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<b>To:</b>	General Purposes Committee	<b>Date:</b>	April 6, 2009
<b>From:</b>	Amarjeet S. Rattan Director, CPMG	<b>File:</b>	
<b>Re:</b>	<b>Rokapa Management Ltd., doing business as Well Pub 6511 Buswell Street Re-location of liquor Primary Licence</b>		

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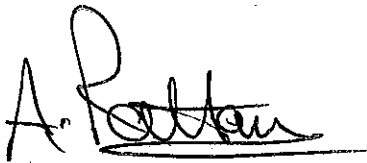
**Staff Recommendation**

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 25 seat capacity Liquor Primary establishment with the proposed operating hours of Sunday to Monday 11:00 a.m. to 3:00 p.m., be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

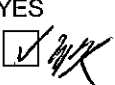

1. Council recommends the issuance of the licence based on the community responses received and that the operation will not have a significant negative impact on the community.
2. Council's comments on the prescribed considerations are as follows:
  - a) The potential for additional noise and traffic in the area if the application is approved was considered.
  - b) That the application for a 25 person capacity Liquor Primary operation, with limited hours of operation, will not pose a significant negative impact on the community based on the responses received from residents and businesses in the area.
  - c) The proximity of the proposed location to residential districts that may be impacted by the application was considered.
  - 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 and businesses are as follows:

- a) A large number of written responses, both opposed and in support of the application, were received and considered, as outlined in the staff report.
- b) 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 were provided with instruction on how comments or concerns could be submitted.
- c) In addition, signage was posted at the subject property and three public notices were published in a local newspaper. This signage and notice provided information on the application and instruction on how community comments or concerns could be submitted.



Amarjeet S. Rattan  
Director, CPMG  
(604-247-4686)

FOR ORIGINATING DEPARTMENT USE ONLY					
<b>ROUTED TO:</b>		<b>CONCURRENCE</b>		<b>CONCURRENCE OF GENERAL MANAGER</b>	
Law.....		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
R.C.M.P.....		Y	<input checked="" type="checkbox"/>	N	<input type="checkbox"/>
<b>REVIEWED BY TAG</b>		YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
					
<b>REVIEWED BY CAO</b>		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 address the following review criteria:

- the views of the 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 (Attachment 1) submitted by Ronnie Patterson (the Applicant), owner of Rokapa Management Ltd., doing business as Well Pub, to transfer an existing (non-operating) Liquor Primary Licence (LPL) from 8220 Lansdowne Road to 6511 Buswell Street. The new proposed location is within the existing Legends Pub and Sports Bar establishment located at 6511 Buswell Street.

The Applicant is seeking to operate a 25 patron capacity pub with the operating hours of Sunday to Monday from 11:00 a.m. to 3:00 p.m.

The application before the City is a re-submission by the Applicant, seeking a Council Resolution, for a smaller LPL operation than originally proposed. A summary of the previous application, leading up to the current application, is outlined below.

### **Findings Of Fact**

#### **August 2008**

An application was received from the Applicant to re-locate a non-operating LPL from 8220 Lansdowne Road to 6511 Buswell Street for the purpose of operating a 100 seat capacity pub with the operating hours of Sunday to Thursday 10:00 a.m. to Midnight and Friday and Saturday from 11:00 a.m. to 1:00 a.m. The proposal was to convert the existing restaurant, located within Legends Pub and Sports Bar, at 6511 Buswell Street to accommodate the re-located LPL.

#### **November 2008**

Staff presented a report to Council recommending that the re-location not be supported. This recommendation was based on the results of the Public Consultation process, through which an overwhelming number of the area residents expressed their concerns that the LPL relocation to 6511 Buswell would affect their quality of life through increased traffic and noise in the area.

Council referred the report back to Staff to allow the Applicant to meet with residents opposed to the application, obtain further input and clarification from the Applicant as well as to contact RCMP and any other interested parties for further information and to report back to Council on any findings.

#### December - February 2009

To address the November Council referral:

- staff, through discussion with the Applicant, received an amended application to scale back the patron capacity from a 100 seat operation to a 25 seat operation
- the Applicant and staff contacted the respondents who had expressed concerns with the 100 person capacity to obtain their views on the reduced seating revision of the application
- staff contacted RCMP and obtained information of any incidents attended to, at or near the existing pub operation.

On February 16, 2009, Staff presented a report with respect to the Council referral. The report recommended that, based on discussions with area residents who still expressed concerns that their quality of life could be impacted even with reduced seating, support not be given to the LPL re-location.

At the Committee meeting the Applicant advised that, in addition to reducing the proposed seating from 100 to 25, he wished to also reduce the operating hours to a 11:00 a.m. to 3:00 p.m. Sunday to Monday operation.

As The City had not previously been advised of the reduced hours of operation, Staff were again requested to review the application. Staff were also requested to contact LCLB for a 90 day extension in which to submit the local government resolution and to clarify if another public consultation was required in light of the changes.

#### **LCLB**

The LCLB advised that they were unaware that the Applicant intended to reduce hours of operation and requested that a revised application be submitted.

On February 25, 2009, LCLB, forwarded a revised application summary (Attachment 2) from Rokapa Management Ltd., and requested that the City treat the application as new for any resolution from Local Government. The City was given 90 days from February 25, 2009, to provide comment.

#### **Analysis**

This Analysis deals with the February 25, 2009, application which is for a 25 seat LPL with operating hours of 11:00 a.m. to 3:00 p.m. Sunday to Monday .

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 use of a neighbourhood public house.

Currently, the existing pub, operated under the name Legends Pub & Sports Bar, is a 115 seat capacity neighbourhood pub with a 65 seat restaurant area.

The Applicant is proposing to lease a 330 square foot area within the restaurant area in order to operate its LPL. There is no entertainment proposed. (Attachment 3)

The area immediately surrounding the building is comprised of mostly residential to the east with commercial buildings to the north, south and west sides. (Attachment 4).

