City of Richmond

Report to Committee

Planning and Development Division

To:	Planning Committee	**Date:**	June 8, 2015
From:	Wayne Craig Director of Development	**File:**	ZT 14-677144

Re: **Application by First Richmond North Shopping Centres Ltd. for a Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area" Zone for the Building at 9291 Alderbridge Way (on the Property at 9251 Alderbridge Way)**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, for a Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone to allow a type 2 retail liquor store to be located in the building at 9291 Alderbridge Way (on the property at 9251 Alderbridge Way), be introduced and given first reading; and

2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9258, for a Zoning Text Amendment to the "Downtown Commercial (CDT1)" zone to remove type 2 retail liquor store as a permitted use at 8088 Park Road (on the property at 8080 Park Road), be introduced and given first reading.

Wayne Craig
Director of Development

SB:blg
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

4582072

Staff Report

Origin

First Richmond North Shopping Centres Ltd. has applied to the City of Richmond for a Zoning Text Amendment to amend the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone to allow a type 2 retail liquor store to be located on the property at 9251 Alderbridge Way in the building to be addressed as 9291 Alderbridge Way (Attachments 1 & 2). This application is for the relocation of the existing private liquor store (Licensee Retail Store or LRS) from unit 8088 Park Road on the property at 8080 Park Road to the subject site (Attachment 3).

Staff recommends that the Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone also includes replacing references to "High Street" to refer to "McClelland Road", as the road name was approved by Council on October 27, 2014.

Staff also recommends that the subject Zoning Text Amendment application (ZT 14-677144) be accompanied with a second Zoning Text Amendment to amend the "Downtown Commercial (CDT1)" zone to remove the permitted additional use of type 2 retail liquor store on the property at 8080 Park Road (Attachment 3).

During a discussion at their meeting on December 3, 2013, Planning Committee carried a referral motion asking staff to provide information regarding the potential change in provincial legislation that would permit the sale of liquor in grocery stores as noted later this report. This referral will be addressed in a separate staff report at a later date. The subject application has been reviewed in relation to, and does not propose any changes to, existing City policy.

Findings of Fact

A Development Application Data Sheet providing details about the Zoning Text Amendment proposal is attached (Attachment 4).

Surrounding Development

Surrounding Development is as follows:

- To the north, across Alexandra Road, a four-storey to six-storey mixed-use development is under construction with limited commercial and more than 500 apartment units (DP 13-631492).

- To the south, across Alderbridge Way, is the City-owned "Garden City Lands" within the Agricultural Land Reserve (ALR) and zoned "Agriculture (AG1)".

- To the east, across future May Drive, is City park land and a single-family residential lot, zoned "Single Detached (RS1/F)".

- To the west, across the McClellan Road right of way, is the western portion of the subject neighbourhood commercial centre.

Background

On July 28, 2014, Council approved the rezoning (RZ 10-528877) and Development Permit (DP 13-650988) to develop the subject neighbourhood commercial centre (Attachment 5) on the properties at 4751 McClelland Road and 9251 Alderbridge Way. The approved design for 9251 Alderbridge Way includes a number of buildings, including a large anchor building at the west edge of the site and the subject smaller building at the corner of future May Drive and Alderbridge Way (area 'C' in the proposed text amendment Bylaw 9256).

The intent of the subject zoning text amendment application is to allow the relocation of an existing private liquor store LRS license from 8080 Park Road (Attachment 3) to a new location in the subject neighbourhood commercial shopping centre. Specifically, the proposal would allow a 322 m^2 (3,466 ft^2) liquor store in the building addressed 9291 Alderbridge Way (on the property at 9251 Alderbridge Way). The existing liquor store is 278.7 m^2 (3,000ft^2) in area.

The "Neighbourhood Commercial (ZC32) – West Cambie Area" zone must be amended to allow the type 2 retail liquor use 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 325 m^2 (3,498 ft^2). Confirmation of the LRS license relocation approval from the Provincial BC Liquor Control and Licensing Branch is a requirement of the Zoning Text Amendment.

In accordance with previous direction from Council that liquor stores only be permitted on sites where a liquor store is located, staff are recommending removing the type 2 retail liquor permitted use from the "Downtown Commercial (CDT1)" zone. The CDT1 zone permits type 2 retail liquor as an additional use on a site-specific basis outlined in the 'other regulations' section of the zone and limited to the 8080 Park Road site. The 8080 Park Road site is the only property affected by the proposed removal of the type 2 retail liquor use from the additional uses in the CDT1 zone.

Referral

The following motion was carried at the December 3, 2013 Planning Committee meeting:

> *"That staff examine what other municipalities are doing with regard to the potential change in provincial legislation that would permit the sale of liquor in grocery stores as Council may wish to make recommendations to the Province prior to their reaching a decision on the matter, and report back."*

The subject application is the first staff report involving liquor retail sales since the referral motion was carried. However, this application for the relocation of an existing private liquor store does not include liquor sales in a grocery store setting and does not propose any changes to existing City policy. As noted above, this referral will be addressed in a separate staff report at a later date.

