



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** November 2, 2009
From: Brian J. Jackson, MCIP **File:** RZ 08-409269
Director of Development
Re: **Application by Selby Property Investments (1983) Ltd. for Rezoning at
10211 St. Edwards Drive to Permit a Licensee Retail Store (Private Liquor
Store)**

Staff Recommendation

That the application for the rezoning of 10211 St. Edwards Drive to permit a Licensee Retail Store (private liquor store) at the Sandman Signature Hotel & Resort Vancouver Airport be denied.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Selby Property Investments (1983) Ltd. has applied to the City of Richmond for permission to rezone 10211 St Edwards Drive (**Attachment 1**) in order to permit a Licensee Retail Store (private liquor store) at the Sandman Signature Hotel & Resort Vancouver Airport property which is currently split-zoned with both "Single-Family Housing District, Subdivision Area E (R1/E)" and "Automobile-Oriented Commercial District (C6)" portions. The zoning change request relates only to the portion of the property that is zoned "Automobile-Oriented Commercial District (C6)."

Background

The intent of the subject rezoning application is to permit a new Licensee Retail Store (private liquor store) to be located inside the lobby of the existing hotel complex. To open a new Licensee Retail Store (LRS) on the site, the applicant is required to both obtain rezoning from the City as well as a license from the Provincial Liquor Control Licensing Branch (LCLB). An application was submitted to LCLB for a new LRS and been under consideration for a number of years. Although technically labelled as a relocation application by the LCLB, LCLB staff advise that this is due to the fact that the address for the proposed LRS has changed during the application process, that the application is for a new LRS and that no approval or license has been issued by the Province. One of the conditions the applicant is required to fulfill before the LCLB will consider approval of their LRS application is obtaining the appropriate zoning for the premises' site.

Findings of Fact

The site currently contains a hotel complex, originally built in 1962 and subsequently expanded, including restaurant and meeting facilities, two-storey hotel room wings, two (2) high-rise hotel towers, fitness facilities and an indoor tennis facility. There are existing Development Permits (DP 89-180, DP 97-116484 & DP 07-391424) registered over the hotel property. Development Permit (DP 07-391424) was recently issued by the City in May, 2008 for limited renovations to the building elevation and creating a restaurant patio fronting onto St. Edwards Drive.

The residential zoned portion of the site is limited to a finger extending northward out to Caithcart Road. In response to requests received from neighbouring Caithcart Road residents, the hotel property owner submitted a subdivision application (SD 07-391425) to subdivide this portion of the hotel property to create a single-family lot fronting onto Caithcart Road. The subdivision would complete the single-family subdivision along Caithcart Road. The applicant advises that they will complete the subdivision process at a later date.

Surrounding Development

Development surrounding the subject East Cambie Planning Area site is as follows:

- To the north, are single-family homes fronting onto Caithcart Road, zoned "Single-Family Housing District, Subdivision Area E (R1/E)";
- To the southeast, across St. Edwards Drive frontage road and Highway 99, is an industrial property fronting onto No. 4 Road and single-family homes and a small neighbourhood park fronting onto Kilby Drive, zoned "Light Industrial District (I2)" and "Single-Family Housing District, Subdivision Area A (R1/A)"; and

- To the west, are business parks and hotel properties, zoned “Business Park Industrial District (I3)” and “Automobile-Oriented Commercial District (C6).”

Official Community Plan (OCP)

The proposal complies with the Official Community Plan (OCP), with the addition of a retail private liquor store into an existing hotel complex, designated “Commercial” in the East Cambie Area Plan.

Public Input

Signage

Informational signage regarding the rezoning application was installed along the St. Edwards Drive and Caithcart Road frontages of the hotel property.

Neighbourhood Survey

A neighbourhood survey was conducted in February, 2009 by the independent Market Research Company, Justason Market Intelligence, to collect public opinion on the proposed new LRS (**Attachment 2**). A letter informing residents of the private liquor store proposal was delivered to all 197 properties within 50 m of the subject site and residential properties along Caithcart Road. The surveyors contacted 132 households by phone, with 21 telephone surveys completed. Surveys were distributed at the remaining 65 households, with three (3) completed surveys returned. The low response rate of 12% provided mixed results with five (5) in favour, seven (7) against, and 12 who declined to state their level of support.

Public Correspondence

Written submissions have been received regarding the subject rezoning application (**Attachment 3**). There is an ongoing history of interface issues between the single-family neighbourhood to the north and the hotel property as evidenced by the public attendance and concerns expressed at the Development Permit Panel meeting in May, 2008, telephone calls, letters and e-mails received from members of the public, concerns expressed at neighbourhood meetings hosted by the hotel, and the creation of the Caithcart Residents Association. The single-family resident neighbours have organized themselves to create the Caithcart Residents Association to discuss their issues with the hotel and the rezoning application.

Concerns expressed by the public include:

- A neighbourhood petition with 42 signatures of residents individually indicating they do not support the subject rezoning application;
- Caithcart Road residents not contacted for neighbourhood survey;
- Lack of adequate perimeter security;
- Lack of adequate privacy screening and continuous perimeter privacy fencing;
- Access and the undesirable use of secluded areas at residential interface;
- Unsightliness of interface service area;
- Increased noise;
- Unauthorized removal of trees and landscaping from Caithcart portion of the property; and
- Unauthorized parking, truck and vehicle access through the Caithcart portion of the property.

Questions have been raised about the neighbourhood survey by a neighbourhood resident as noted above. An e-mail submission received accompanying the neighbourhood petition expressed concern that most of the residents approached for the petition had not been contacted for a survey regarding the rezoning application. The applicant was notified of the concern raised and was asked to provide confirmation of which properties participated in the survey and what means were used to include any properties where residents did not participate. Given these concerns, the applicant was advised to conduct a new survey, which the applicant has declined.

Analysis

Aircraft Noise

The subject site is located within Area 3 of the OCP Aircraft Noise Sensitive Development Policy (**Attachment 4**), which requires:

- registration of a restrictive covenant on Title;
- acoustic report;
- noise mitigation incorporated in construction;
- mechanical ventilation incorporated in construction; and
- central air conditioning capability.

Aircraft noise will be addressed at the time of significant redevelopment of the site.

Flood Plain Management

The subject site is located within Area A of the Flood Plain Designation and Protection Bylaw 8204, with a Flood Construction Level requirement of Minimum 2.9 m GSC.

A flood plain covenant and flood construction level will be addressed at the time of significant redevelopment of the site.

Council Policy 9307 Licensee Retail Store (LRS) rezoning applications

Council Policy 9307 (**Attachment 5**) is intended to discourage the proliferation of stand-alone Licensee Retail Stores, and to provide guidelines and criteria for the processing of LRS Rezoning applications.

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

- The application is for a new LRS to be located inside the lobby of the existing hotel complex. As noted above, to open a new LRS on the site, the applicant is required to both obtain rezoning from the City as well as a license from the Provincial Liquor Control Licensing Branch (LCLB). An application has been submitted to LCLB for a new LRS and been under consideration for a number of years. Although technically labelled as a relocation application by LCLB, LCLB staff advise that this is due to the fact that the proposed premises address has changed, and that the application is for a new LRS and that no approval or license has been issued to date. Accordingly, the City regards this as a new LRS, not a relocation. One of the conditions the applicant is required to fulfill before the LCLB will consider approval of their application is obtaining the appropriate zoning for the subject premises' site.

- The Policy requires that all proposals be supported by a neighbourhood survey by an independent Market Research Company. As stated above, a neighbourhood survey was conducted by the independent Market Research Company, Justason Market Intelligence, to collect public opinion on the proposed new LRS (**Attachment 2**). Concerns raised regarding the validity of the survey and a request for a new survey have not been addressed by the applicant to the satisfaction of staff.

