



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

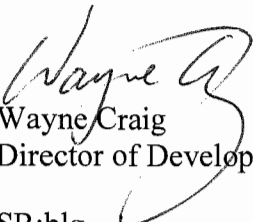
Date: January 10, 2013

File: ZT 13-645068

Re: Application by JAK Group, DBA and DKJK Investments Ltd. for a Zoning Text Amendment to Amend the "Auto-Oriented Commercial (CA)" Zone to Permit a Type 2 Retail Liquor Store at 8555 Sea Island Way and to Amend the "Hotel Commercial (ZC16) – Capstan Village (City Centre)" Zone to Remove a Type 1 Liquor Store from 3031 No. 3 Road

Staff Recommendation

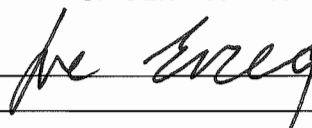
1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9091, to amend the "Auto-Oriented Commercial (CA)" zone to allow a 222 m² type 2 retail liquor store at 8555 Sea Island Way, be introduced and given first reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9092, to amend the "Hotel Commercial (ZC16) – Capstan Village (City Centre)" zone to remove type 1 retail liquor store as a secondary use at 3031 No. 3 Road, be introduced and given first reading.


Wayne Craig
Director of Development

SB:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

JAK Group, DBA and DKJK Investments Ltd. have applied to the City of Richmond for a zoning text amendment to the “Auto-Oriented Commercial (CA)” zone to allow a type 2 retail liquor store located at 8555 Sea Island Way (Unit 135 and 140 of 8555 Sea Island Way)(**Attachments 1, 2 & 3**).

Staff recommends that the subject zoning text amendment application (ZT 13-645068) be accompanied with a second zoning text amendment to remove the permitted secondary use of “Retail Liquor 1” (private liquor store) for the former private liquor store location at 3031 No. 3 Road on a site zoned “Hotel Commercial (ZC16) – Capstan Village (City Centre)” (**Attachment 4**). The liquor store was located in the Comfort Inn Hotel building, which is in the process of being demolished.

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 liquor store license from the former Comfort Inn at 3031 No. 3 Road (**Attachment 4**) to a new location across the street in the existing commercial shopping centre at 8555 Sea Island Way. The applicant intends to construct a 221.7 m² (2,386 ft²) liquor store in unit 135 and 140 of the commercial building addressed 8555 Sea Island Way.

To allow type 2 liquor retail use at the proposed new location, the “Auto-Oriented Commercial (CA)” zone must 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 a maximum floor area of 221.7 m². The proposed store size of 221.7 m² (2,386 ft²) is more restrictive than the store size limit in the “Retail Liquor 2” definition, which is a maximum floor area of 510 m² (5,490 ft²).

The previous liquor store was approximately 278.8 m² (3,000 ft²) and located in the Comfort Inn building located at 3031 No. 3 Road. “Retail Liquor 1” is defined as a secondary use to a neighbourhood public house and is permitted as a ‘secondary use’ in the “Hotel Commercial (ZC16) – Capstan Village (City Centre)” zone. The ZC16 zone is a site specific zone that only applies to the property at 3031 No. 3 Road and is the only property affected by the proposed removal of “Retail Liquor 1” use from the permitted secondary uses in the zone. Staff are proposing to remove the use in accordance with previous Council direction that zoning should only permit a retail liquor store where a store actually exists.

The previous site at 3031 No. 3 Road is subject to a separate rezoning application (RZ 12-60304) that being reviewed by staff. The application was submitted by Yuanheng Seaside Developments Ltd. for a high-rise mixed-use development on a land assembly at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way. The rezoning application

will be presented to Planning Committee upon completion of staff review. The applicant for the rezoning application has been informed of the proposed zoning changes affecting the previous location.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached as **Attachment 5**.

Surrounding Development

Development surrounding the proposed liquor store location includes:

To the North: Across Bridgeport Road, are low-rise industrial buildings on lots zoned “Light Industrial (IL)”.

To the East: Across Sexsmith Road, is a vacant large format store on a lot zoned “Auto-Oriented Commercial (CA)”.

To the South: Across Sea Island Way, is a vacant lot, zoned “Single Detached (RS1/F)” and a rezoning application is under review (RZ 12-610011) for a high-rise mixed-use development at 3200, 3220, 3240, 3300 and 3320 No. 3 Road and 3171, 3191, 3211, 3231, 3251, 3271, 3291, 3331 and 3371 Sexsmith Road (Pinnacle International (Richmond) Plaza Inc.) on lots currently zoned “Single Detached (RS1/F)”.

To the West: Across No. 3 Road, a rezoning application is under review (RZ 13-628557) for a high-rise commercial education development at 8320, 8340 and 8440 Bridgeport Road and 8311 & 8351 Sea Island Way (Wensley Architecture Ltd.) on lots currently under “Land Use Contract 126”.

To the South-west: Across No. 3 Road and Sea Island Way, is the previous location of the subject liquor store. A rezoning application is under review (RZ 12-60304) for a high-rise mixed-use development at 3031, 3211, 3231, 3291, 3311, 3331 and 3351 No. 3 Road and 8151 Capstan Way (Yuanheng Seaside Developments Ltd.) on lots currently zoned “Hotel Commercial (ZC16) – Capstan Village (City Centre)” and “Auto-Oriented Commercial (CA)”.

Related Policies & Studies

The proposed zoning text amendment Bylaw 9091 has been reviewed in relation to the 2041 Official Community Plan (OCP) and related policies (e.g. Aircraft Noise Sensitive Development), Flood Plain Management Bylaw, and Council policies regarding licensee retail stores (private liquor stores). An overview of these policies is provided in the “Analysis” section of this report.

Consultation with the Ministry of Transportation & Infrastructure (MOTI)

Consultation with the Ministry of Transportation & Infrastructure (MOTI) is required due to the proximity of Bridgeport Road and Sea Island Way. Ministry staff has reviewed the proposal and have no objections to the zoning text amendment. MOTI approval is required prior to zoning text amendment adoption.

Public Input

Informational signage is posted on the subject site and a neighbourhood survey was conducted by the applicant to notify the public of the subject application. In addition, the statutory Public Hearing will provide further opportunity for public input regarding the zoning text amendment application. The results of the consultation support the proposed zoning text amendment application, as explained below.

Neighbourhood Survey

In accordance with Council Policy 9307 regarding Licensee Retail Store (LRS) rezoning applications, a neighbourhood survey was conducted by the independent market research company, Kirk Marketing, in November, 2013. A summary report was prepared on December 4, 2013 and submitted to the City (**Attachment 6**) describing the neighbourhood survey process undertaken by the applicant and the neighbourhood survey area. The purpose of the neighbourhood survey was to collect public opinion on the proposed new location of the proposed liquor store from businesses and residences within a neighbourhood survey catchment area identified by City staff.

Neighbourhood survey packages with a survey form and pre-addressed stamped return envelope were delivered on Tuesday, November 12, 2013 to all 51 civic addresses for residences and businesses in the identified neighbourhood survey catchment area (**Attachment 6**). A total of 16 completed surveys were mailed back to Kirk Marketing; representing a 31% response rate. All of the returned survey forms were in support of the proposal, no objections or concerns were expressed.