Public Consultation

Information signage is posted on the subject site; a neighbourhood survey was conducted by the applicant and on-site polling was conducted by the applicant at the existing liquor store location 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 indicate mixed opinions about the proposed Zoning Text Amendment application, as explained below.

Maps, prepared by staff, are attached to this report showing household locations for form letters in support of the proposal submitted to the applicant during the on-site polling (Attachment 6).

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 – The Reid Agency – between April 20, 2015 and May 11, 2015. A summary report, dated May 14, 2015 was submitted to the City (Attachment 7) describing the neighbourhood survey and including completed survey forms. The purpose of the neighbourhood survey was to collect public opinion on the proposed new location of the relocated liquor store from residences within 200 m of the proposed liquor store location. Mail surveys were mailed out by the applicant to all 612 civic addresses for residences in the identified neighbourhood survey minimum catchment area. Eight (8) completed surveys were received by The Reid Agency; representing a 1.3% response rate.

The following table summarizes results from the applicant's neighbourhood survey (mail survey for properties within neighbourhood survey catchment area):

	Support	Do Not Support	Total
Mail Survey Forms	3	5	8

Additional Public Consultation Undertaken by Applicant

The summary report and form letters indicate that 73 customers polled at the existing private liquor store location completed form letters in support of the proposal between April 28, 2015 and May 7, 2015. The form letters received in support of the proposal include 49 civic addresses within Richmond.

The following table summarizes results from the applicant's public consultation (on-site polling):

	Support	Do Not Support	Total
On-site Polling (8088 Park Road)	73	0	73

Public Input

The summary report indicates that the following comments were expressed by the public in the 8 mail survey forms, on the 73 form letters of support submitted by the applicant and during conversation as part of on-site polling [followed by staff comments in '***bold italics***']:

- Extended hours of operation preferred over those of Government-owned liquor stores – ***The existing private liquor store hours of operation are 9 am to 11 pm every day, including holidays. Depending on the location, BC liquor stores hours of operation are: 9:30 am to 9 pm Monday to Thursday; 9:30 am to 9 pm or 11 pm Friday to Saturday; and 11 am to 6 pm Sunday and Holidays.***

- Proposal supports local business in neighbourhood within walking distance, time and gas savings and convenience – ***Proposed location is located in the Alexandra neighbourhood (West Cambie).***

- Retention of existing location and addition of proposed location preferred – ***As discussed below, it is Council Policy to discourage the proliferation of stand-alone private liquor stores. The application is only for the relocation of an existing private liquor store, not the opening of an additional private liquor store.***

- Existing location preferred – ***The existing location at 8088 Park Road is at best a short-term location because the existing older building is on a property that has significant redevelopment potential under the City Centre Area Plan. The applicant is looking for a long-term location.***

- Concern regarding a liquor store close to residence – ***Mixed comments were received regarding proximity to residences, with both support and concern expressed.***

- Concern regarding alcohol consumption and liquor stores – ***The proposal is to relocate an existing private liquor store.***

- Tea or juice store preferred – ***The proposal is to relocate an existing private liquor store. There are opportunities for additional businesses to provide services such as those requested in the overall approved neighbourhood shopping centre development.***

- Concern that the proposed liquor store will attract questionable individuals – ***The proposal is to relocate an existing private liquor store. RCMP staff and the BC Liquor Control and Licensing Branch have reviewed the application and do not have any objections to the proposal. Confirmation of the LRS license relocation approval from the BC Liquor Control and Licensing Branch is a requirement of the Zoning Text Amendment.***

Related Policies & Studies

Official Community Plan/West Cambie Area Plan

The proposed Zoning Text Amendment is consistent with the City's Official Community Plan (OCP Bylaw 9000) and the West Cambie Area Plan (Schedule 2.11A of Bylaw 7100).

Floodplain Management Implementation Strategy

The approved neighbourhood shopping centre development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8104 and a legal agreement was registered on Title as part of the approved rezoning application.

Policy 9307 Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9307 (Attachment 8) is intended to generally discourage the proliferation of stand-alone private 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 7). Through the neighbourhood survey and onsite polling, both concerns about and support for the proposal were received.

The proposal to relocate an existing private liquor store within the City is consistent 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 9) provides guidelines regarding Licensee Retail Store rezoning applications for consideration along with Policy 9307.

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 Store to the proposed location is approximately 1.2 kilometres away; at 5300 No. 3 Road.
- The proposed location is not within 500 m of a school or community centre.
- The proposed location will be within a commercial shopping centre that caters to the day to day needs of nearby residents. The approved aggregate floor area of 34,615 m^2 (372,595 ft^2) meets the 2,800 m^2 (30,150 ft^2) minimum aggregate floor area identified in the policy.
- The proposed 322 m^2 (3,466 ft^2) liquor store size is significantly smaller than the maximum floor area of 510 m^2 (5,490 ft^2) 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 325 m^2 (3,498 ft^2).
- The 9291 Alderbridge Way building will be setback from Alderbridge Way, behind a landscaping area and fronts onto both Alderbridge Way and May Drive, and is surrounded by the internal parking area. The shopping centre has vehicle accesses from McClelland Road,

May Drive and Alexandra Road and dedicated pedestrian connections to McClelland Road, Alderbridge Way and May Drive.