Council Policy 9309 Guidelines for Freestanding Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9309 (**Attachment 6**) is intended to provide guidelines for consideration regarding LRS Rezoning applications.

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

- The proposed location is within 500 m of: Talmey Elementary School and neighbourhood park, Kilby neighbourhood park, Tomsett Elementary School, and Odlin neighbourhood park. However, the proposed location is effectively separated from all of the above by Highway 99.
- The proposed location is not within a commercial shopping centre catering to the day-to-day needs of nearby residents. The applicant has advised that the proposed LRS is intended to cater to the hotel guests.
- The automobile-oriented hotel site does not include dedicated pedestrian circulation routes.

The proposal complies with the following aspects of the Policy:

- The proposed 22.3 m² (240 ft²) LRS is significantly smaller than the maximum recommended gross floor area of 510 m² (5,000 ft²).
- The existing hotel development includes vehicle circulation, loading spaces and off-street parking.
- RCMP staff have reviewed the proposal and have offered no concerns.

Financial Impact

None.

Conclusion

The proposed rezoning to permit a new LRS does not comply with Council Policy 9307, which discourages the establishment of new stand-alone Licensee Retail Stores. Staff recommend that the applicant's request for rezoning be denied.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)
(Local 4282)

SB:blg
2748624

Attachments:

Attachment 1: Location Map & Aerial Photo of 10211 St. Edwards Drive

Attachment 2: Neighbourhood Survey

Attachment 3: Public Correspondence

Attachment 4: Aircraft Noise Sensitive Development Location Map

Attachment 5: Council Policy 9307 (LRS Rezoning Applications)

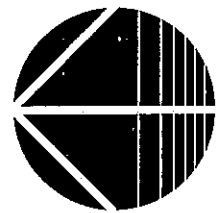
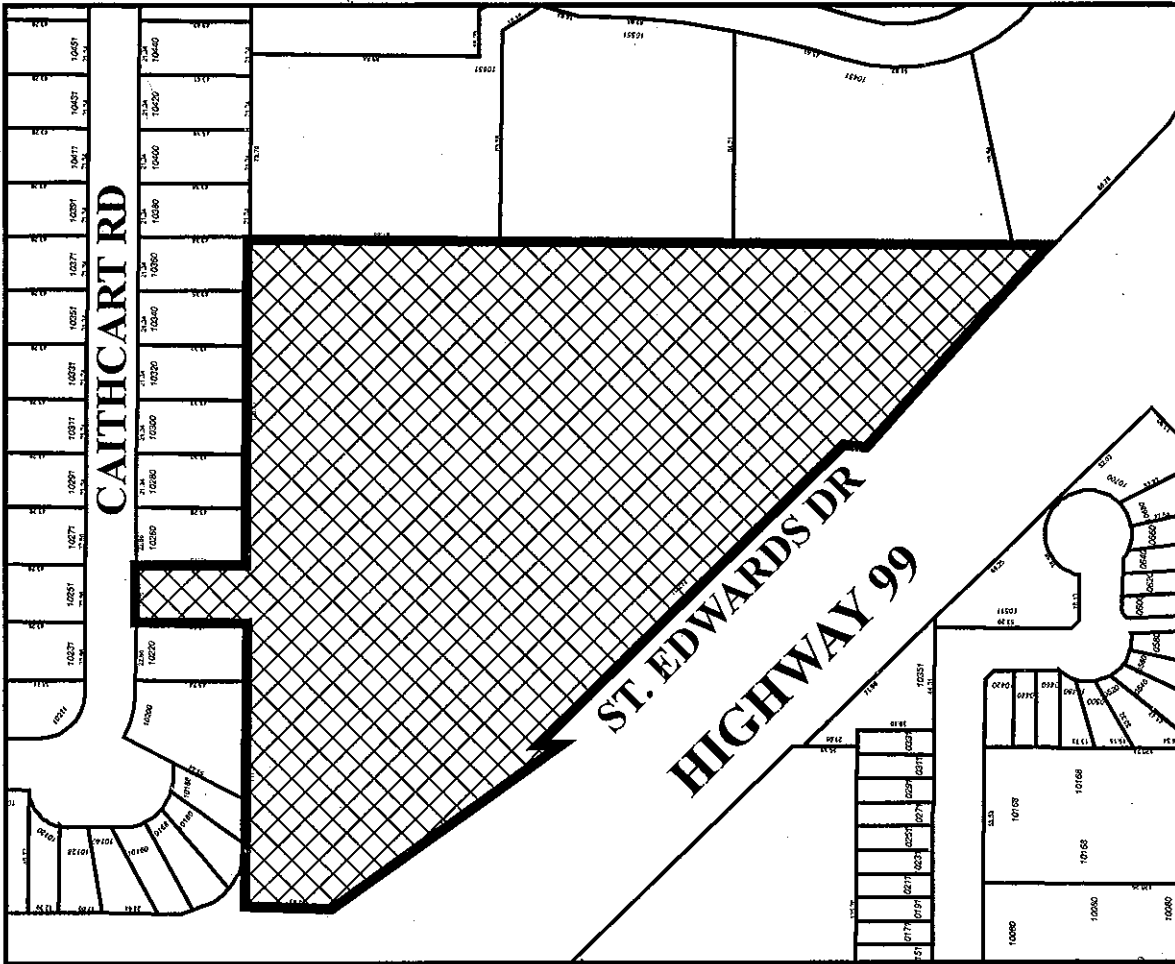
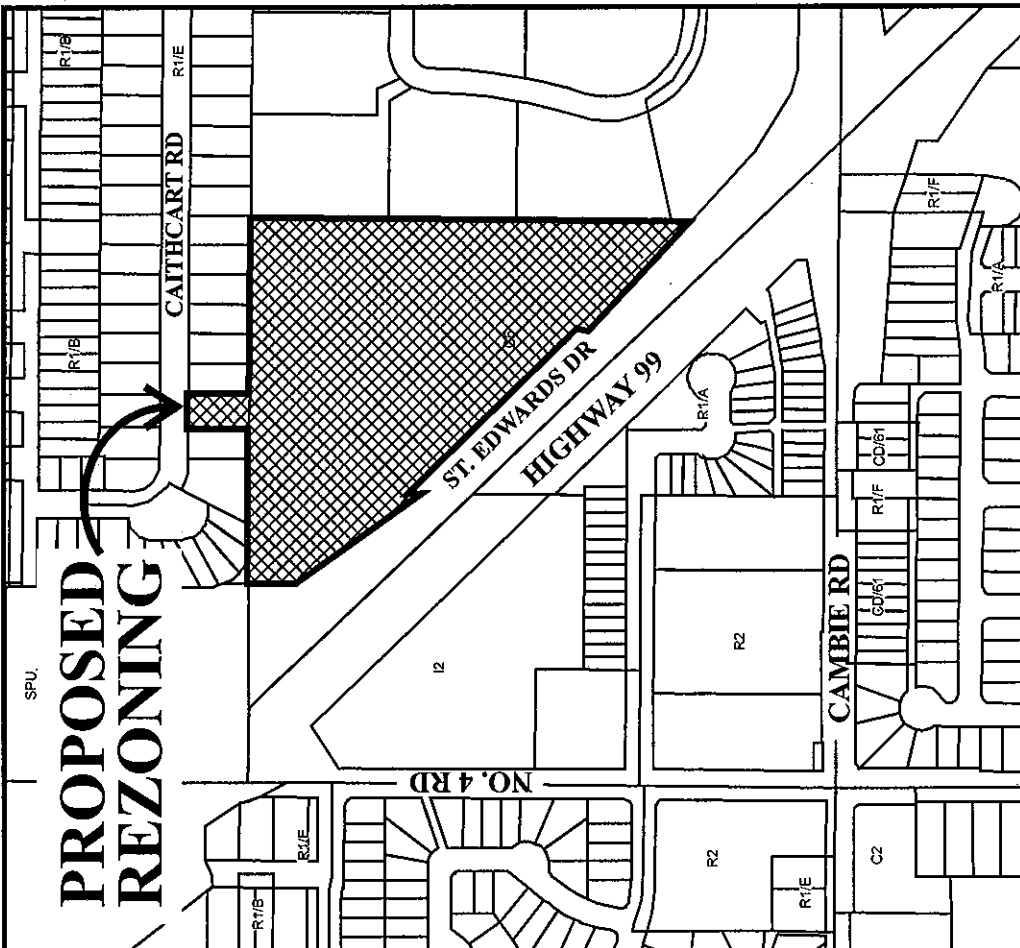
Attachment 6: Council Policy 9309 (Guidelines for Free-Standing LRS Rezoning Applications)