The Applicant currently has an application with the LCLB to open a retail liquor store (LRS) at 8088 and 8086 Park Road. LCLB rules require that a LRS cannot be established unless the applicant also has an operating pub (LPL). The Applicant has indicated that a small LPL pub operation in the Buswell location will have less community impact than opening a larger pub in another location, which his ownership of a LPL entitles him to do.

### **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 February 25, 2009
City application	Received Feb 18, 2009
Application Type	Liquor Primary Licence - relocation
Proposed Location	6511 Buswell Street
Requested Hours of Liquor Sales	Sunday to Monday 11:00 a.m. to 3:00 p.m.
Applicant/Owner	Ronnie Patterson
Zoning	Downtown Commercial District (C7)
Sign Erected	February 28, 2009
Notification Ad Publication Dates	February 28, 2009, March 5, 2009, March 7, 2009
Letters to residents/businesses	February 26, 2009

The public consultation period for the application ended on April 3, 2009.

*Views of residents, businesses and property owners within a 100 metre radius*

There are 300 properties located within the 100 metre consultation area. On February 26, 2009, letters were sent to 644 businesses, residents and property owners in this 100 metre area to gather their views on the application. Ten letters were returned as undeliverable.

As a result of the above mail out, there were three responses received from area residents (Attachment 5,6 and 7). One respondent was in favour of the application while two (including one representing 124 strata unit owners) were opposed to the application. The Applicant has advised staff that his requests to meet with the Strata Council representing the 124 units members was rejected.

*Other community responses*

Two letters were received from other pub and LRS establishments (Attachment 8) objecting to the application for the following reasons:

- that the intent of the application is to have a LPL approved in order to open a retail liquor store (LRS) in the vicinity.
- that there is already a pub and LRS operating two blocks away
- by approving the application it would increase the number of licences in the area.

There were 14 form letters, received via fax, from individuals in the Community which mirrored the objections raised in the above letters. A sample of the letter is attached. (Attachment 9)

There were also 237 form letters, from individuals in support of the application, which were delivered by the Applicant to City staff. A sample of this form letter is attached. (Attachment 10).

*Potential impacts on the Community*

The City, in part, relies on response from the community to any negative impacts such a proposal would have.

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.

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 proposal 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 LP operations plus other tenants.

### **Financial Impact**


None

### **Conclusion**

Following the public consultation period, staff have reviewed the application for a 25 person capacity LPL operation and considered it in light of the legislated review criteria.

Since the original application seeking a Council resolution in support of the LPL re-location, the Applicant has taken measures to address the concerns of nearby residents by decreasing the request from a 100 patron capacity operation with pub hours of operation to a 25 patron capacity with very limited daytime hours of operation. According to a document submitted by the Applicant (Attachment 11) the Applicant has taken steps to address the noise concerns raised by the residents with video monitoring on the rooftop as well as posting additional signage requesting patrons to avoid making excessive noise.

Staff recommend that Council provide a Resolution to the LCLB in support of the re-location of the LPL based on a 25 person capacity operation with operating hours of 11:00 a.m. to 3 p.m.

  
Joanne Hikida  
Licence Inspector  
(604-276-4155)  
JMH:jmh



**City of Richmond**

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca

# Application for New Liquor Licence or Amendment to Existing Liquor Licence

Permits Section

604-276-4000 Fax 604-276-4177

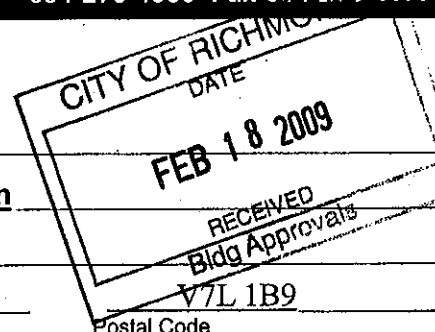
## SECTION A (To be completed by all Applicants)

Address of Premises: 6511 Buswell Street, Richmond

Applicant(s) Name: Rokapa Management Ltd. – Ronnie Paterson

Applicant(s) Address: 12549 – 25A Avenue

Surrey, BC



Telephone No.: (604) 317-9400

Business

Residence

Corporation Name: Rokapa Management Ltd.

Business Licence No.: \_\_\_\_\_

### Application Type:

Application for a new Liquor Licence?

☐ Yes ☒ No

(If yes, please complete Section C)

Amendment to an existing Liquor Primary Liquor Licence?

☒ Yes ☐ No

(If yes, please complete Section B)

Amendment to an existing Food Primary Liquor Licence (post-midnight hours, or patron participation entertainment endorsement)?

☐ Yes ☒ No

(If yes, please complete Section B)

## SECTION B (To be completed by Applicants seeking to amend existing Liquor Licence)

Existing Provincial Liquor Licence No.: 300830

Valid copy of Liquor Licence attached (required):

☒ Yes ☐ No

Licence Type:

☒ Liquor Primary

☐ Food Primary

Type of Amendment:

☐ Change to hours for Liquor Primary Licence

☐ Request for post-midnight hours for Food Primary Licence

☐ Request for patron participation entertainment endorsement for Food Primary Licence

☐ Addition of a patio

☒ Relocation of a licence

Seating Capacity:

Indoor: 168 Outdoor: 32

Present Hours of Operation:

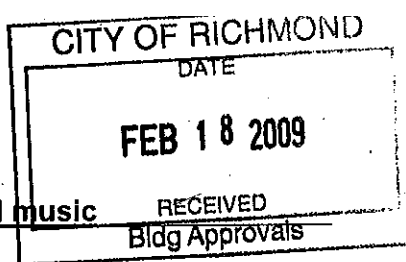
Monday to Thursday: 10:00a.m.-Midnight

Friday & Saturday: 11:00a.m.-1:00a.m.