At the time of writing this report, no additional public correspondence has been received regarding the proposed zoning text amendment application.

AnalysisOfficial Community Plan (OCP)

The subject site is designated as Urban T5 (45m) in the City Centre Area Plan Bridgeport Village (2031) Specific Land Use Map. The proposal complies with this land use designation.

Aircraft Noise

The subject site is located within Area 2 of the OCP Aircraft Noise Sensitive Development Policy, which requires noise mitigation to be incorporated within new buildings and registration of a restrictive covenant on Title. As there are no new buildings proposed, a restrictive covenant is not sought at this time.

Policy 9307 Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9307 (**Attachment 7**) is intended to generally discourage the proliferation of stand-alone liquor stores, and to provide guidelines and criteria for rezoning applications for Licensee Retail Stores (liquor stores).

As stated above, a neighbourhood survey was conducted by an independent market research company to collect public opinion on the proposed location of the liquor store (**Attachment 6**) and no concerns about the proposal were received.

The proposal is in keeping with Council's direction that liquor stores only be allowed on sites where a store physically exists, is in keeping with the intention to discourage the proliferation of liquor stores, and the Public Hearing will provide the public with an additional opportunity to provide input. On this basis, the proposal is considered supportable by staff.

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

Council Policy 9309 (**Attachment 8**) provides guidelines regarding Licensee Retail Store rezoning applications for consideration along with Policy 9307.

The proposal does not comply with the following aspect of Policy 9309:

- The proposed location is not within a commercial shopping centre that caters to the day-to-day needs of nearby residents with an aggregate floor area of at least 2,800 m² (30,150 ft²). The proposed location is within a modest commercial development with an aggregate area of roughly 1,290 m² (13,800 ft²). Staff recommend support for the proposal as the proposed site is in close proximity to the previous location and is located in a commercial development with a range of services.

The proposal complies with the following aspects of the Policy 9309:

- The application is for the relocation of an existing Licensee Retail Store. The proposed location is not within 500 m of another Licensee Retail Store or BC Government operated liquor store. The closest Licensee Retail Stores to the proposed location is almost 1.5 km away at 3031 Beckman Place.
- The proposed location is not within 500 m of a school, park, or community centre.
- The proposed 221.7 m² (2,386 ft²) liquor store size is significantly smaller than the maximum floor area of 510 m² (5,490 ft²) recommended in the policy and permitted under Zoning Bylaw 8500 for a type 2 retail liquor store. The proposed site specific zoning allowance for the type 2 liquor store is proposed to be limited to a maximum floor area of 222 m².

- The existing 8555 Sea Island Way building is set back from Bridgeport Road behind existing landscaping area and fronts onto Sexsmith Road and the internal parking area. The shopping centre has vehicle accesses from Sexsmith Road and Sea Island Way and dedicated pedestrian connections to No. 3 Road, Sexsmith Road and Sea Island Way.
- The existing commercial centre has adequate pedestrian and vehicle circulation.
- RCMP Crime Prevention staff have reviewed the proposal and have no objections to the zoning text amendment.

Financial Impact or Economic Impact

None.

Conclusion

The proposed zoning text amendment to the “Auto-Oriented Commercial (CA)” and “Hotel Commercial (ZC16) – Capstan Village (City Centre)” zones will allow an existing Licensee Retail Store (private liquor store) to relocate from 3031 No. 3 Road across street to 8555 Sea Island Way. Based on the proximity to the former location, existing commercial development at the proposed location and the proposal’s general compliance with City policies and Provincial regulations that limit the proliferation of new Licensee Retail Stores, staff recommend support for the proposal to relocate the liquor store to 8555 Sea Island Way.

On this basis, staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaws 9091 and 9092, be introduced and given first reading.



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

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9091, the developer is required to complete the following:

1. Final Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9092.
2. Provincial Ministry of Transportation & Infrastructure Approval.

SB:blg

Attachment 1: Location Map

Attachment 2: GIS Aerial Photo

Attachment 3: Conceptual Development Plans

Attachment 4: Location Map of Existing Location at 3031 No. 3 Road

Attachment 5: Development Application Data Sheet

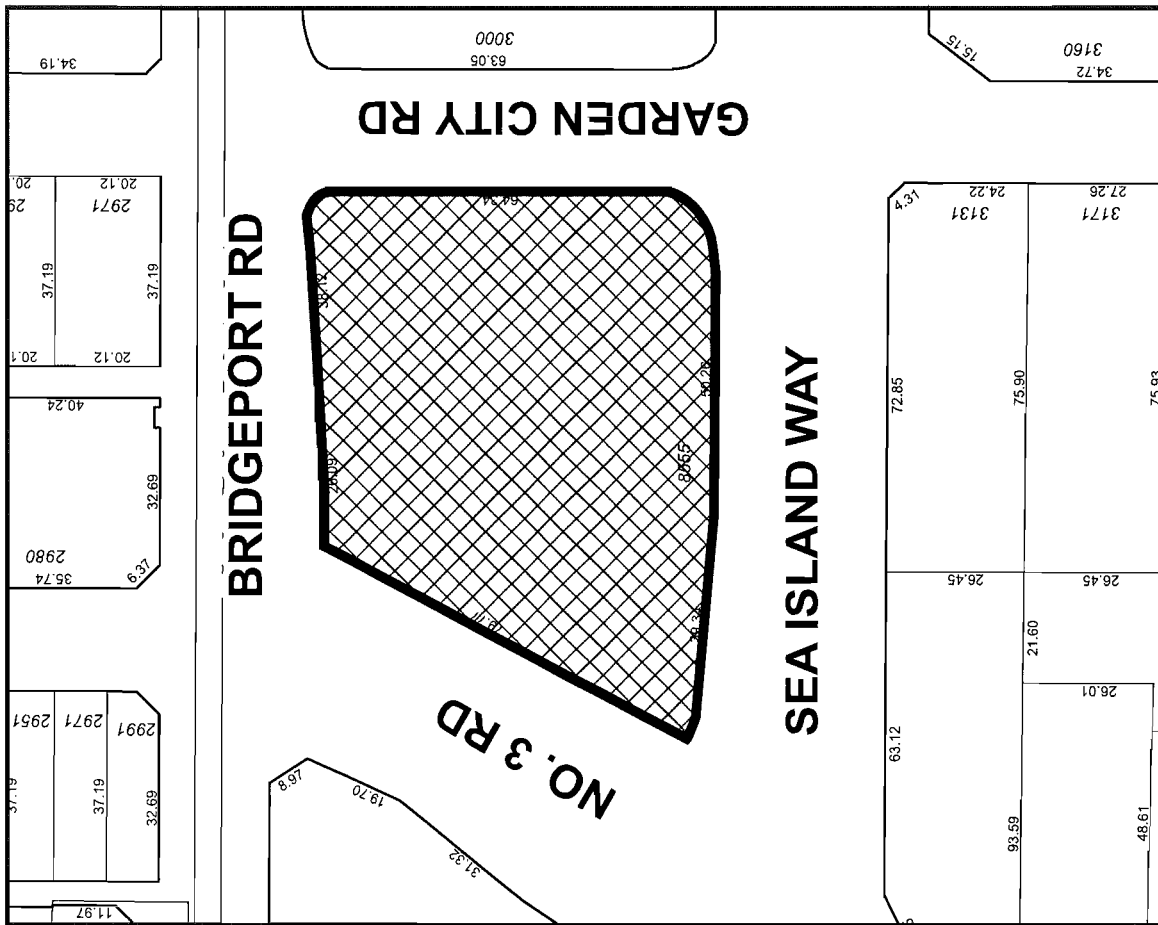
Attachment 6: Neighbourhood Survey Summary Report (December 4, 2013)

Attachment 7: Council Policy 9307 (LRS Rezoning Applications)

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

City of
Richmond

The map displays a grid of streets and lots. Key streets include Bridgeport Rd, Sea Island Way, Sexsmith Rd, No. 3 Rd, and Garden City Rd. A lot at the intersection of Bridgeport Rd and Sea Island Way is highlighted with a cross-hatch pattern and labeled 'SITE' with an arrow. Various zoning codes are indicated on the lots, including IL, CA, HC, RS, ZHR10, ZC16, CR, and CG1. A north arrow and a scale bar are also present.