City of Richmond



PROPOSED REZONING

SPU.



RZ 08-409269

Original Date: 03/05/08

Revision Date:

Note: Dimensions are in METRES



RZ 08-409269

Original Date: 03/05/08

Amended Date:

Note: Dimensions are in METRES

Northland Properties Corp.

Community Opinion Poll RE: Application for a Liquor Store License

February 2009

X

Objectives | Methodology

Objectives

The primary objectives of this study is to inform residents in the area of 10211 St. Edwards Drive about Northland Properties' proposed liquor retail store plans and to gather residents' opinions regarding those plans.

Methodology

The survey was conducted among 24 adult residents during February 5 - 23, 2009 in the Neighborhood Survey Notification Area approved by the City of Richmond. A letter informing residents of the plans to open a liquor store at 10211 St. Edwards Drive in the Sandman Signature Hotel was sent four business days before our research staff followed up by telephone to conduct the survey (using the "next birthday" method for randomization). Among households not on our call list, had phone numbers that are "not in service" (NIS) or went to fax machines, we dropped off letters and a survey package with a postage paid return envelope. Those residents were given 10 business days to fill out the survey and mail them. The surveys were conducted in English. Interpreters assisted respondents in Cantonese, Mandarin, and Punjabi.

All residents in the area (a total of 197 households) were informed of Northland Properties' plans and given the opportunity to participate in the survey. Note that the feedback provided by staff working on the project suggests that the subject of the survey was not of interest to the majority of residents, resulting in a low participation rate.

	Households	Households Contacted	Completed Surveys
*Telephone	132	132	21
Mail	65	n/a	3
Total	197	132	24

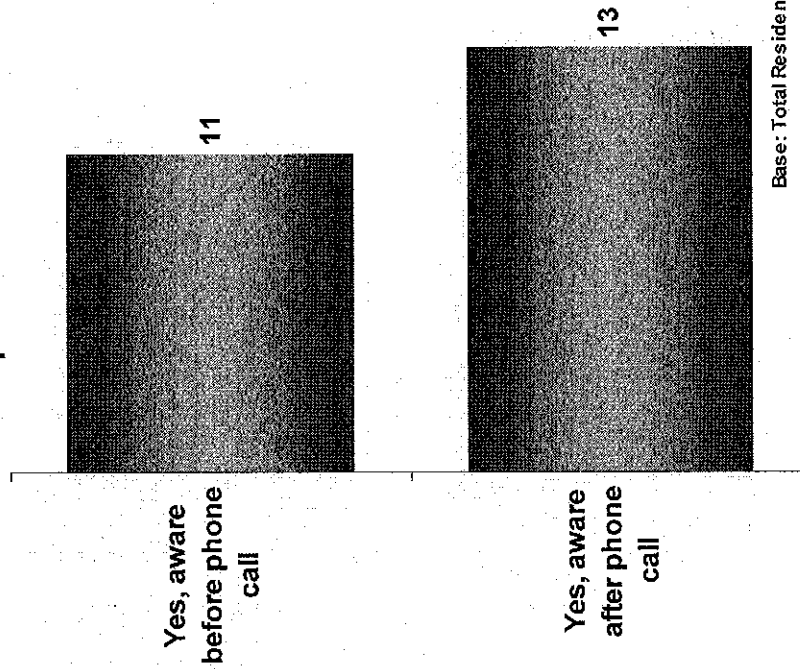
*Excludes NIS numbers

The Key Findings

Awareness

Prior to this survey, were you aware of the liquor store proposed for 10211 St. Edwards Drive Sandman Signature Hotel?

Awareness of the proposed liquor store



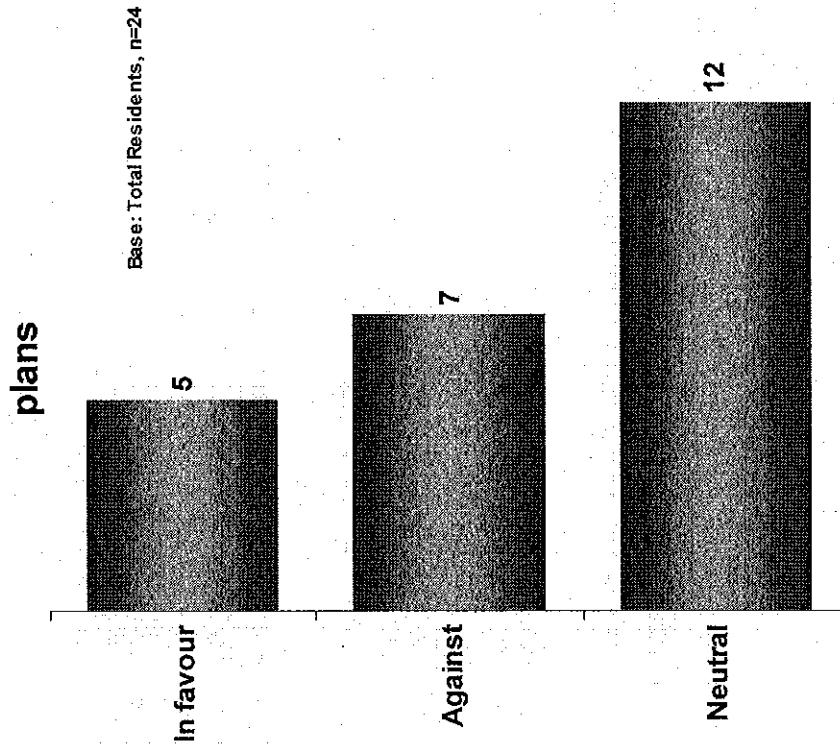
Base: Total Residents, n=24

Among the residents who were aware of the proposed liquor store plans before participating in the survey, nearly all of them received their information from the letter sent out on behalf of Northland Properties Corp.

In Favour or Against Proposed Liquor Store

Are you basically in favour of or against the proposed store?