Sunday: 11:00 a.m. – Midnight

*8220  
Lansdowne Rd  
capacity & hrs*





Entertainment:

If yes, what type of entertainment? Recorded music

☒ Yes ☐ No

Food Service:

If yes, what type of food? Pub style

☒ Yes ☐ No

No. of Lounge Seats: \_\_\_\_\_ (Food Primary Liquor Licences only)

☐ Indoor ☐ Outdoor

Proposed Total Patron Capacity: No. of Indoor Seats: 25 (20 seats + 5 staff)

No. of Patio Seats: \_\_\_\_\_

Patio located on Private Property:

☐ Yes ☐ No

Proposed Hours of Operation: Monday to Thursday: 11:00 a.m. – 3:00 p.m

Friday & Saturday: 11:00 a.m. – 3:00 p.m

Sunday: 11:00 a.m. – 3:00 p.m

Size of Premises:

Present: Approx. 2000 sq. ft.

Proposed: Approx. 330 sq. ft.

Present Size of Licenced Area: LP to be located within existing FP of approx. 1550 sq. ft.

## SECTION C (To be completed by Applicants seeking new Liquor Licence)

Business Type:

(e.g. Hotel Lounge, Cabaret, Neighbourhood Pub, etc.)

Are you converting/transferring an existing Liquor Licence?

☐ Yes ☐ No

If yes, what is the address of the existing Licence? \_\_\_\_\_

Valid copy of Liquor Licence attached (required):

☐ Yes ☐ No

Entertainment:

If yes, what type of entertainment? \_\_\_\_\_

☐ Yes ☐ No

Food Service:

If yes, what type of food? \_\_\_\_\_

☐ Yes ☐ No

Proposed Patron Capacity:

Total No. of Seats: \_\_\_\_\_

Patio:

☐ Yes ☐ No

If yes, no. of Patio Seats: \_\_\_\_\_

Proposed Patio location:

☐ Private Property ☐ City Sidewalk

Proposed Hours of Operation: Monday to Thursday: \_\_\_\_\_

Friday & Saturday: \_\_\_\_\_

Sunday: \_\_\_\_\_

Size of Premises:

\_\_\_\_\_ sq. ft./sq. m.

Size of Licenced Area:

\_\_\_\_\_ sq. ft./sq. m.

Development Permit Application submitted:

☐ Yes ☒ No

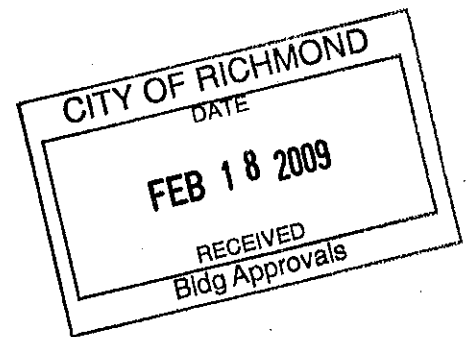
Application No.: \_\_\_\_\_

Date: Feb. 18/09

Applicant's Signature

or

Agent for Applicant



### For Office Use

Letter Sent

Date: \_\_\_\_\_

Ads in Paper (3) copy received:

☐ Yes ☐ No

Dates of Publications: \_\_\_\_\_

Sign Posted:

☐ Yes ☐ No

Date Received: \_\_\_\_\_  
From Applicant

From LCLB Victoria

Application Fee Received: ☐ Yes ☐ No Additional Application Fees: \_\_\_\_\_

Summary Application from LCLB: ☐ Yes ☐ No



Ministry of Public Safety and Solicitor General  
Liquor Control and Licensing Act

## LIQUOR PRIMARY LICENCE

Establishment Name: Well Pub  
Licence Name: Well Pub  
Mailing Address: 12549 25A Avenue  
Surrey, BC V4A 9B2

Licence Number  
**300830**  
Expiry Date  
**January 31, 2009**

Location Address: 8220 Lansdowne Road  
RICHMOND, BC V6X 1B9

Issued to: Rokapa Management Ltd.

Third Party Operator: N/A

**Hours of Sale:**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	10:00 AM	10:00 AM	10:00 AM	10:00 AM	11:00 AM	11:00 AM	11:00 AM
Close	Midnight	Midnight	Midnight	Midnight	1:00 AM	1:00 AM	Midnight

Capacity: Patio 32 Person 01 168

- The terms and conditions to which this licence is subject include the terms and conditions contained in the publication 'A Guide for Liquor Licensees in British Columbia' as that publication is amended from time to time.
- Liquor may only be sold, served and consumed within the areas outlined in red on the official plan, unless otherwise endorsed or approved by the LCLB.
- Subject to terms and conditions specified in the restriction or approval letter(s). A copy of restriction or approval letter(s) to be kept with current liquor licence.
- Patio extension permitted as outlined in red on the official plan.
- No minors other than entertainers are permitted on the premises.
- No exotic entertainment is permitted.
- The use, renewal and transfer of the licence is subject to all LCLB approval letters.