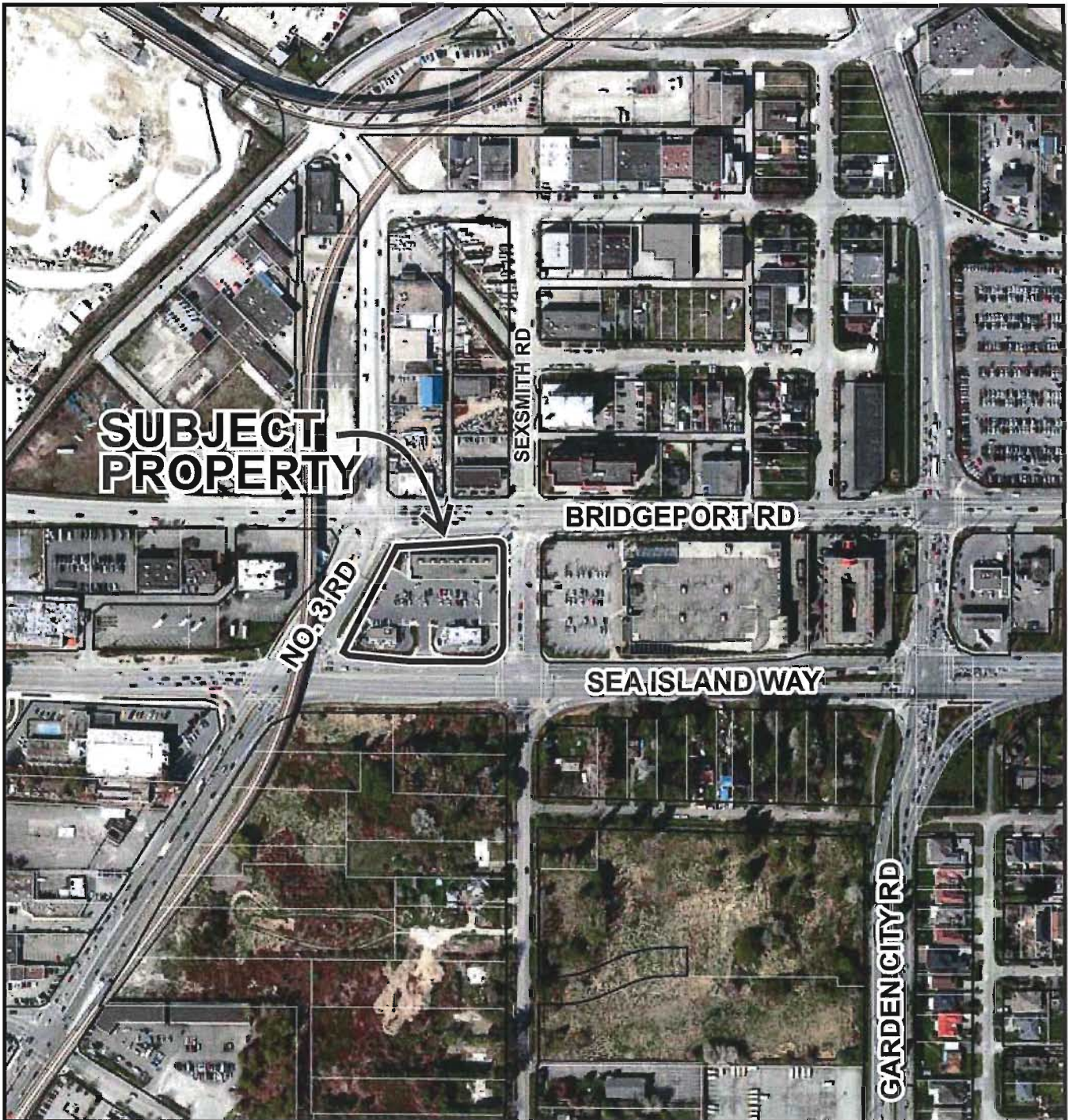


Note: Dimensions are in METRES

ZT 13-645068



City of
Richmond



ZT 13-645068

Original Date: 09/10/13

Revision Date:

Note: Dimensions are in METRES



SEA ISLAND LRS UNIT #135 & 140 8555 SEA ISLAND WAY, RICHMOND, BC SITE / RELOCATION PLAN	JOB NO: 5200 DRAWN: JF CHECKED: DK DATE: AUG. 2013	REV: 01 JB.0.1
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LOCATION

SEXSMITH ROAD

SEA ISLAND WAY

BRIDGEPORT ROAD

NO 3 ROAD

EXISTING RETAIL

EXISTING LOCATION

CNDSEA ISLAND WAY

243.5 M

NO 3 ROAD

EXISTING RETAIL

3031 NO. 3 ROAD

SITE PLAN

SCALE: 1" = 1'-0"

SITE INFORMATION

EXISTING LIQUOR RETAIL STORE CIVIC ADDRESS
 • LEGAL DESCRIPTION
 NEW PROPOSED LOCATION
 • LEGAL DESCRIPTION

SITE DATA

- SITE AREA
- ZONING
- FLOOR-AREA RATIO
- HEIGHT
- OFF STREET PARKING SPACES

3031 NO. 3 ROAD, RICHMOND, BC
 LOT 4, SEC. 28, REFERENCE PLAN LVP 2096
 #135 & #140 8555 SEA ISLAND WAY, RICHMOND, BC
 LOT 2, BLOCK SN LAND DISTRICT 36, SECTION 26, RANGE 6 W BCP 15122

- 6,774.10m²
- CA
- O-19
- 6.65m
- COMMERCIAL = 4 / 100m²
- RESTAURANT = 10 / 100m²
- PARKING PER BYLAW - 76 REQUIRED
- SERVICE/KITCHENWC = 1 / 100m²
- PARKING PER VARIANCE - 62 REQUIRED
- 71 PROVIDED
- ACCESSIBLE - 3 REQUIRED AND PROVIDED
- 243.5 METERS
- IMPARK

DISTANCE BETWEEN SITES:
 EVENING MALL SECURITY:

OWNER INFORMATION:
 TENANT INFORMATION:

777 PROPERTY INC / WASHINGTON PCI MANAGEMENT
 #1,700 - 1030 WEST GEORGIA ST., VANCOUVER, BC
 DKIK INVESTMENTS LTD.
 #170 - 5665 KINGSWAY, BURNABY, BC, V5H 2G4