In favour or against liquor store plans

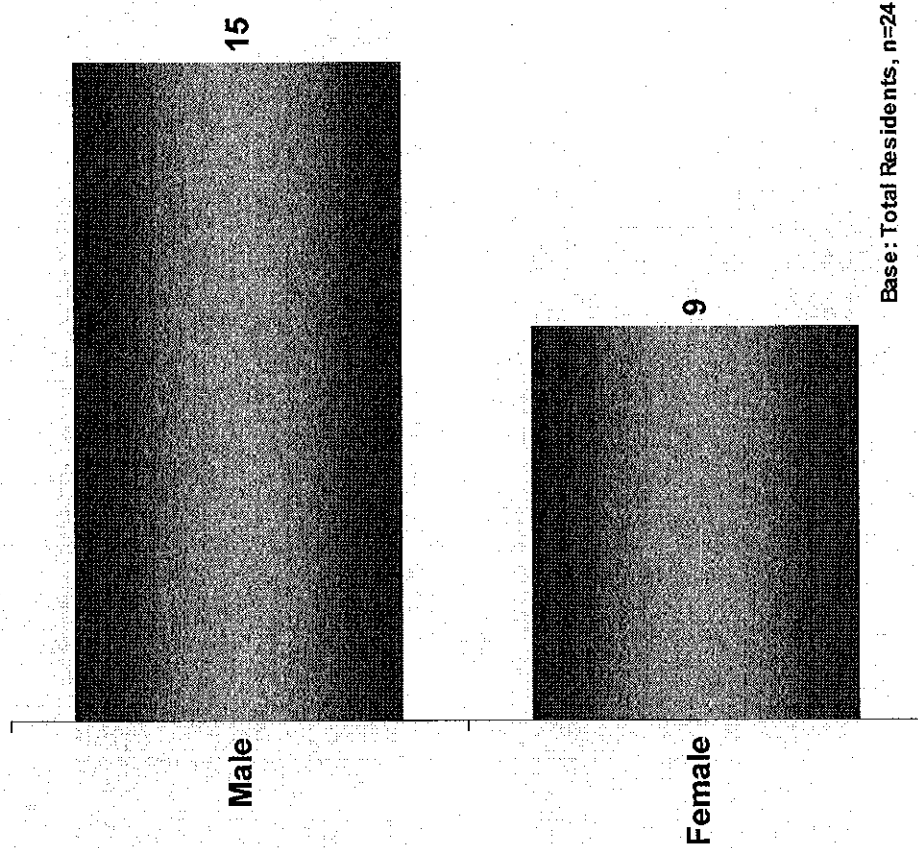


Note that a "neutral" option was not offered by our staff for this survey and was only entered for those who would not venture an opinion for or against the proposed plans.

Demographics

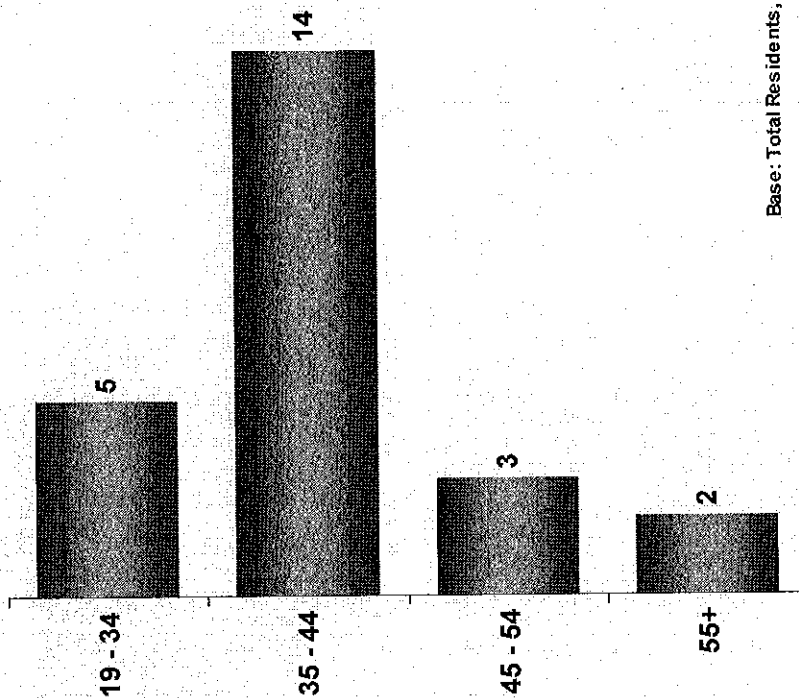
Gender

Gender



Which of the following includes your age?

Age

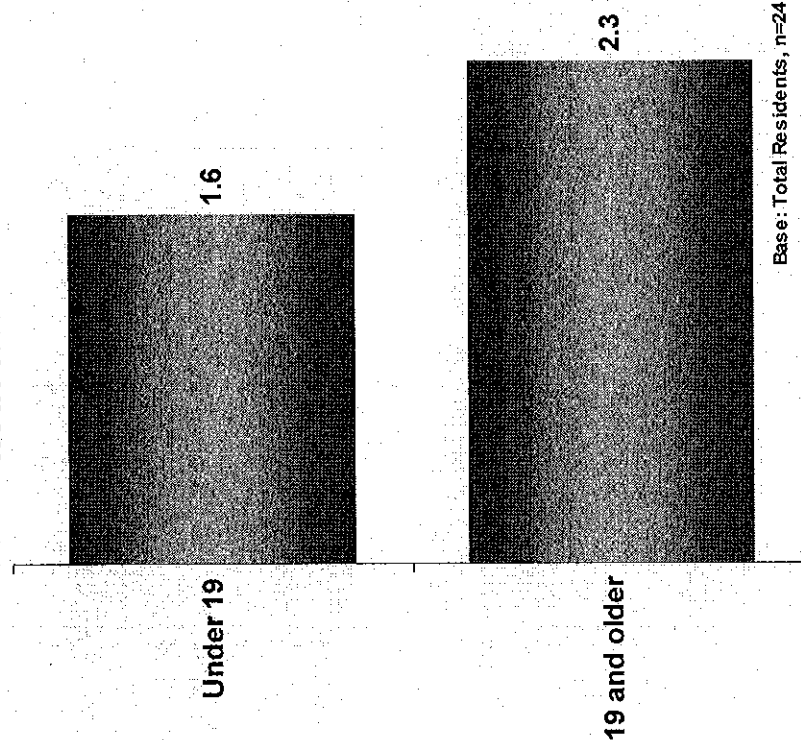


Base: Total Residents, n=24

Residents per Household

To help us understand the results, please tell us how many people live in your household that are...

Mean number of residents per household



Base: Total Residents, n=24

Residents in the community around 10211 St. Edwards Drive have lived in that community for an average of 6.6 years.

Appendices

Comments

Please share some reasons for your feelings (regarding being in support of, or against, the proposed liquor store plans).

"Not a good thing for the neighbourhood."

"Not good for the neighbourhood."

"I don't care whether it is there or not. It won't affect me in any way."

"Maybe it will get out of hand with people drinking at the hotel."

"I don't care what the City of Richmond wants to do at this point."

"Hotel and liquor store is not good; might create problems."

"It doesn't bother us in any way."

"Will create more teens trying to bootleg."

"No opinion."

"Did not know what to think."

"I just think that it is reasonable, so I'm not against it."

"I need more information before I can make a decision."

"It doesn't matter to me, so I don't care."

"The problem is that their operating hours are too long, 7 days a week, 11am to 11pm. I will only consider that if they can shorten their operating hours; this is a residential area and I think the liquor store will have negative influence."

"I think it will be more convenient for the East Richmond residents."

"Because liquor stores staff cant be trusted because of the under age kids with fake ID's buying liquor with them."

Thank you!

Justason Market Intelligence | Vancouver Focus

1156 Hornby Street
Vancouver, British Columbia V6Z1V8

+1 604 638 1121

justasonmi.com | vancouverfocus.com
geoff@justasonmi.com



N O R T H L A N D

**RE: Rezoning Application # 08-409269 – 10211 St. Edwards Drive Sandman
Signature Hotel Application for a Liquor Retail Store (“LRS”)**

Dear Resident,

NORTHLAND PROPERTIES CORPORATION has applied to the City of Richmond for permission to rezone 10211 St Edwards Drive in order to permit a **licensee retail store** (liquor store) at the Sandman Signature Hotel & Resort Vancouver Airport which is currently zoned Automobile-Oriented Commercial District (C6).

