opinion on the proposed zoning text amendment by PSD Enterprises Ltd.

A Retail Liquor 2 Store is defined as a store for the retail sale of beer, wine, spirits, cider and coolers to the public, having a total floor area not exceeding 510.0 m² that is not accessory to a neighbourhood public house 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 April 12th and 16th, 2010, 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 PSD Enterprises Ltd. and the City of Richmond by Synovate Ltd., a market research and polling company. Only responses received by April 26th will be included.

All residences (represented by a resident or owner 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 response. Only one survey per residence or business is permitted.

Responses must be completed in full, signed and received by Synovate or postmarked on or before April 26th, 2010 in order to be valid. A postage paid business reply envelope is enclosed for your convenience - no postage is required. All responses are confidential and will be seen only by Synovate.

Any enquiries regarding this survey may be made to Synovate, attention Silvano Pelloi. Telephone: 604-684-2477 (English only).

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

APPLICATION FOR A ZONING TEXT AMENDMENT City of Richmond File: ZT 10-508056 Proposed For

3031 Beckman Place, Richmond, B.C.

Question	Yes	No
Are you IN FAVOUR of a zoning text amendment to allow a Retail Liquor 2 Store (Private Liquor Store) at the above named location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If IN FAVOUR, place an (X) in the box under "YES".
If NOT IN FAVOUR, place an (X) in the box under "NO".

If 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: MICHAEL LI / ACME GROCERY

Address: 170-3031 BECKMAN PL

Telephone number: 604-278-0212

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

Signature: [Signature]

All personal information will be held in strict confidentiality. Your responses and comments will be submitted to PSD Enterprises Ltd. and the City of Richmond anonymously. Your response 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 c postmarked no later than:

April 26th, 2010

Thank you for your co-operation.

Synovate
1550-1090 West Georgia Street
Vancouver, B.C. V8E 3V7
Telephone: 604-684-2425

Please detach here and return completed ballot

DO YOU SUPPORT THE RE-ZONING APPLICATION FOR LIQUOR STORE AT 3031 BECKMAN PLACE

PAGE.02

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APR 27 2010 14:47

<u>Rene DADARCO</u> Name	<u>111-8900 Creston Dr</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>Arthur Magdough</u> Name	<u>4-6371 NO. 1 rd. Richmond</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>Raymond D. Deo</u> Name	<u>210-2211 #4 rd Richmond</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>Deborah</u> Name	<u>10160 River Dr</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>Kenneth S. Brar</u> Name	<u>10375 Gilmore cat, Richmond</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>Derek Smith</u> Name	<u>10640 Bird Rd</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>R. T. B.</u> Name	<u>3051 Airey Dr.</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>JOHN GERONIMO</u> Name	<u>2420 McClennan rd</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>CHU LAIT GAW</u> Name	<u>NO 2211 v 6X 3X1</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>JAMES RAO</u> Name	<u>4093 - GRADUCE AV</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment
<u>Phil Morcet</u> Name	<u>10411 Gilmore cres</u> Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<u></u> Comment

DO YOU SUPPORT THE RE-ZONING APPLIC?

03

PAGE

PAGE.03

Don Rahberger Name	10891 Birch Rd., Rmd, BC. Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Nick Dhallwal Name	10391 Birch Rd Rch. R. Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Jim Hall Name	2180 TAIT CT. RMD BC Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	YES! Comment
Richard Powell Name	2100 Smith St RMD, BC Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Rob Fyunc Name	1153 VIDAR ST. WHITE ROCK Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Yes! Comment
NONILON LAGALETO Name	2220 METHEAL CT Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
C. Anthony Name	Gardens City RMD Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Good! Comment
T CUPIT Name	10740 Birch Rd Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	ABOUT TIME. Comment
R. Robertson Name	2391 McKessock Avenue Rch Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Finally! Comment
DUNKIN FERGUSON Name	10511 CATHLAMET RD Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
J. SOUSA Name	78-3088 Firey Dr. Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

APR 27 2010 14:47

04/25/2010 00:33

6042780212

6042780212

DO YOU SUPPORT THE RE-ZONING APPLICATION FOR LIQUOR STORE AT 3031 BECKMAN PLACE

KARLEN NG	3780 ROSAMOND AVE. RICHMOND	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	CONVENIENCE.
Shirley Ong	7371 Westminster Hwy. Richmond	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment
Venus Chen Mak	Fisher Gate Richmond 25-10000 Richmond	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment
Rene To	6280 BRASSERY RD Richmond	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment
Joanna Chen	5031 Blundell Road Richmond	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment
Mel Cheng	139-8800 Alderway Road Richmond	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment
ETTY GIB	4910000 FISHER CT, RMD	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment
Michelle Yuen	2-10000 Fisher Gate Rmd.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment
	Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment
	Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment
	Address	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Comment

DO YOU SUPPORT THE RE-ZONING APPLICATION FOR LIQUOR STORE AT 3031 BECKMAN PLACE

04

PAGE 04

ACME GROCERY

511 - 115

6042780212

00:33

04/25/2010

Name MICHAEL Li

Address 6571 #2 RD

☒ Yes ☐ No

Comment _____

Name Denny F.

Address 2255 mdennism

☒ Yes ☐ No

Comment _____

Name Johnny D

Address 2200 Mc Lennan ave

☒ Yes ☐ No

Comment _____

Name SeeMA BRAR

Address 2200 Mc Lennan Ave

☒ Yes ☐ No

Comment _____

Name Lamrence Alex

Address 2220 McLennan ave

☒ Yes ☐ No

Comment _____

Name Rob ROSA

Address 2751 Graham court

☒ Yes ☐ No

Comment _____

Name CHAS Hutchings

Address 1091 River Drive

☒ Yes ☐ No

Comment _____

Name _____

Address _____

☐ Yes ☐ No

Comment _____

Name _____

Address _____

☐ Yes ☐ No

Comment _____

Name _____

Address _____

☐ Yes ☐ No

Comment _____

Name _____

Address _____

☐ Yes ☐ No

Comment _____

**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 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).



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8616 (ZT 10-508056)
3031 BECKMAN PLACE**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing Section 9.1.3 [Neighbourhood Commerical (CN)] and replacing it with:
 “9.1.3 A. Secondary Uses
 - boarding and lodging
 - community care facility, minor
 - home business
 - housing, apartment**9.1.3 B. Additional Uses**
 - retail liquor 2”
2. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 9.1.11 [Other Regulations]:
 “5. A **retail liquor 2** store is only permitted on the following listed **sites** and is limited to one per lot:
 a) 3031 Beckman Place
 P.I.D. 011-731-371
 Lot 2 Section 26 Block 5 North Range 6 West New Westminster District
 Plan 78368
6. In the case of Section 9.1.11.5.a), the **retail liquor 2** store at 3031 Beckman Place shall have a **gross floor area** not exceeding 250.0 m2.”
3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8616”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

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



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8617 (ZT 10-508056)
8260 WESTMINSTER HIGHWAY (STRATA PLAN LMS1590)**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 9.3.11 [Downtown Commercial (CDT1) Other Regulations]

“1. A **retail liquor 1** store is only permitted on the following listed **sites** and is limited to one per lot:”

and removing the following from Section 9.3.11:

“c) 8260 Westminster Highway
Strata Plan LMS1590”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8617**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by SB
APPROVED by Director or Solicitor W

MAYOR

CORPORATE OFFICER