SITE INFORMATION

EXISTING LIQUOR RETAIL STORE CIVIC ADDRESS	LEGAL DESCRIPTION	NEW PROPOSED LOCATION	LEGAL DESCRIPTION

SITE DATA

- SITE AREA
- ZONING
- FLOOR AREA
- HEIGHT
- OFF STREET

- HEIGHT
- OFF STREET PARKING SPACES

DISTANCE BETWEEN SITES:
EVENING MALL SECURITY:

OWNER INFORMATION:

TENANT INFORMATION:

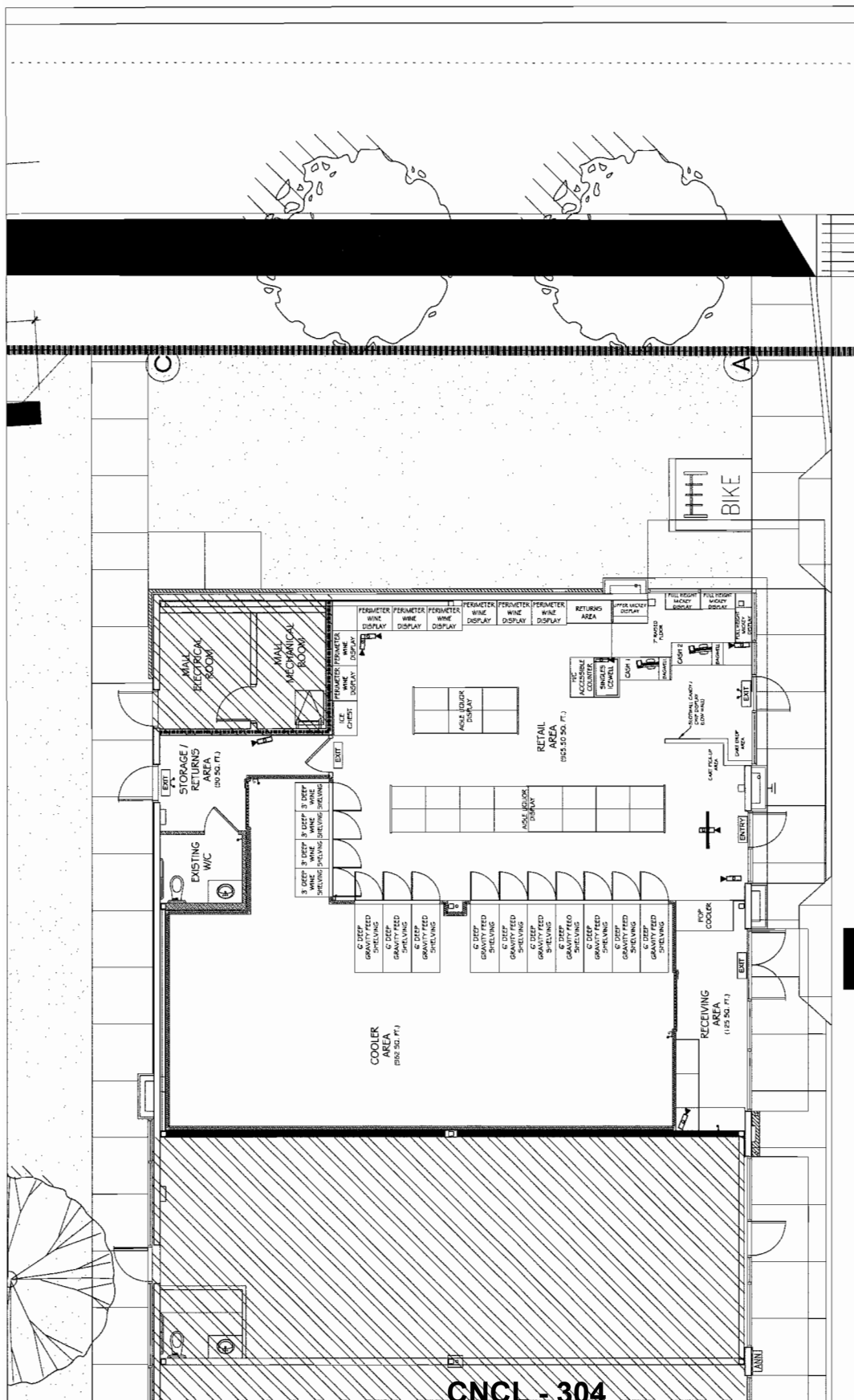
777 PROPERTY INC / WASHINGTON PCI MANAGEMENT
#1,700 - 1030 WEST GEORGIA ST., VANCOUVER, BC
DKJ INVESTMENTS LTD.
#170 - 5665 KINGSWAY, BURNABY, BC. V5H 2G4