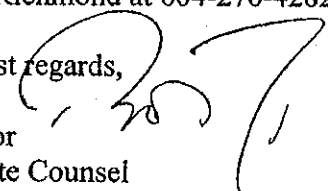
Licensee Retail Store (Type 2) means a store having a gross floor area not exceeding 510 m² (5,500 ft²), not accessory to a Neighbourhood Public House, that sells alcoholic beverages to the public for off-site consumption and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution Act*.

The liquor retail store will be a wine boutique store with a square footage of less than 300 square feet and will be located in the lobby of the Sandman Signature Hotel. Its hours of operation will be from 11am to 11pm, Monday to Sunday.

An independent market research firm, Justason Market Intelligence, may be in contact with you to confirm you've received this letter and offer you the opportunity to comment on these plans. Your comments will be incorporated into a report Justason Market Intelligence will be submitting to the City of Richmond. All respondents' identities' will remain anonymous.

Please contact Rob Toor by phone (604-730-6633) or email (rtoor@northland.ca) if you have any questions regarding the plans for the liquor store opening in the Sandman Signature Hotel at 10211 St. Edwards Drive. You can also contact Sara Badyal at the City of Richmond at 604-276-4282.

Very best regards,


Rob Toor
Corporate Counsel
Northland Properties Corp.

NORTHLAND PROPERTIES CORP.

Suite 310-1755 West Broadway, Vancouver, BC Canada V6J 4S5 T 604. 730.6610 F 604. 730.4645 www.northland.ca

RICHMOND LIQUOR STORE SURVEY
February 2009

Dear Resident,

Justason Market Intelligence is an independent market research firm who has been contracted to conduct an opinion poll regarding a new development in your community.

Accompanying this survey is a letter outlining plans for a new liquor store location at **10211 St. Edwards Drive** in the **Sandman Signature Hotel**. The purpose of this survey is to allow you the opportunity to voice your opinion about these plans. Your comments will be incorporated into a report Justason Market Intelligence will be submitting to the City of Richmond. All respondents' identities' will remain anonymous.

If you have any questions about this survey you can contact Geoff Bird from Justason Market Intelligence at 604-638-1121 extension 224.

This survey is in a prepaid envelope which you can use to submit your response. Please submit your completed survey by **Thursday, February 19, 2009**.

Regards,

GEOFF BIRD, BBA

Research Analyst

Justason Market Intelligence

www.justasonmi.com

1156 Hornby Street, Vancouver, BC, V6Z 1V8

A member of the Nanos Research Group

Name (optional): _____

Address (optional): _____

Postal Code (optional): _____

1. Prior to this survey, were you aware of the liquor store proposed for **10211 St. Edwards Drive**?

Yes ☐

No ☐

2. Specifically, what have you seen or heard about the plans?

3. How did you learn about the proposed liquor store?

4. Are you basically in favour of or against the proposed store?

In favour ☐

Against ☐

5. Please share some reasons for your feelings.

6. Currently, what location(s) do you shop at for liquor store items (government and/or non-government)?

7. To help us understand the results, please tell us how many people live in your household that are...

Up to 18 years of age _____
19 and older _____

8. About how long have you lived in this neighbourhood?

_____ years

9. Which of the following includes your age?

19-24 years	<input type="radio"/>
25-34 years	<input type="radio"/>
35-44 years	<input type="radio"/>
45-54 years	<input type="radio"/>
55-64 years	<input type="radio"/>
65-74 years	<input type="radio"/>
75 and older	<input type="radio"/>

10. What is your gender?

Male	<input type="radio"/>
Female	<input type="radio"/>

Thank you very much for helping us with this survey! Please use the pre-paid envelope accompanying this survey to submit your response.

**RICHMOND LIQUOR STORE SURVEY
JANUARY 2009**

Research Supplier: Justason Market Intelligence
1156 Hornby Street
Vancouver, BC V6Z1V8
1 604 783 4165

Contact: Barb Justason, Principal
Geoff Bird, Research Analyst

Field Dates: January 15-22, 2009

Hello, I am _____ of Justason Market Intelligence, a Vancouver-based opinion research firm. We are conducting a very brief survey about your neighbourhood.

May I speak to the male / female 18 years or older whose birthday is next? IF YES PROCEED.
REINTRODUCE IF NECESSARY.

IF NO --> Is there a time that would be good to call you back to complete the survey? [IF YES ARRANGE CALL BACK TIME]

PERSUADERS ONLY IF NECESSARY

- This is an opinion research survey and at no time will anyone try to sell you anything. You will never be contacted by our client as a result of this survey unless you wish to be.
- Justason Market Intelligence is a corporate member of the Marketing Research and Intelligence Association. You may verify the authenticity of this survey with the MRIA.
- Call: 1-800-554-9996
- PROJECT CODE: J312
- PROJECT TITLE: RICHMOND COMMUNITY ISSUES
- Your participation in this survey is confidential
- The survey will take less than 5 minutes and your opinions will be taken seriously and make a difference.
- We can begin the survey now and complete it at a time more convenient for you.

1. GENDER (DO NOT READ)

MALE

FEMALE

2. Prior to this survey, were you aware of the liquor store proposed for INSERT ADDRESS?

Yes

No

3. Specifically, what have you seen or heard about the plans?

4. How did you learn about the proposed liquor store?

5. Are you basically in favour of or against the proposed store?

In favour

Against

6. Please share some reasons for your feelings.

7. Currently, where do you shop for liquor store items?

INSERT LIST OF NEAREST LOCATIONS (GOVERNMENT AND NON-GOVERNMENT)

8. To help us understand the results, please tell us how many people live in your household that are...

Up to 18 years of age _____

19 and older _____

9. About how long have you lived in this neighbourhood?

_____ years

10. Finally, which of the following includes your age?

- 19-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65-74 years
- 75 and older

11. Thank you! Those are all of my questions. Do you have any questions about the liquor store proposal?

YES→ Please feel free to contact Rob Toor from Northland Properties Corporation at 604-730-6633. You may also contact Sara Badyal, City of Richmond Planner at 604-276-4282.

NO

Thank you very much for helping me with this survey! Good Bye

FOR INTERVIEWER ONLY:

12. WAS INTERPETATION REQUIRED FOR THE INTERVIEW?

- NO. COMPLETED DISCUSSION IN ENGLISH
- YES, ASSISTED IN CANTONESE
- YES, ASSISTED IN MANDARIN
- YES, ASSISTED IN PUNJABI OR HINDI

Public Correspondence

<i>Author</i>	<i>Date</i>
R. Davis	June 15, 2009
T. Langston	June 30, 2009
J. Fung	July 17 & 30, 2009
K. & T. Arnold (42 signature petition)	August 14, 2009

Badyal, Sara

From: Rose & Ron [worden@telus.net]
Sent: Monday, 15 June 2009 11:20 PM
To: Badyal, Sara
Cc: Barb Jackson; Bjorn & Rosemarie; Cindy & Dan; Craig Nicol; Duncan Ferguson; Jim and Jane Males; Jonathan Fung; kobetitch@shaw.ca; lbuemann@telus.net; Tim & Karen Arnold; hathi@shaw.ca; dkbrkich@shaw.ca
Subject: Sandman Rezoning
Attachments: CIMG0319.JPG; CIMG0320.JPG; CIMG0322.JPG



CIMG0319.JPG (99 KB)



CIMG0320.JPG (100 KB)



CIMG0322.JPG (83 KB)

Hello Sara,

As we discussed on the phone, the rezoning signs erected at the new Sandman are confusing. The text on the sign tells one story, while the map with the arrow tells another. Clarification showing the residential Caithcart lot is not involved in the rezoning application, is required.