Local Government: RICHMOND (CITY OF)  
LDB Addresses: RICHMOND - BRIGHOUSE GLS #76  
RICHMOND SEAFAR GLS #244

April 23, 2008  
Printed Date

*Karen Rogers*  
General Manager



## APPLICATION SUMMARY

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

Date: February 25, 2009

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: 25

#### 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:** It is proposed to reduce the hours of operation to operate as an upscale martini bar targeting the primarily white-collar lunch clientele.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open	11:00 AM.	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM	11:00 AM
Close	3:00 PM	3:00 PM	3:00 PM	3:00 PM	3:00 PM	3:00 PM	3:00 PM

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 part of an area currently licensed as a food primary (restaurant) known as Legends. The owner of Legend 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

**I) 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:**

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**

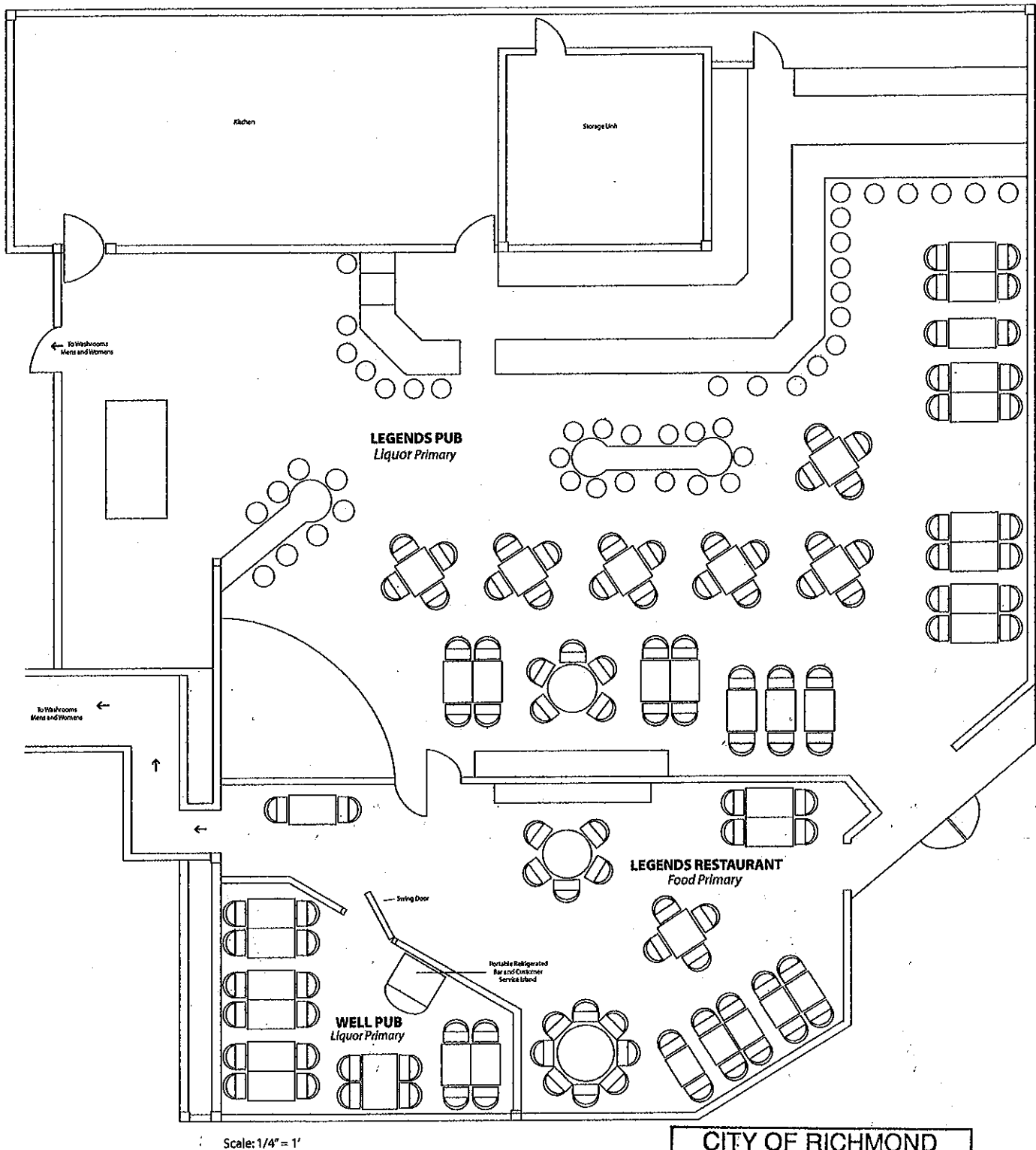
In providing its resolution on the proposed Liquor Primary application, local government must consider and comment on each of the regulatory criteria indicated below. The written comments must be provided to the general manager by way of a resolution within 90 days after the local government receives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