EXISTING LOCATION

SITE PLAN

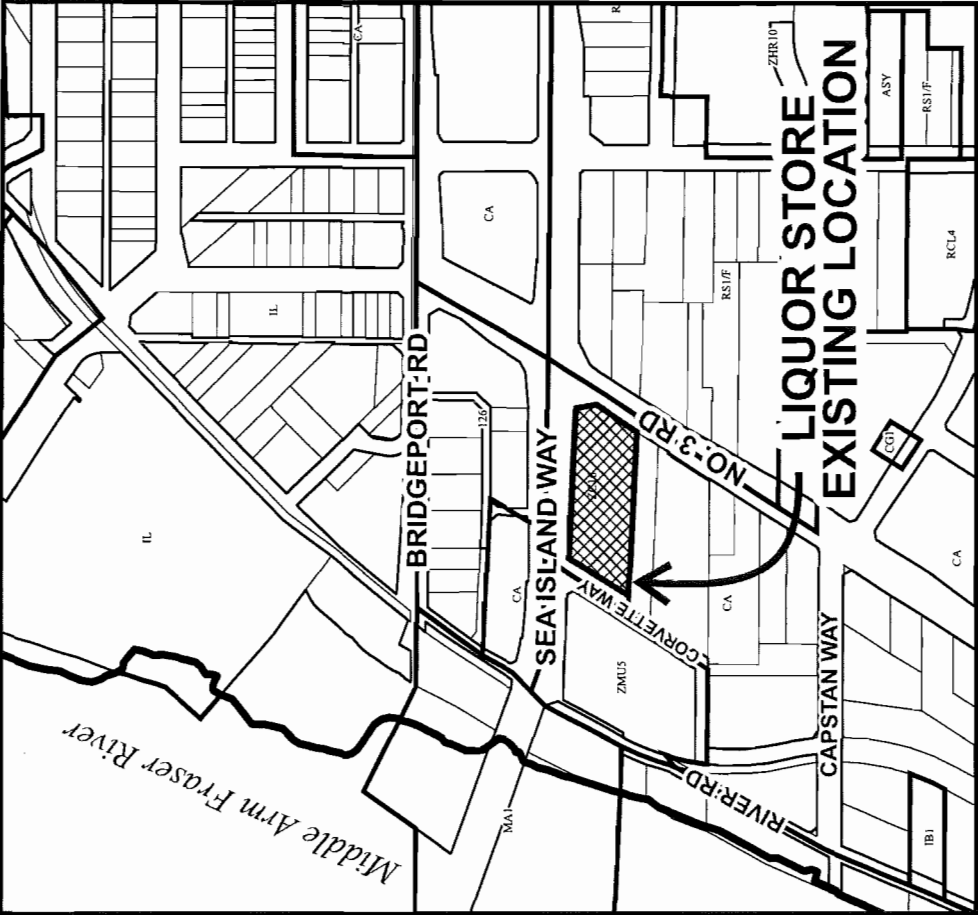
SCALE: $\frac{1''}{R} = 1'-0''$

CNCL-303

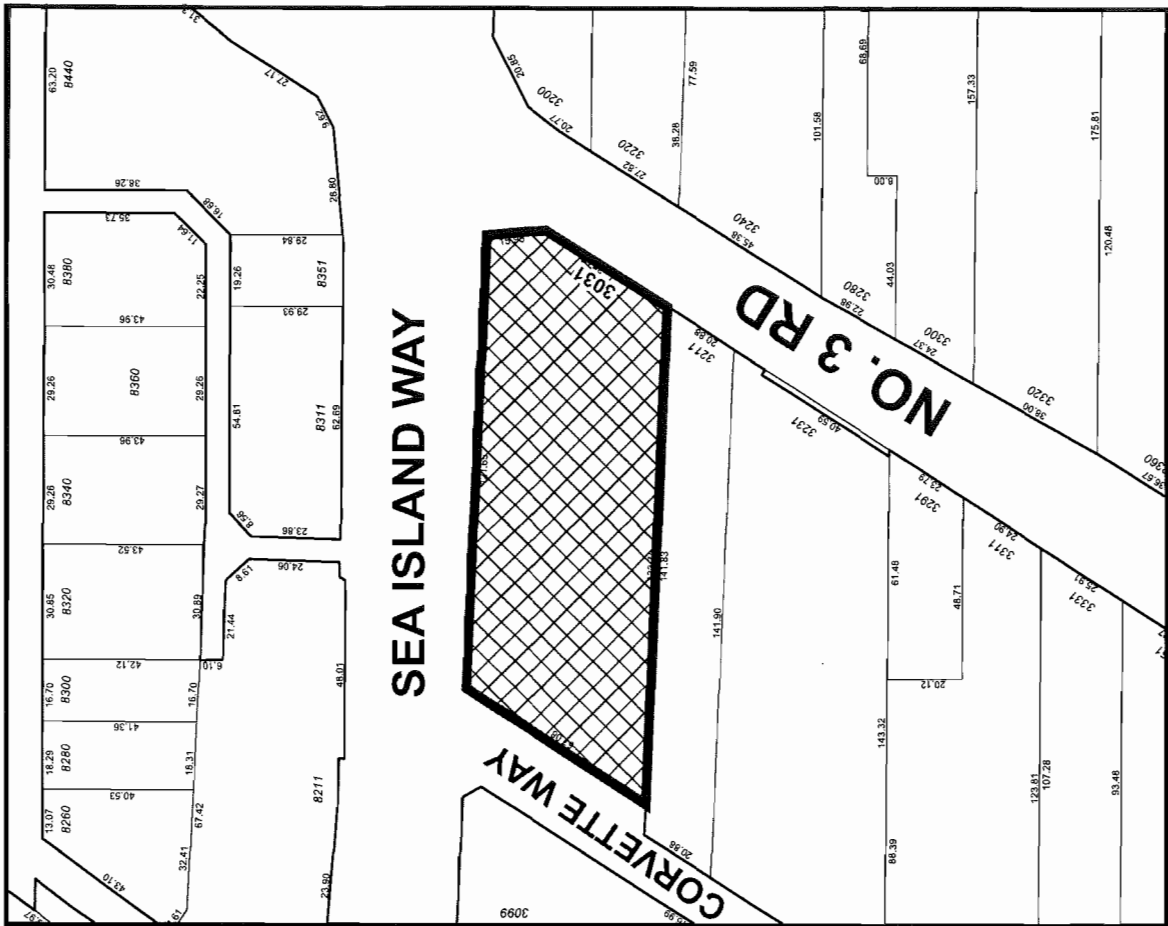


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ZT 13-645068

Original Date: 12/11/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-645068

Attachment 5

Applicant: JAK Group, DBA and DKJK Investments Ltd.

	Existing Location	Proposed Location
Address	3031 No. 3 Road	8555 Sea Island Way
Owner	Yuanheng Seaside Developments Ltd., Inc. No. BC0911549	777 Property Inc. Inc. No. 0835477
Site Size	6,506 m ²	6,773 m ²
Land Use	Hotel Commercial	Commercial
City Centre Planning Area	Capstan Village	Bridgeport Village
Area Plan Designation	Urban T5 (45m)	Urban T5 (45m)
Zoning	Hotel Commercial (ZC16) – Capstan Village (City Centre)	Auto-Oriented Commercial (CA)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.5	Existing	None permitted
Lot Coverage – Building	Max. 50%	Existing	None proposed
Setback – Public Road	Min. 3 m	Existing	None proposed
Height	Max. 12 m	Existing	None proposed
Off-street Parking Spaces	Change from general retail to liquor store does not increase parking requirement	Existing	None proposed
Retail Liquor 2 Store Size	Max. 510 m ²	Max 222 m ² on subject site	None proposed



Neighborhood Survey Summary Report

Text Amendment Rezoning Application (ZT 13 – 645068)

Created by Kirkmarketing Integrated Services Ltd.



Table of Contents

- A. About Kirk Marketing
- B. Summary Report Introduction and Timeline
- C. Survey Methodology
- D. Summary Report Addendums

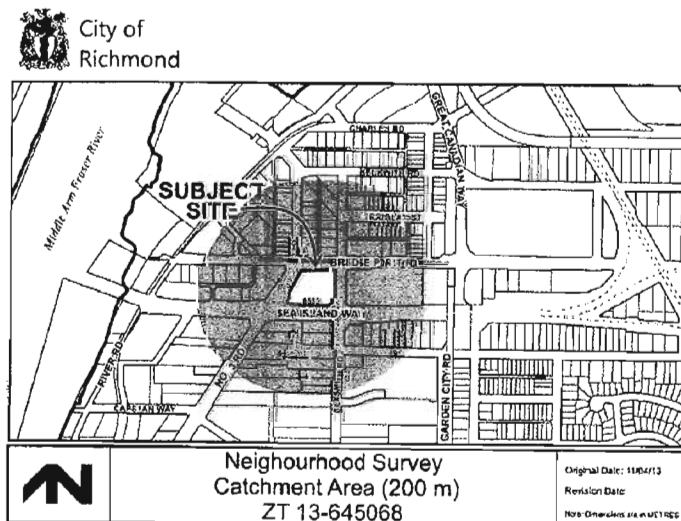


A. About Kirk Marketing

- a. Kirk Marketing (www.kirkmarketing.com) is a Richmond based marketing company and as per City of Richmond rezoning guidelines JAK Group DBA and DKJK Investments has contracted Kirk Marketing to prepare the Summary Report for the Neighborhood Survey for ZT 13 – 645068
- b. Kirk Marketing Account Director Hala Barakat has prepared this Summary Report, contact: 604 333 5545, halab@kirkmarketing.com
- c. Kirk Marketing was approved by the City of Richmond Planning Department to prepare this Neighborhood Survey Summary Report