Assuming Sandman obtains the rezoning, why would they want locals staggering through their lobby picking up a 6 pack of beer? Somehow this scenario does not fit the 4 star image they portrayed during our meeting last fall. Thus, is it possible for Sandman to move the liquor store at a later date to the Shark Club building (on the same property) without public consultation?

If the rezoning is approved, does the amount of civic taxes paid by Sandman Hotels change? Does an approval increase the value of their property?

Answers to the above, including sign clarification would will assist all parties,

Regards,
Ron Davis
Member, Caithcart Residents Association

From: hathi@shaw.ca [mailto:hathi@shaw.ca]

Sent: Tuesday, 30 June 2009 3:36 PM

To: Badyal, Sara; cindy olsen; Karen & Tim Arnold; radavis@telus.net

Cc: kobetitch@shaw.ca; cnicol@regency-fire.com; jimmales@shaw.ca; bjornson@shaw.ca; lbuermann@telus.net; dkbrkich@shaw.ca; paula1@shaw.ca; tyetye8@shaw.ca; jonfung123@yahoo.com

Subject: Re: Sandman and Caithcart Road

Importance: High

Good Afternoon Sara:

Further to our telephone call, and my previous email, I am writing some further comments that I wish to be included in the report being prepared for Council to review in regards to Sandman and its proposed rezoning application.

First and foremost - nine years ago as I drove down Caithcart Road, I was in awe of this special neighborhood with its completely tree lined street and the fact there was no street parking, enroute to looking at my now residence located at 10271. Once I became a member of this neighborhood, I was happy to learn of the relationship that the Delta Hotel shared with the residents as its property bordered Caithcart Road. There was a green space (now known as the vacant lot) that was maintained in pristine condition, including picnic tables. Staff had a space to go during breaks, but more importantly, those travelers with small children had a space to go to let kids burn off excess energy. The hotel always ensured that the neighbors were happy and were more than co-operative with the residents over the smallest of concerns. In addition, we were even allowed to use the pool at the Delta during the hot summer months. We frequented the restaurant, their lounge on occasion, and thoroughly enjoyed their sumptuous brunch and special occasion buffets. Suehiro's Japanese restaurant was a favorite for many years. The hotel staff were friendly and there was always a smile. In addition we also utilized their catering services as well as recommended this hotel for business associates and friends and family. We never had issue with the green space being unkempt, or parking issues. During the Fall, when the leaves would fall from the giant trees, Delta ensured that they were raked and the neighboring properties did the same. The relationship was a good one. Having started a second family with a new son of 3.5 yrs of age, in addition to 3 older sons, a wonderful neighborhood to raise a family. I never had a feeling of being unsafe in my own home.

When Sandman took over, the nightmare for the neighbors began. At first the workers living in the towers were an issue with all night partying, noise, loud music etc. When the hotel was contacted, we were advised it was contract workers, but they would look into it. Rather than peace and quiet, the screaming of obscenities from the balconies increased. This went on for months on end. The lot became a "roadway", a dumping zone, and the grass was no longer as gravel etc took over a good portion of this area. The weeds and grass on the lot bordering Caithcart Road have up until June 17, never been attended to. As the leaves have fallen from the trees, they have simply piled up and for those of us bordering the lot, once the wind picks up and blows, the piles of leaves now drift over to our yards and as a result, now increased work to maintain the beauty of our own properties. Having an extra workload has now increased twofold - and for those of us with careers, business travel, and children, increased work around and on our property is not wished for. Additionally, this has now become a weed haven, and as a result, my property and my neighbors also now have increased weeds on our grass frontage - I never had weeds previously. As a result of this area being left to rot, rats have invaded, garbage and transients have also increased greatly. Concerns of a parking lot and roadway were raised and resolution was a dumping of 3 concrete barriers to prevent vehicles from using this property as a roadway. The barriers are very similar to those of railroad ties, and not even being placed properly have allowed trucks and cars on occasion to use this area as a roadway still. Only since the erection of the new signage regarding rezoning, has this not been used as a roadway. I have encountered many a transient that has ventured onto my property and gone behind my locked side gate to steal multiple bags of bottles and cans that were being stored for my sons daycare fundraiser. Probably not the smartest on my part to have confronted these transients, but loss of a few hundred dollars designated for a school fundraiser had me boil over in anger. Police have also attended my house asking if I had seen anything suspicious due to thefts from the property. We have also had issues of people using this area to park - when confronted,

they advised they were either staff or attending a conference and were advised by the hotel to park there. Some were pretty upset when their cars were towed, and as a result, the parking has now at least decreased. As late as 10pm last night, a car pulled over and they sorted bottles for an hour.

Examples of total disregard for this neighborhood continue to grow. I am quoting from correspondence I have from neighbors and the almost non-existent response to date from Sandman. On May 3, neighbors contacted Sandman as at an open house held last year, Sandman had indicated they would be finalizing their plans as to the landscaping along the shared property line in the Spring of 09. Since we are well into spring now, these neighbors have yet to hear of Sandman's plans. At that same meeting, Sandman advised that they would be looking at fencing, lighting and an overall landscape design that in turn they would also share this information with those neighbors and that as well has not been done. In addition, last October when the trees along the shared property line were desecrated, being completely stripped of their lower branches, Sandman advised *"that they had not yet inspected the work that has been done and that they would review the area and your concerns with the landscaper this week and discuss options that we have to address your concerns. I will be in touch once I have more information for you."* It has now been over 6 months, and once again these neighbors have not heard from Sandman. On May 14, Sandman finally contacted us and asked for ideas to be sent via email regarding landscaping etc, and advised following that they would arrange a time for everyone to get together. Neighbors met and a letter was put together and delivered to Sandman detailing all concerns, along with photographs on June 08. We did receive acknowledgement of receipt by Sandman on June 10 and they advised that the team would consider and get back to us. June 24, the neighbors once again had to contact Sandman, and from what I understand, still not a response. In addition to all of this, all of a sudden the "rezoning" sign goes up on the vacant lot and that of course now causes even more attention as the sign and its verbiage are very confusing. Ironically, June 17, while working I hear a huge commotion outside and when I peer out of my window see a landscaping truck with a gentleman with a weed wacker whose finally brought the long grass and weeds down. I had hoped that this was a result of one of the issues raised in the letter to Sandman, however, I believe the real reason to be that of the rezoning and subsequent signage that was posted. This signage and what we feel is misrepresentation has caused many of us to email and contact city hall. It is very confusing and misleading and neighbors feel that if in fact the vacant lot is zoned residential, that it should not even be indicated as it is on the signage. It makes one feel that they are trying to slip this parcel through to enable rezoning to commercial from its current residential status, thus enabling Sandman to do as they wish with this parcel - be it a parking lot, roadway or a building. We feel the signage needs to reflect exactly what is transpiring.