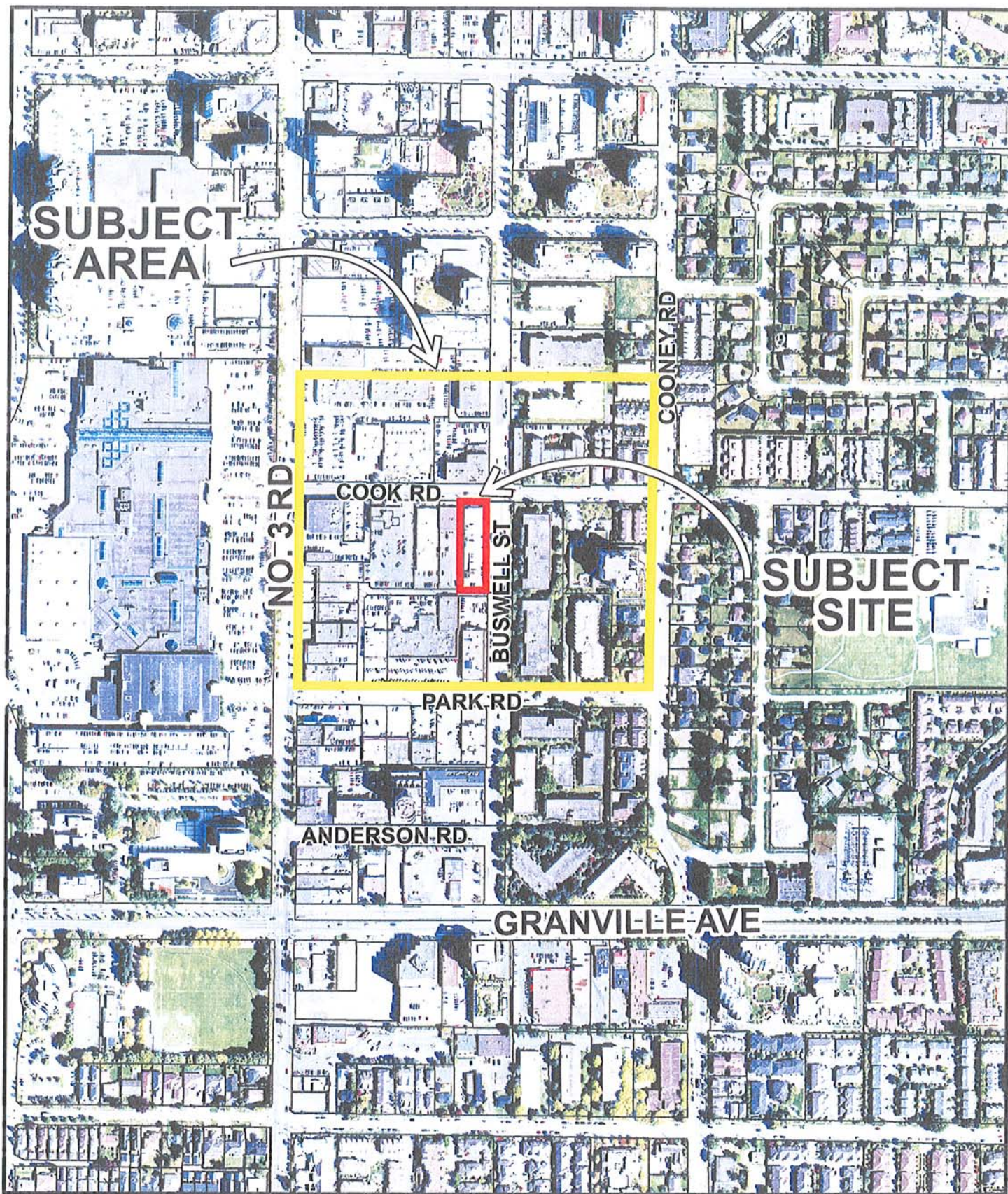
- (i) the views of the residents,
- (ii) the method used to gather the views of the residents, and



Scale: 1/4" = 1'

CITY OF RICHMOND	
DATE	
APR 01 2009	
RECEIVED	
Bldg Approvals	





6511 Buswell Steet

Original Date: 10/20/08

Amended Date: 10/27/08

Note: Dimensions are in METRES



REC'D MAR 25/09

March 18, 2009

Hello Joanne,

**RE: Notice of Liquor Licence Amendment Application in Your Neighbourhood**

I am Michelle and writing to strongly reject this application.

I remember some one applied for a similar licence last year. Are they the same one? I really do not understand why people keep trying to open another bar in this residential area. There is a bar around the corner already and it is really annoying that the drunken people were shouting, yelling and fighting at night. Besides, more buses pass in front of my apartment. It is annoying enough. Please send people to investigate what it really looks like with a bar in a residential area, especially during weekend nights (from Thursday to Sunday). Our life quality and safety are compromised already. Thus, please do not make our living environment worse.

My information is provided below.

Michelle Liu  
208-8251 Cook Road, Richmond BC V6Y 1V3  
Tel: (604) 760-8962

Please give us a safe, quite and highly qualified living environment. I appreciate it.

Sincerely Yours,



Michelle Liu

**Hikida, Joanne**

---

**From:** Bill [bill4sure@shaw.ca]  
**Sent:** March 24, 2009 4:58 PM  
**To:** 'Ronnie Paterson'; Hikida, Joanne  
**Cc:** 'Ronnie Paterson'  
**Subject:** Issue with Legends' licence application

Would like to offer this to you Joanne, in follow up to our phone conversation this afternoon. I did meet with Ronnie Paterson of Legends Pub this past weekend and we discussed in more detail what their plans are both with respect to the license application and to address the noise concerns with Legends. Am now aware that the liquor store would be placed on Park Road and Ronnie has explained their plans for the seating modifications in Legends. He also pointed out the sign that has been placed by the exit door which requests respect of their neighbors, has indicated that cameras will be mounted on the roof and if necessary direct surveillance would be made of the roof on occasion. I am pleased to have met Ronnie and do believe that, on behalf of Legends, he will make an effort to control the noise issue. He has indicated a willingness to meet on occasion to review the status and I look forward to that. All in all Joanne, I am satisfied with the plans, will always promote local business and currently have no reason to object to the changes planned. Thank you.

Bill Butchart  
6560 Buswell Street,  
Richmond

March 14, 2009

REC'D MAR 17/09

Ms. Joanne Hikida  
Licence Inspector  
City of Richmond  
Business Licences  
Liquor Licence Application  
6911 No 3 Road,  
Richmond

Dear Joanne;

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.

You and I did speak shortly after I sent my first letter to you on September 14, 2008. On that same day, I faxed a letter outlining my noise concerns to Legends Pub, advising also that I was registering my concerns with you and if necessary would involve the RCMP as well. Received this email response the next day:

From: "LEGENDS PUB" <legendspub@shawbiz.ca>

Legends Pub  
6511 buswell street  
Richmond bc  
V6y 3b5

September 15, 2008

To Whom It May Concern:

In response to your letter September 14, 2008 I would like to reassure you and make it clear that we are not increasing the seating capacity. We are giving up seats in our restaurant to accommodate the pub. The Pub will also only be here temporarily. As for the noise on the roof top, please at anytime call us when this is happening or feel free to call the police. Both Glenn and I live in the community, and have children that go to school here. We understand and expect people to have concerns. If you have any more concerns please feel free to call myself (Jennifer Yates) or my business partner (Glenn Jensen) at (604) 276-2343.