B. Summary Report Introduction and Timeline

- a. On August 29, 2013 JAK Group DBA and DKJK Investments submitted a rezoning application for a zoning text amendment to allow a type 2 retail liquor store at 8555 Sea Island Way (Unit 135 & 140) on a site zoned Auto-Oriented Commercial (CA)
- b. On October 23, 2013 DKJK Investments received a letter from the City of Richmond Development Applications Department that the rezoning application is accepted and it advises of rules for placement of a rezoning sign
- c. On November 4, 2013 the City of Richmond Planning Department advised DKJK Investments that the Neighborhood Survey Catchment Area for ZT 13 – 645068 is 200 meters



Please see the attachment for full page Catchment Area Map

- d. On November 12, 2013 the City of Richmond approves the Neighborhood Survey Methodology and the approved Rezoning Sign is installed by Signmaster Signs at 8555 Sea Island Way in the appropriate position



- e. On November 11, 2013 the Neighborhood Survey is circulated by canvass to all businesses and homes within a 200 meter radius of 8555 Sea Island Way as per the map provided by the City of Richmond



Who did you reach today?

- f. As per the approved the Neighborhood Survey Methodology local residents have until November 27 for their completed surveys to arrive at the PO Box
- g. On November 28 Kirk Marketing collects all Neighborhood Surveys from PO Box 96017, Ironwood PO, Richmond, BC

C. Survey Methodology

- a. Neighborhood Survey Design: Cross Sectional
- b. Neighborhood Survey Envelope Content
 - Receiving Envelope
 - Exterior of the envelope will have the below underlined information on it
 - Attention: Dear Occupant
 - Re: Neighborhood Survey
 - Top left corner: PO Box 96017 Ironwood PO, Richmond, BC
 - Inside Envelope
 - Postage paid envelope addressed to the below
 - PO Box 96017 Ironwood PO, Richmond, BC
 - Neighborhood Survey
 - For Occupant to fill out, place in postage paid envelope and place in the mail
- c. Neighborhood Survey Dates & Summary Report Dates
 - Survey Delivery Date – Tuesday, November 12, 2013, 10 am – 5pm
 - Hand delivered by canvassers within 200 meter radius of 8555 Sea Island Way, Richmond as per Catchment Area map from the City of Richmond
 - Damian Kettlewell was approved by the City of Richmond Planning Department as a canvasser and he was accompanied by Christine Vickstrom
 - See addendum for Neighborhood Survey Tracking Sheet with addresses, business name and indication of whether hand delivered or dropped through a mail box
 - Survey Response Reply Deadline – November 27, 2013
 - Summary Report completion and delivered to City of Richmond – December 4, 2013



Summary of Neighborhood Survey Responses

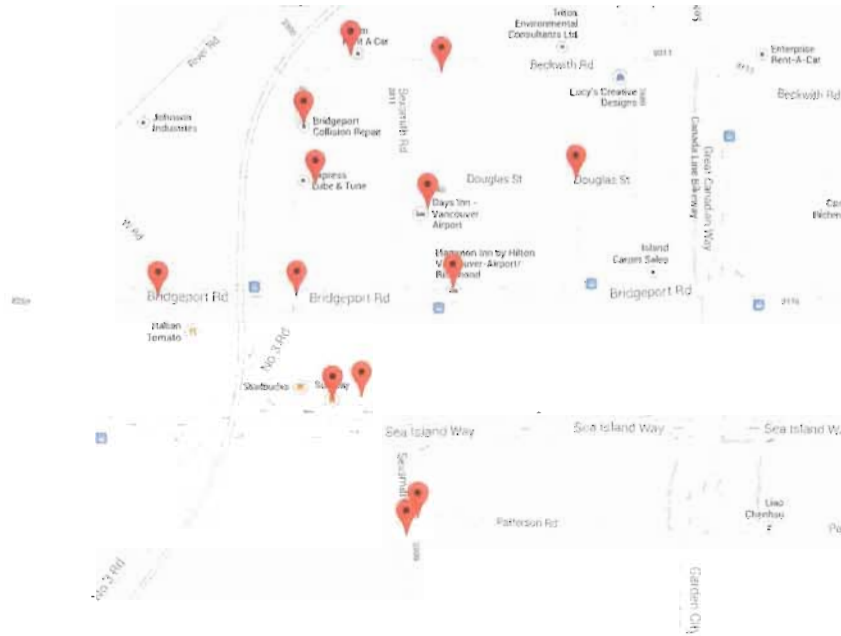
NAME	SURNAME	BUSINESS	ADDRESS	PHONE NO.	YES	NO
Russ	McDougall		2700 No. 3 Rd.	604 273 3766	x	
Supnya	Oberui	Top Tech Unlimited	1-2651 No. 3 Rd.	604 304 1111	x	
Dough	Wooten		8360 Bridgeport Rd.	604 821 0551	x	
		Vancouver Fleet Services Ltd.	2820 No. 3 Rd.	604 278 1701	x	
Komal	Walleh		8575 Seaisland way	604 247 2510	x	
Mandeep	Sidku	Days Inn Vancouver Airport	2840 Sexsmith Rd.	604 207 8000	x	
Jason	Chand	General Paint	8555 Seaisland Way	604 275 8266	x	
Roy	Pac		8940 Douglas St.	604 600 2631	x	
Paul	Dhatt	Subway	8555 Seaisland Way	604 512 6061	x	
Gary	Heiden		8651 Beckwith	604 232 9873	x	
C.	Ross	AeroCar Service	102-8360 Bridgeport Rd.	604 298 1000	x	
Du	Xu		3000 Sexsmith Rd.	604 370 6868	x	
		Maple Hospitality INC DBA, Hampton Inn by Hilton YVR	8811 Bridgeport Rd.	604 232 5505	x	
Al	Nortman	ABC Traders Ltd.	2980 No. 3 Rd.	604 278 1731	x	
Hollie	Turner	J&R Excavation	8820 Beckwith Rd.	604 247 0337	x	
D.	Bjornson		8791 Patterson Rd.	604 272 0049	x	

- Prepared by: Kirk Marketing
- Completed by: December 4, 2013
- Report Contents:
 - Verify Total Number of Neighborhood Survey's delivered within 200 meter radius of 8555 Sea Island Way: 51
 - Verify Total Number of Responses by Mail: 16



Cadastral Map 1

Google Map with plotted positive answers to the survey



Cadastral Map 2

- Since there were no negative replies to the survey no resulting google map is provided.