Some of us have taken the time to review the application, and I for one cannot understand how or why someone would want a 300 sq foot specialty wine store in the back corner area of a hotel lobby. This is not a business in my opinion with a lot of return. However, interesting enough, after being advised of what was in the file in reference to the rezoning, it all started to make sense to me. In the file was a response to Sandman's liquor store application from the B.C. government. It appears to me that the "wine store" is simply a ruse - with real reason now being that if Sandman is successful with their rezoning application, it will make it very easy, without having to reapply, for them to simply move the wine store into the Shark Club building and the liquor licensing branch would simply rubber stamp the move. This would save Sandman not only a large investment of money, more importantly it would help them in that they would not have to reapply for the move from the B.C. Government liquor store licensing branch - rather smart forethought here! Sandman would then have a profitable venture in having a liquor store on the property. The only way to stop this move would most likely be to have "only" put on the application for the specialty wine store, and if in fact that is an option, I would appreciate Council doing that. I for one feel that there are more than enough "liquor" outlets to service the area, some within a mere 1/4 of a mile of our neighborhood. Additionally, this outlet is not directly bordering a residential neighborhood, thus not impacting to families, their children and their homes. The increased traffic is also of concern to me, as is those who have already consumed alcohol, now being able to simply go and purchase more. Additionally the noise, trucks servicing the Shark Club are also of a concern, as I am tired of listening the backup lights from trucks currently servicing the hotel during this ongoing renovation. Patrons going outside to smoke, not only cigarettes, but drugs also concern me as currently the lighting is either very poor or non-existent.

A much larger and concerning issue is that of the independent survey that was conducted. I for one do not recall contact either by mail or phone call, and immediate neighbors do not recall either. I believe it would be more than unanimous that this would not be embraced by our neighborhood. I already have neighbors asking when I am going to get a petition started for them to support and sign.

In reference to my personal opinion being that the only interest Sandman has is their own, I feel it is time for the city to step in and resolve all of these ongoing issues. By the city taking a stand on this rezoning, perhaps a message to big business would be a good thing. We the people elected you to work for us, and allowing this type of nonsense to continue is just not acceptable. People are having their homes and properties not only devalued, but impacting their quality of life at the same time, in that the enjoyment of their properties has now been desecrated by the blatant disregard of this Hotel. I feel that the City needs to enforce the hotel to address and meet the neighbors concerns and ensure that the landscaping, lighting and security are done in a very expeditious way. Perhaps the City could advise Sandman that they will delay and not even consider the rezoning application until all of the issues by the residents of Caithcart Road have been addressed and fixed. As far as the greenspace is concerned, it should either remain a true greenspace for staff and visitors to the hotel to be enjoyed and maintained year round. Second option, build a residence, taking into account that something needs to be done to the both the hydro boxes and city pump station - perhaps build nice fences so as to not devalue the look of a new home. At least with a new home, we will no longer have concerns of parking, transients, rodents and homeowners would maintain the grassy area and rake respective leaves in the Fall and the street would once again be a complete residential street.

Thank you for your consideration of my views. I look forward to hearing from you.

Sincerely

Trish Langston

Badyal, Sara

From: Jonathan Fung [jonfung123@yahoo.com]
Sent: Friday, 17 July 2009 7:37 AM
To: Badyal, Sara
Subject: re 10211 St Edwards Dr rezoning application

Hello Sara,

I am a member of the Caithcart Neighbourhood association and have received the Northland letter that you forwarded to Ron Davis. We will be meeting with a representative of the Sandman Hotel later this month. From the letter you have on file, it does not mention whether or not one of the other concerns will be addressed - for one, for my property immediately behind the back door of the hotel, the chain link fence on their side is inadequate to provide either security (it does not extend to the next property), is dilapidated (holes/breaches along it), so that even if there are locked off fences as they describe, people can come out their back door and potentially try to gain access to caithcart/other roads through our backyard especially going to and from a liquor store.

But MOST importantly, the current dilapidated fence provides no site/sound barrier to the unattractive and potentially noisy back area where there is a basketball court that is elevated about 1-2 feet above our property so that anyone can well into our yard even if a 6 foot fence is put up on the property line. There is no room on their side for a cedar hedge there. I included my concerns in our association's letter to Sandman last month.

As a whole, I believe neighbours are very concerned that even if the area is rezoned for a liquor store inside the hotel, once the rezoning is approved there is nothing to stop the Hotel from placing a liquor store anywhere on their property inside or out as far as we know. Should there be open access to a liquor store front from outside the hotel building itself, then there could definitely be an increase in unwanted and potentially problematic traffic around our neighbourhood. The hotel has a history of acting without consulting it's neighbours, using the 'residentially' zoned lot as a commercial pathway for vehicular traffic, exposing unsightly parts of their hotel by stripping natural site barriers (trees that are 30 feet high) that have been in place for years with no concerns before, etc. then we have been forced to deal with the consequences. We don't want that to happen again this time.

Please include my concerns in your consideration of this file, thanks

Jonathan Fung

-----Original Message-----

From: Jonathan Fung [<mailto:jonfung123@yahoo.com>]

Sent: Thursday, 30 July 2009 6:25 PM

To: Badyal, Sara

Cc: Jonathan Fung; sjohnson@sandman.ca; zhdem3@rambler.ru; Jackson, Brian; 'Cindy & Dan'; 'Duncan Ferguson'; hathi@shaw.ca; Barb Jackson; kobetitch@shaw.ca; lbuemann@telus.net; Jim and Jane Males; 'Bjorn & Rosemarie'

Subject: 10300 Caithcart Response to July 28 Northland letter [Fwd: 10211 St Edwards Dr - applic response to Public Correspondence]

Hello Sara,

Ron has forwarded the letter response from Mr. Toor to me. I want to clarify that Mr. Toor appears misinformed about the fence, which he stated was a private property fence. I find it ludicrous if anyone believes that a previous owner of my lot would put up a fence:

- 1 - with a barbed wire top that slants inwards towards our private property!
- 2 - that only extends to the edge of the hotel building and not the full length of our property, intentionally leaving a 15+ foot wide gap between the fence and the neighbouring property!

I can forward a picture of the fence if needed.

The fence was clearly put up by the hotel. Therefore, I feel that the assertion that the hotel doesn't have a responsibility to maintain or repair the fence is incorrect. The fence is in disrepair, and is not a sufficient barrier regarding safety, privacy, noise, or garbage. Furthermore, we have been informed that the cedar hedge is only possible behind the adjacent tennis bubble, not the hotel building itself.

I understand that the basketball court and fence predated the current owners. However, given the significant renovation and expansion plans of the exercise facilities, we have observed a significant increase in people coming out the back door to cool off, loiter, etc on a daily basis despite the hotel not being anywhere near capacity. Our privacy is becoming increasingly infringed upon. We hope that when the hotel addresses the problems with its fence, our other reasonable concerns can be ameliorated at the same time.

The day after Mr. Toor's letter July 28, Scott Johnson, the general manager, offered to meet separately with me and nearby neighbours who may be affected by the fence to consider possible solutions. Hopefully, we will be able to work something out. We will keep you updated.

Thanks,
Jonathan Fung
10300 Caithcart

cc: Caithcart Neighbourhood Association

Badyal, Sara

From: smarnolds@telus.net
Sent: Friday, 14 August 2009 1:17 PM
To: Badyal, Sara
Cc: Rose & Ron; kobetitch@shaw.ca; jonfung123@yahoo.com; Jim and Jane Males; hathi@shaw.ca; Donna Brkich; Craig Nicol; Cindy & Dan; Bjorn & Rosemarie; Barb Jackson; paula1@shaw.ca; shersidhu@hotmail.com
Subject: Rezoning Application - 10211 St. Edwards Drive
Attachments: survey.pdf

Hi Sara

I live on Caithcart Road and am a member of the Caithcart Neighbourhood Association. Many of us were surprised to discover that the file on the rezoning application for 10211 St. Edwards Drive indicates a survey has been done with the affected neighbours with regard to that application and the proposed Liquor Store license.