Sincerely

Jennifer Yates  
Legends Pub

The phone number mentioned in the email is that of the pub. I responded immediately, asking how far Jennifer or Glenn live from the pub, how long is "temporarily" and advised I would keep full records and make these available to the Business Licence office, whom I had already contacted. Never heard back from Jennifer. Or Glenn.

On January 28<sup>th</sup> however, I did receive a call from Ronnie Paterson, who introduced himself as the silent partner and we had a fairly lengthy conversation. Explained that I would always promote small business and that in return I expected his to primarily realize they are located in a residential area and respond accordingly. He asked me to send him an email in follow up to our conversation and did so:

**From:** Bill [mailto:bill4sure@shaw.ca]  
**Sent:** January-28-09 5:01 PM  
**To:** ronnie@rokapa.com  
**Subject:** Follow up to phone conversation

Was good to speak with you this afternoon Ronnie, as it ensures I better understand what plans you have for the Legends Pub and you better understand my (our) concerns with the existing scenario. You have advised me that the plans for the Legends Pub will not entail any major physical alterations, but rather involve re-assigning an existing area. As you are "parking" the licence from another closed pub, are not adding new seating and are not adding a liquor store, I have no concerns with the proposed changes to Legends under the condition that attempts are made to address the existing noise concern. During our conversation, I advised you that there have been occasions when patrons of Legends have made an excessive amount of noise. It tends to be from the roof; they seem to move there at/near closing time and can be quite intrusive. Any resizing/addition to the existing facility would compound the matter and that has been the major concern for residents of these buildings.

You have indicated that you and the other two owners are preparing a plan to address the noise matter. Again, on the basis of simple internal seating modifications and of successfully addressing the noise issues, I have no concern with the plans as expressed to me on the phone today. Good luck.

Bill Butchart  
6560 Buswell Street,  
Richmond

To which he responded:

**From:** Ronnie Paterson [mailto:ronnie@rokapa.com]  
**Sent:** Thursday, January 29, 2009 8:24 AM  
**To:** 'Bill'  
**Subject:** RE: Follow up to phone conversation

Bill...i would like to thank you very very much for your understanding and support....i will honour what i have shared and look forward to meeting you real soon

Regards

Ronnie

There was a recent article in the local paper, entitled "Legends' store licence on hold". This article included these statements:

- They intend to use the licence for the purpose of a liquor store within the restaurant.
- With the licence transfer hanging in the balance, the owners threw committee a bone when they offered to reduce the opening hours of the transferred licence to 11am to 3pm

There are quite enough liquor stores in the area already, one located within the pub is not necessary and will promote more flow through traffic. "Threw committee a bone". Now let's be serious. They are proposing to reduce the operating hours of one licence, located within another? And closing one section will cause the patrons to do what? I never actually heard from our Property Manager, as so indicated in the article. But that is another issue. Course I never actually received the invitation to meet Ronnie either.

Please note that in my email of January 28<sup>th</sup> to Ronnie I state "..., are not adding new seating and are not adding a liquor store..." That is what I was told by Ronnie on the phone and am now seeing in the paper that the licence would be used to add a store. Also from my email "You have indicated that you and the other two owners are preparing a plan to address the noise matter." During the week before last I was awoken on four different nights. These are not short disturbances Joanne, but are loud. I would like to think that someone is going to hold the owners accountable for their plan to address the noise issue.

My initial concern raised with you was on the basis of the noise concern being compounded. Have since been mislead by one of the owners, in that the change planned does include a liquor store and have failed to see the results of any steps being taken to reduce the noise level. From my perspective, his licence application should be denied as it can always be applied for later at another location. Will advise Ronnie by email that I have submitted this to you, will explain why, and that if the noise level increases with the warmer weather I will respond to it. Thank you Joanne and look forward to hearing back from you



Bill Butchart  
212 - 6560 Buswell Street,  
Richmond, BC V6Y 2G7  
604 295 5939  
[bill4sure@shaw.ca](mailto:bill4sure@shaw.ca)

Real Estate ☐  
Management ☐

MEMBER - REAL ESTATE BOARD

April 2, 2009

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

Attn: J. Hikida – Licence Inspector

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

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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 confirm with the City of Richmond that Strata Council's decision remain the same as stated in our last letter dated August 28, 2008.

Yours truly,

Lucky Realty Ltd.  
Strata Management for Strata Plan LMS2845

  
Betty Lo  
Property Manager

c.c. Strata Council

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 3<sup>rd</sup> 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

# J.P. MALONE'S PUB

PC:  
Glenn  
McLaughlin  
Joanne  
Hiki da  
Victor Duarte  
for information

82-75-30-031

Via Fax 1-250-387-9184

**Attention: Cheryl Caldwell**

MAR 24 2009

**& DISTRIBUTED**

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")

- A. I wish to oppose the captioned application which appears to be designed in an attempt to take advantage of the intent of the Liquor Control and Licensing Branch's policies and regulations.
- B. The sub-let of a 25 seat portion of an existing pub to relocate a Primary Liquor Licence would then allow the applicant (sub-tenant) to apply for a private liquor store licence in my trading area.
- C. As a local businessman in the same marketplace this would pose a threat to my livelihood.
- D. Historically, "Legends", the existing pub (which is to be subletting to the applicant) already had a Private Liquor Store Licence. This was transferred to it's Terra Nova location. Now the applicant which is a proposed tenant (and business partner) of that same Primary Licence holder is asking to relocate it's own Primary Licence.
- E. Mr. Glen Jenson, Don Yates of Legends Pub and the applicant, Ron Patterson are now partners and plan to relocate this new store to Park Road. Ron Patterson was formerly with The Berezan Group and Molson's Canada.