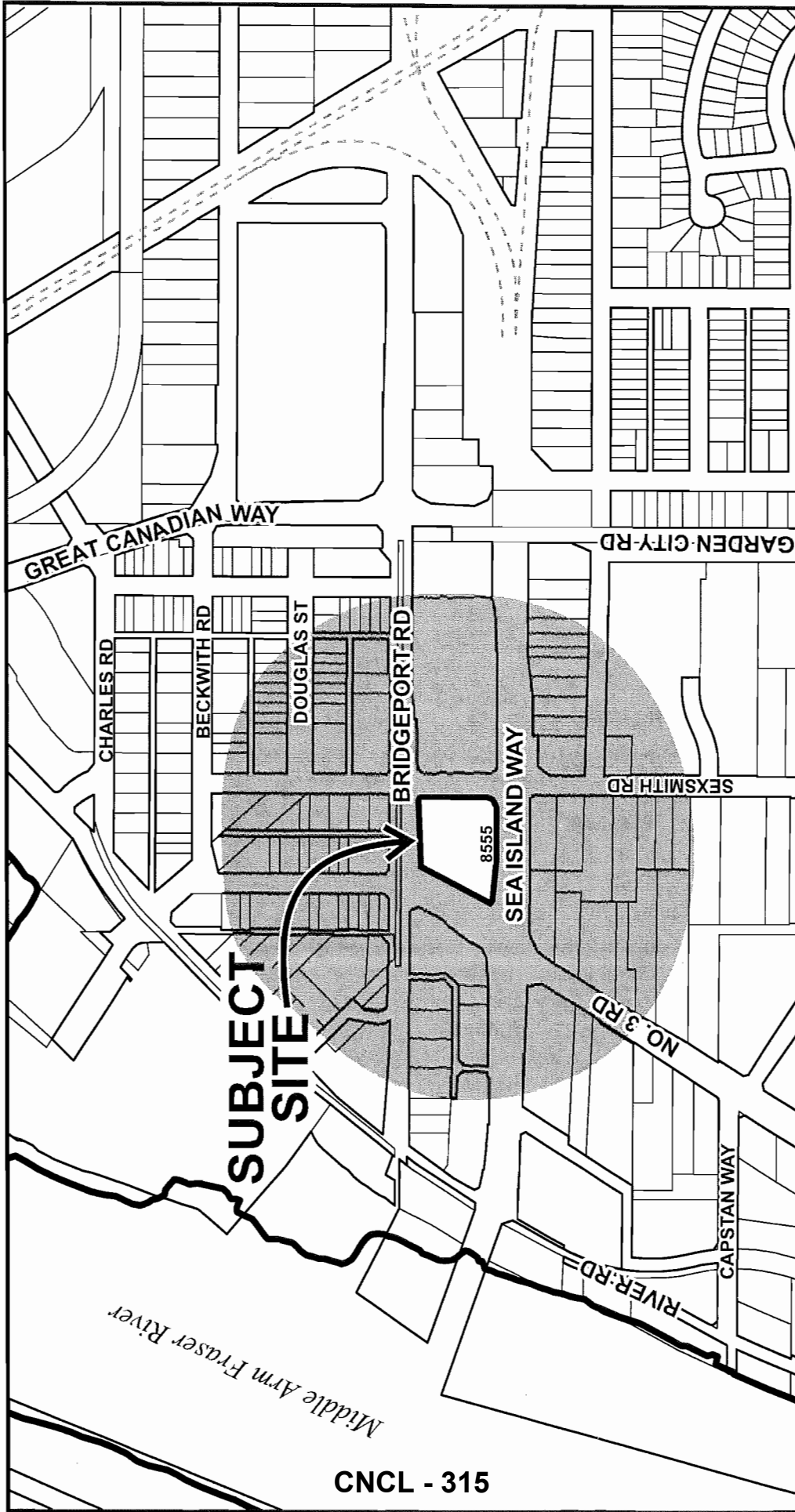
Who did you reach today?

D. Summary Report Addendums

- a. Neighborhood Survey Catchment Area Map- page 9
- b. Neighborhood Survey – Neighborhood Survey Envelope Contents
 - Page 10 - Neighborhood Survey
 - Page 11- exterior of envelope
 - Page 12 – postage paid envelope
- c. Neighborhood Survey Tracking Sheet Cover Memo
 - Page 13
- d. Neighborhood Survey Tracking Sheet
 - Page 14-15
- e. Summary Report Cadastral Map- see page 7
- f. Neighborhood Survey Responses – pages 16-31
- g. Photo of rezoning sign at 8555 Sea Island Way – see page 4



City of
Richmond



CNCL - 315



Neighbourhood Survey Catchment Area (200 m) ZT 13-645068

Original Date: 11/04/13

Revision Date:

Note: Dimensions are in METRES

PO Box 96017
Ironwood PO
Richmond, BC

Att: Dear Occupant
Re: Neighbourhood Survey

NEIGHBOURHOOD SURVEY
PUBLIC INFORMATION SHEET

JAK Group, DBA and DKJK Investments Ltd have applied to the City of Richmond for a zoning text amendment (City of Richmond file: ZT 13-645068) to allow a Retail Liquor 2 Store (Private Liquor Store) in unit 135 – 140 of:

8555 Sea Island Way, Richmond, B.C.

A Retail Liquor Store 1 (accessory to a neighborhood public house) was operating across the street 8555 Sea Island Way at 3031 No 3 Rd until June 2013.

The objectives of the neighborhood mail out survey are to ensure neighbors are aware of the zoning text amendment application and have an opportunity to provide comments to the City.

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 neighborhood 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*.

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 person or residence is permitted.

Responses must be completed in full, signed and received by Kirk Marketing postmarked on or before November 27, 2013 in order to be valid. A postage paid business reply envelope is enclosed for your convenience – no postage is required. All responses will be forwarded to the City of Richmond along with a summary report.

Kirk Marketing is an independent market research. The City of Richmond requires an independent marketing company to conduct this survey.

Any enquiries for DKJK Investments can be made to Damian Kettlewell. Telephone 778 840 8049.

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

APPLICATION FOR A ZONING TEXT AMMENDMENT
City of Richmond File: ZT 13-645068 Proposed for

8555 Sea Island Way, 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?		

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 on the back of this page.

Please complete the following information to be used for verification purposes only. Please **print clearly** in ink.

Name: _____

Address: _____

Telephone Number: _____

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

Signature: _____

Your responses and comments will be submitted to the City of Richmond along with a summary report. 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 postmarked no later than:

November 27th, 2013

Thank you for your cooperation.

#170 - 5665 Kingsway
Burnaby BC
V5H 2G4



PO Box 96017
Ironwood PO
Richmond, BC
V7A 1N0



COVER MEMO

Neighborhood Survey Tracking Sheet

12/4/2013

Neighbourhood Survey was distributed to local businesses and residents on Tuesday, November 12, 2013 between 10 am - 5pm. All businesses and residents within the Neighbourhood Survey Catchment Area (200 m) were hand delivered surveys by Damian Kettlewell and Chrisine Vickstrom.