As many of the neighbours had not been contacted for this survey, we spent a couple evenings polling our neighbourhood and have attached the results for your review. As you will see from the attached, we simply asked whether they supported the rezoning application. Of the 44 people we spoke with, 42 have signed the attached and all 42 are against the rezoning application. In our discussions with residents, we found only 1 who was contacted by the Hotel sponsored survey, and that person indicated no recollection of any questions on a rezoning application, but simply a few "soft sell" questions on how they would feel about a high end wine store in the Sandman.

We feel the attached clearly demonstrates that the survey put forth by the rezoning applicant is insufficient and is not a true reflection of the neighbourhood residents' opinion. We are willing to continue to try and reach residents who were not home on the evenings we were walking through to poll their opinion, but would encourage the City to either conduct or require a survey similar to what has been done in the past where a formal written survey was provided to each home for completion and submitting to the City.

Please feel free to contact me if you have any questions or wish to discuss further.

Regards,
Karen & Tim Arnold

Do you support the rezoning application at 10211 St. Edwards Drive?

Sherry Sidhu 10400 Cathcart ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

Jim + Jane Hayes 10420 Cathcart ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

Linda Kohar 10440 Cathcart ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

THOMAS WONG 10460 Cathcart ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

ERIC Shell and wife 10520 Cathcart ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

Rich Gustin 10560 Cathcart Rd ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

Emma Lashan 10580 Cathcart Rd ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

FRIDA JERNES 10640 Cathcart Rd ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

ERIKA SOEHY 10600 Cathcart Rd ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

Jocelyn Delafaz 10980 Cathcart Rd ☐ Yes ☒ No ☐ No Opinion
Name Address Comment

Do you support the rezoning application at 10211 St. Edwards Drive?

<u>Rose Worden</u> Name	<u>10380 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>TAI LAI</u> Name	<u>10751 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>R. F. Felt</u> Name	<u>10711 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>Tom Kilgus</u> Name	<u>10071 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>Tracy Foster</u> Name	<u>10611 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>Rula Corforn</u> Name	<u>10591 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>Suzanne Phan</u> Name	<u>10491 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>ALMED SARFAZ</u> Name	<u>10471 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>Winnie Nguyen</u> Name	<u>10451 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>F. B. B.</u> Name	<u>10371 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment

Do you support the rezoning application at 10211 St. Edwards Drive?

<u>ALAN LITV LIVING</u> Name	<u>10088 CHATHAM RD</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u></u> Comment
<u>John Herman</u> Name	<u>10100 Cathcart Rd.</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u>Forget about it!!</u> Comment
<u>GARY TURNER</u> Name	<u>10088</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u>wrong place</u> Comment
<u>Dean Trinh</u> Name	<u>10160 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u>No liquor needed</u> Comment
<u>EVA TAN</u> Name	<u>10168 CATHCART</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u>NO LIQUOR STORE NEEDED COMMENT IN RESIDENTIAL ZONED</u> Comment
<u>Julia yang</u> Name	<u>10188 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u>No way</u> Comment
<u>Frances Barker</u> Name	<u>10200 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u></u> Comment
<u>Karla</u> Name	<u>10280 Cathcart.</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u></u> Comment
<u>GEOFF JACKSON</u> Name	<u>10311 CATHCART</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u></u> Comment
<u>JONATHAN FUNK</u> Name	<u>10300 Cathcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	<u>Family neighborhood!!</u> Comment

Do you support the rezoning application at 10211 St. Edwards Drive?

<u>GARY HENRIKSON</u> Name	<u>10351 CAITHCART RD</u> Address	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>HOA VO</u> Name	<u>10331 Cai Thcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>Pineau</u> Name	<u>10271 Cai Thcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>ROGER LERR</u> Name	<u>10231 CAITHCART</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>ALLAN PHRISTOPHER</u> Name	<u>10231 CAITHCART</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>Agustin Horta</u> Name	<u>10220 "</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>John Chaney</u> Name	<u>10231 "</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>MARTIN W. STANB</u> Name	<u>10220 "</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>Wendy Mung</u> Name	<u>10091 Cai Thcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment
<u>Henry Yang</u> Name	<u>10086 Cai Thcart</u> Address	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Opinion	 Comment

Do you support the rezoning application at 10211 St. Edwards Drive?

Karen Arnold
Name

10320 Carthage Rd
Address

☐ Yes ☒ No ☐ No Opinion

Comment

Brian Benson
Name

10540 Carthage Rd
Address

☐ Yes ☒ No ☐ No Opinion

Comment

Name

Address

☐ Yes ☐ No ☐ No Opinion

Comment

Name

Address

☐ Yes ☐ No ☐ No Opinion

Comment

Name

Address

☐ Yes ☐ No ☐ No Opinion

Comment

Name

Address

☐ Yes ☐ No ☐ No Opinion

Comment

Name

Address

☐ Yes ☐ No ☐ No Opinion

Comment

Name

Address

☐ Yes ☐ No ☐ No Opinion

Comment

Name

Address

☐ Yes ☐ No ☐ No Opinion

Comment

Name

Address

☐ Yes ☐ No ☐ No Opinion

Comment



LEGEND

Aircraft Noise Sensitive Development Policy (ANSD) Areas
(see Aircraft Noise Sensitive Development Policy Table)

No New Aircraft Noise Sensitive Land Uses:

AREA 1A - New Aircraft Noise Sensitive Land Use Prohibited.

AREA 1B - New Residential Land Uses Prohibited.

Areas Where Aircraft Noise Sensitive Land Uses May be Considered: Subject to Aircraft Noise Mitigation Requirements:

AREA 2 - All Aircraft Noise Sensitive Land Uses (Except New Single Family) May be Considered (see Table for exceptions).

AREA 3 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

AREA 4 - All Aircraft Noise Sensitive Land Use Types May Be Considered.

No Aircraft Noise Mitigation Requirements:

AREA 5 - All Aircraft Noise Sensitive Land Use Types May Be Considered.



Aircraft Noise Sensitive Development Location Map

Original Date: 03/05/08

Amended Date:

Note: Dimensions are in METRES

**Policy 9307:**

It is Council policy that:

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

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



Page 1 of 1

Adopted by Council: July 25th, 2005

Policy 9309

Amended by Council: December 19th, 2005

File Ref: 12-8275

GUIDELINES FOR FREE-STANDING LICENSEE RETAIL STORE (LRS) REZONING APPLICATIONS

Policy 9309:

It is Council policy that:

1. Definitions:

Free Standing Licensee Retail Store – means a retail store that sells alcoholic beverages to the public for off-site consumption and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution Act*.

2. Guidelines:

The following criteria and factors are to be considered in making an assessment of a rezoning application to permit a free-standing Licensee Retail Store:

- (1) Unless a Licensee Retail Store rezoning is intended to facilitate the replacement of an existing BC Liquor Store or an existing Licensee Retail Store, new Licensee Retail Stores should avoid locations within 500 m (1,640 ft.) from the following uses:
 - (a) Public and private schools, especially secondary schools;
 - (b) Public parks and community centres; and
 - (c) Other Licensee Retail Stores or BC government operated liquor stores.
- (2) A free-standing LRS should be located in commercial shopping centres (i.e. planned commercial developments which cater to the day-to-day needs of nearby residents) which have an aggregate floor area of at least 2,800 m² (30,150 sq. ft.).
- (3) The free-standing LRS should not exceed a gross floor area of 510 m² (5,500 sq. ft.), including refrigerated space, unless the LRS is intended to facilitate the replacement of an existing BC Liquor Store.
- (4) The following matters are to be addressed:
 - Adequate vehicle and pedestrian circulation;
 - Vehicle Loading/unloading;
 - Off-street parking;
 - Traffic and safety concerns; and
 - Crime Prevention Through Environmental Design (CPTED).