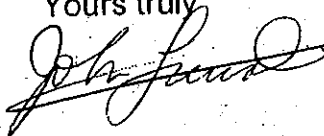
nt, Ron Patterson  
Road. Ron  
s Canada  
MAR 23 2009  
RECEIVED  
CITY CLERKS OFFICE



- F. As stated in the published Liquor Licence Amendment Application, the proposed hours of operation are four hours a day from 11 am to 3 pm. The pub will not have a kitchen. The intention is to have a Liquor Primary Licence approved so they can open a liquor store one half block away.
- G. A liquor store and pub operating under the name of Richmond Station, formerly The Garage Liquor Store is located at 8260 Westminster Highway, only two blocks from Legend's Pub.
- H. 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 Richmond Station is .45 kilometers.
- I. 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.
- J. I do not think this is an appropriate time to approve an additional Liquor Primary Licence in this area. Malone's Pub is open from 11 am – 1 am. Even with these extended hours, we are finding it very difficult to operate. It may be necessary for us to reapply for longer hours to maintain our business.

I have operated my business in compliance with the Liquor Control Licencing Board policies and regulations and invested substantially relying on the same policies and regulations along with the City of Richmond's bylaws and policies. 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

ATTACHMENT 8

March 28, 2009

The Mayor and the Council,  
Richmond.

Re: Proposed Bar/Lounge & Future LRS on Buswell St.

I am the new owner of Richmond Station Pub & LRS (old "GARAGE") in the Richmond Public Market; I strongly oppose the above mentioned project:

Starting from Skyline Hotel to Frances Street there are seven liquor stores along No. 3 Road, plus all bars have off-sale available.

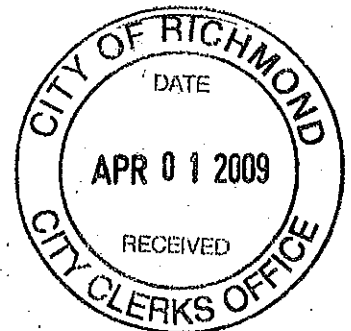
More competition along this corridor will only start price-war and degrade the quality of the liquor industry and attracting undesirable cliental in the area.

With the sky-train coming more liquor outlets is simply the best recipe for turning our downtown core into skid-row.

My LRS is barely ½ KM from Legends and my business is not even paying for itself, imagine the competition down the line.

Sincerely,

Nirmal Walia  
604 209 6353



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

Via Fax 1-250-387-9184

**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:

- A. I wish to oppose the captioned application which appears to be designed in an attempt to take advantage of the intent of the Liquor Control and Licensing Branch's policies and regulations.
- B. The sub-let of a 25 seat portion of an existing pub to relocate a Primary Liquor Licence would then allow the applicant (sub-tenant) to apply for a private liquor store licence in my trading area.
- C. Historically, "Legends", the existing pub (which is to be subletting to the applicant) already had a Private Liquor Store Licence. This was transferred to it's Terra Nova location. Now the applicant which is a proposed tenant (and business partner) of that same Primary Licence holder is asking to relocate it's own Primary Licence.
- D. Mr. Glen Jenson, Don Yates of Legends Pub and the applicant, Ron Patterson are now partners and plan to relocate this new store to Park Road. Ron Patterson was formerly with The Berezan Group and Molson's Canada.
- E. As stated in the published Liquor Licence Amendment Application, the proposed hours of operation are four hours a day from 11 am to 3 pm. The pub will not have a kitchen. The intention is to have a Liquor Primary Licence approved so they can open a liquor store one half block away.

- F. A liquor store and pub operating under the name of Richmond Station, formerly The Garage Liquor Store is located at 8260 Westminster Highway, only two blocks from Legend's Pub.
- G. 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 Richmond Station is .45 kilometers.
- H. 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 the above concerns be addressed and taken into consideration before a decision is made to approve the Application.

Yours truly,



c.c. Mayor and Councillors  
c.c. Licence Department

Fax No. 604 276-4332  
Fax No. 604 276-4157

SUSIE MALONE  
UNIT 200-8055 ANDERSON RD  
RICHMOND BC  
V6Y 1S2  
604-247-2411

MARCH 09

To The City of Richmond

I would like to advise you that I have no objection to the location of the new license that has been applied for that potentially will go adjacent to the existing Legends Pub. The number of seats (20) and the hours of operation (11:00 A.M. - 3:00 P.M.) that is being requested is reasonable and not at all detrimental to the community!

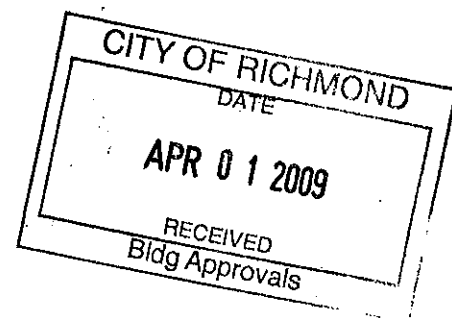
I appreciate you taking time to all me to voice my level of support!

Regards,

Janice Cunningham

#7-6431 Cooney Rd  
Richmond, BC V6Y2J5

Janice Cunningham



**APPLICATION FOR  
RELOCATION OF  
  
LIQUOR PRIMARY  
  
LICENSE**

**BUSWELL AND COOK**

April 14, 2009

Dear Mayor and City Councillors

As we embark on the final decision making process of the potential relocation of my Liquor Primary license, i would like to clarify some core issues:

- My objective has been to re-locate an existing Liquor Primary (LP) License from the Lansdowne road to Buswell and Cook
- The request is to consolidate the license to the Food Primary side of Legends Pub
  - Removing a full service pub from our community
- The new LP will consist of 20 seats with the hours of operation from 11:00 A.M. to 3 P.M. Monday – Sunday
  - Emphasis on Lunch business only
- I have met neighbours and implemented an aggressive plan (attached) to their satisfaction addressing noise concerns at Legends Pub when patrons exit the pub at closing
- I was very committed to addressing any concerns the 6511 Cooney Road Complex may have had but they did not respond to letters (English and Mandarin) to visit the site to explain the re-location process
- If the re-location application gets denied, my efforts would inevitably be redirected to opening a new full service Pub in another location subject to zoning and further public consultation

I appreciate your time and effort and I sincerely hope the process will meet your expectation and approval status.