8555 Sea Island Way - Neighbourhood Survey

Date:

Address	Name	Drop in Mail Box	Hand Delivered
8555 SEA ISLAND WAY	STARBUCKS		✓
"	Subway		✓
"	General Paint		✓
"	Burger King		✓
3000 SEXSMITH RD	FOR REAL GROCERY		✓
8811 BRIDGEPORT RD	HAMPTON INN		✓
#125		✓	✓
#755	AUTO SPA	✓	✓
2980 NO.3 ROAD	ABC TRADERS	✓	✓
2840 NO.3 ROAD	EXPRESS LUBE & TUNE	✓	✓
2820 NO.3 ROAD	VANCOUVER FLEET SERVICES	✓	✓
2800 NO.3 RD	HOUSESTONE ENTERPRISES	✓	✓
2700 NO.3 RD	BRIDGEPORT COLLISION	✓	✓
2651 BRIDGEPORT NO.3 RD	TOP TECH AUTO	✓	✓
854 BRIDGEPORT	M.J. FASHIONS	✓	✓
104 8360 BRIDGEPORT	MAY'S MUSIC SCHOOL	✓	✓
105 "	GARNET RESEARCH	✓	✓
102 "	AEROCAR SERVICE	✓	✓
8380 BRIDGEPORT RD	ITALIAN TONATO RESTAURANT	✓	✓
105 8360 BRIDGEPORT RD	MNP ACCOUNTING	✓	✓
105 8372 BECKWITH ROAD		✓	✓
#150		✓	✓
#230	LEES BELTS	✓	✓
#180		✓	✓
8651 BECKWITH RD	AZURE AUTO	✓	✓
#110 BECKWITH		✓	✓
#120 36 PINE MUSHROOMS	JC PINE MUSHROOMS	✓	✓
#130 "		✓	✓
#100 8840 BECKWITH		✓	✓
#140 "		✓	✓

APPLICATION FOR A ZONING TEXT AMMENDMENT

City of Richmond File: ZT 13-645068 Proposed for

8555 Sea Island Way, 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?	☒	☐

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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 on the back of this page.

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name:

Supriya Oberoi / Top Tech Unlimited

Address:

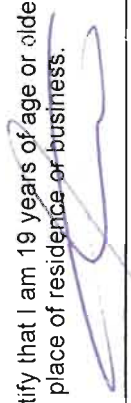
1-2651 No 3 Rd, Richmond

Telephone Number:

604-304-1111

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:



Your name and address

APPLICATION FOR A ZONING TEXT AMMENDMENT
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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name:

Debbie Wootton

Address:

8360 BRIMLEY RD

Telephone Number:

604 821 0551

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]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Vancouver Fleet Services LTD

Address: 2820 No 3 St

Telephone Number: 604-278-1701

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]

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Please complete the following information to be used for verification purposes only. Please **print clearly** in ink.

Name: KOMAL WALLEH

Address: 8575- Seaisland way, Richmond,

Telephone Number: 604-247-2510

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: Komaljit

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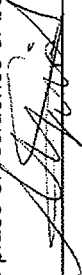
Please complete the following information to be used for verification purposes only. Please **print** clearly in ink.

Name: Mandeep Sidhu (Days Inn - Vancouver Airport)

Address: 2840 Sexsmith Road, Richmond, B.C. V6X 2H3

Telephone Number: 604-207-8020

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: 

Your response and comments will be submitted to the City of Richmond along

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Jason Howard - General Print

Address: 8555 SEA ISLAND WAY Richmond BC

Telephone Number: 604 275 8261

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]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Ray Pat

Address: 18740 DOWLING ST

Telephone Number: 604 609-2931

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]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name:

PAUL DHAFF - Subway 16X0AB

Address:

8555 - SEA ISLAND WAY RICHMOND

Telephone Number:

604-512-6061

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:

P. Dhaaff

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: GARY HEIDEN

Address: 8651 BECKWITH

Telephone Number: 604 232 9873 AZORE AUTO

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]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: C. Ross (Aero Car Service)
Address: 102-8360 Bridgeport Road Rnd.
Telephone Number: 604 299 1000

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: 

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Please complete the following information to be used for verification purposes only. Please **print clearly** in ink.

Name:

MAPLE HOSPITALITY INC DBA

Address:

HAMPTON WAY BY HILLMAN RD, RICHMOND, BC

Telephone Number:

604 232-5505

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:



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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: AC NORMAN - ABC TAPAL LTD.

Address: 2980 #3 20 Richmond,

Telephone Number: 604-278-1731

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]

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Russ McDougall

Address: 2700 # 3 Road

Telephone Number: 604-273-2766

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]

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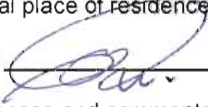
Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Du Xu

Address: 3000 Sexsmith Rd

Telephone Number: 604-370-6868

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: 

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Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: D. BERNARD

Address: 8791 PATERSON ROAD

Telephone Number: 604-277-0049

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.

APPLICATION FOR A ZONING TEXT AMMENDMENT
City of Richmond File: ZT 13-845068 Proposed for

8555 Sea Island Way, Richmond, B.C.

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If you have any comments or concerns related to this application or survey, please write them on the back of this page.

Please complete the following information to be used for verification purposes only. Please print clearly in ink.

Name: Hollie Turrey J&R Excavation

Address: 8820 Brookwith Rd. Richmond

Telephone Number: 604-247-0337

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]

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**Policy 9307:**

It is Council policy that:

Rezoning applications intended to facilitate a stand-alone Licensee Retail Store (i.e. not an accessory use to a Neighbourhood Public House) will be considered under the following general guidelines and criteria:

1. The proliferation of stand-alone Licensee Retail Stores is generally discouraged;
2. Licensee Retail Store Rezoning Applications intended to facilitate the replacement of an existing BC Liquor Store, operated by the Liquor Control and Licensing Branch or an existing LRS, will be considered on a case-by-case basis;
3. Except as noted in Section 4 below, all proposals for relocation of an existing or new Licensee Retail Store within the City of Richmond must be supported by a neighbourhood survey that is intended to collect public opinion on the proposed new location of the Licensee Retail Store. The neighbourhood survey will be required to be conducted by an independent Market Research Company at the sole cost of the applicant. The Director of Development will confirm approval in writing the following:
 - i. the minimum catchment area for the required neighbourhood survey;
 - ii. the name of the market research company selected by the applicant to conduct the Survey;
 - iii. the method used to conduct and compile the results of the neighbourhood survey; and
 - iv. the dates during which the neighbourhood survey must be conducted.
4. Notwithstanding Section 3 above, proposals to replace an existing BC Liquor Store or existing LRS on the same site will not be required to conduct a neighbourhood survey.



Page 1 of 1

Adopted by Council: July 25th, 2005
Amended by Council: December 19th, 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 9091 (ZT 13-645068)
8555 Sea Island Way**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 10.3.3 (Secondary Uses) and substituting the following:

“10.3.3 A. Secondary Uses
 - **home business**
 - **residential security/operator unit**
10.3.3 B. Additional Uses
 - **retail, liquor 2**”
2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 10.3.11 (Other Regulations) and substituting the following:

“1. **Religious assembly** is limited to:
 - a) only one **religious assembly** on one property, which must have a minimum **lot area** of 2,400.0 m²; and
 - b) 300 seats and a **gross floor area** of 700.0 m².
2. **Telecommunication antenna** must be located a minimum of 20.0 m above the ground (i.e. on a roof of a **hotel**).
3. A fully or semi-automatic **car wash** must be wholly contained in a **building** and must comply with the Public Health Protection Bylaw.
4. A **retail liquor 2** store is only permitted on the following listed **sites**:
 - a) 8555 Sea Island Way
P.I.D. 026-147-203
Lot 2 Section 28 Block 5 North Range 6 West
New Westminster District Plan BCP 15122
5. In the case of Section 10.3.11.a), the **retail liquor 2** store at 8555 Sea Island Way shall have a gross floor area not exceeding 222 m².

6. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9091**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

_____ _____ _____ _____ _____ _____
--

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

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9092 (ZT 13-645068)
3031 No. 3 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting “**retail, liquor 1**” from Section 22.16.3 (Secondary Uses).
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9092**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