Respectfully,



Ronnie Paterson

**ACTION PLAN – NOISE RESTRAINT**

- CAMERAS INSTALLED TO MONITOR CUSTOMER AND NON CUSTOMER BEHAVIOUR ON ROOF PARKING LOT
- SECURITY TO PATROL PARKING LOT FOR THE NEXT 90 DAYS TO DETERMINE NOISE CONCERNS AND ESTABLISH ACTION PLAN TO ELIMINATE LOITERING
- NEW SIGNS INSTALLED IN PUB ASKING CUSTOMERS TO “RESPECT NEIGHBOURS AND EXIT QUIETLY AND RESPECTFULLY”
- ADDITIONAL STAFF EMPLOYED FOR THURSDAY, FRIDAY, AND SATURDAY EVENINGS TO ENSURE CUSTOMER AND NEIGHBOURHOOD SAFETY
- MET WITH NEIGHBOURS TO DISCUSS STRATEGY FOR WARM SUMMER EVENINGS (WINDOWS OPENED) AND NOISE RESOLVE
  - ANDY MCLAUGHLAN AND BILL BUTCHART
- STAFF REVIEW AND UPDATE ON SERVING IT RIGHT PROGRAM – ADDRESSING ALCOHOL CONSUMPTION LEVELS, DRINKING AND DRIVING, NOISE BY-LAW, RESPONSIBLE USE, AND OVERALL CUSTOMER BEHAVIOUR – NON CUSTOMERS LOITERING IN PARKING LOT MUST CEASE
- STAFF REVIEW ON MAJOR PROMOTIONAL EVENINGS I.E. UFC, STANLEY CUP PLAYOFFS, INTERNATIONAL SPORTING EVENTS
  - RESPONSIBLE USE
  - CROWD CONTROL AND ENFORCEMENT
  - ADDITIONAL SECURITY
- IMPLEMENTATION OF NEW SMOKING BY-LAW (WILL REDUCE NOISE OUTSIDE OF IMMEDIATE PUB AREA)
- APPLICATION FOR RE-LOCATION OF NEW LP REDUCED TO 20 SEATS AND HOURS OF OPERATION FROM 11:00 A.M. TO 3:00 P.M.



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***CITY OF RICHMOND – MEMBERS OF COUNCIL***

**SUMMARY OF DEVELOPMENTS AND SUPPORT OF APPLICATION FOR  
RELOCATION OF LIQUOR PRIMARY LICENSE**

- REDUCTION OF SEATS FROM 165 TO 20 (REMOVED 145 SEATS FROM UNDESIRABLE AREA ON LANSDOWNE ROAD)
- REDUCTION OF HOURS FROM 92 TO 28 PER WEEK (LUNCH ONLY) TO ACCOMODATE NEIGHBOURS CONCERN ON LATE HOURS
- PERSONALLY MET WITH NUMEROUS NEIGHBOURS TO DISCUUS RELOCATION AND STRATEGY TO WORK WITH COMMUNITY
- ADDRESSED NOISE ISSUE WITH 4 NEIGHBOURS (SEE ACTION PLAN) TO THEIR SATISFACTION
- 22 LETTERS OF SUPPORT FROM NEIGHBOURS (WITHIN 1 BLOCK)
- 4 LETTERS OF SUPPORT FROM COMMUNITY TEAMS AND LOCAL CHARITY (JUNIOR HOCKEY, MINOR HOCKEY, MINOR LACROSSE, RMD CHAMBER)
- 1 LETTER OF SUPPORT FROM LOCAL LIQUOR INSPECTOR
- 250+ LETTERS OF SUPPORT FROM RICHMOND RESIDENCES
- LETTERS OF SUPPORT FROM HOSPITALITY INDUSTRY
  - KINGSHEAD PUB AND LIQUOR STORE
  - O'HARES LIQUOR STORE
  - TUGBOAT ANNIES PUB AND LIQUOR STORE
  - SPORTSTOWN PUB AND RESTAURANT
  - BOSTON PIZZA

**Ronnie Paterson**

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**Subject:** FW: Issue with Legends' licence application

**From:** Bill [mailto:bill4sure@shaw.ca]  
**Sent:** March-24-09 4:58 PM  
**To:** 'Ronnie Paterson'; Joanne Hikida  
**Cc:** 'Ronnie Paterson'  
**Subject:** Issue with Legends' licence application

Would like to offer this to you Joanne, in follow up to our phone conversation this afternoon. I did meet with Ronnie Paterson of Legends Pub this past weekend and we discussed in more detail what their plans are both with respect to the license application and to address the noise concerns with Legends. Am now aware that the liquor store would be placed on Park Road and Ronnie has explained their plans for the seating modifications in Legends. He also pointed out the sign that has been placed by the exit door which requests respect of their neighbors, has indicated that cameras will be mounted on the roof and if necessary direct surveillance would be made of the roof on occasion. I am pleased to have met Ronnie and do believe that, on behalf of Legends, he will make an effort to control the noise issue. He has indicated a willingness to meet on occasion to review the status and I look forward to that. All in all Joanne, I am satisfied with the plans, will always promote local business and currently have no reason to object to the changes planned. Thank you.

Bill Butchart  
6560 Buswell Street,  
Richmond

\* BILL WAS INITIALLY OPPOSED TO THE  
IDEN BUT BECAME SUPPORTIVE  
WHEN HE WAS PRESENTED THE  
PLAN !

2x

18 in

24 in

*Thank you  
for your  
patronage*

**PLEASE RESPECT  
OUR GOOD  
NEIGHBOURS AND  
EXIT QUIETLY**