- The approved neighbourhood shopping centre has adequate pedestrian and vehicle circulation.
- RCMP Crime Prevention staff have reviewed the proposal and have no objections to the Zoning Text Amendment.

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

- The proposed location is within 500 m of the Garden City lands to the south across Alderbridge Way and the West Cambie park located one block to the north. However, the proposed location is separated from the Garden City lands by Alderbridge Way (a major arterial road), which effectively separates the commercial properties from the park site and the proposed location is over 300 m from the West Cambie park. Further, the proposed use complies with the Mixed-Use designation for the site in the West Cambie Area Plan.

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning will expand the range of services offered in the approved neighbourhood shopping centre in the West Cambie area. The proposed site specific Zoning Text Amendment to "Neighbourhood Commercial (ZC32) - West Cambie Area" will allow the relocation of an existing Licensee Retail Store (private liquor store). Based on the approved Neighbourhood Service Centre commercial development at Alderbridge Way between Garden City Road and May Drive 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 9291 Alderbridge Way.

It is recommended that Zoning Bylaw 8500, Amendment Bylaws 9256 and 9258 be introduced and given first reading.

Sara Badyal.

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

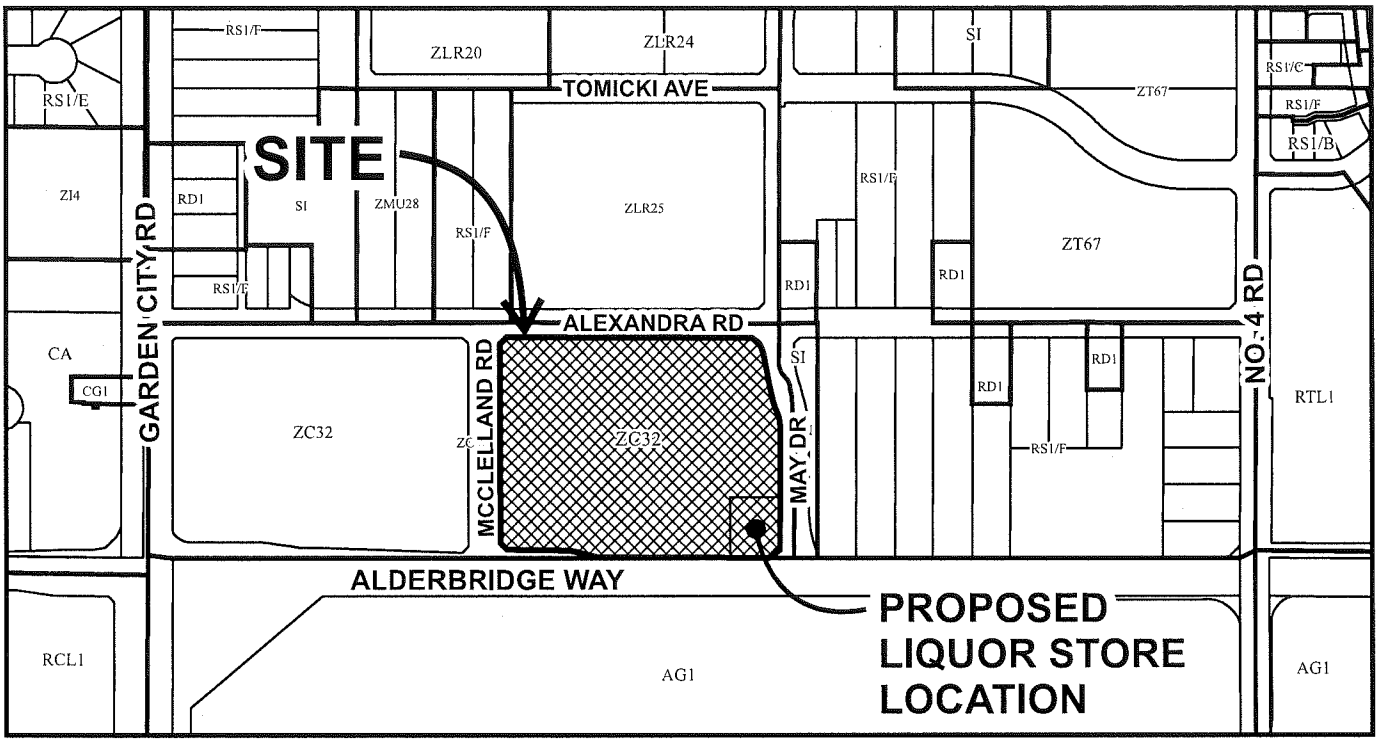
Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, the applicant is required to complete the following:

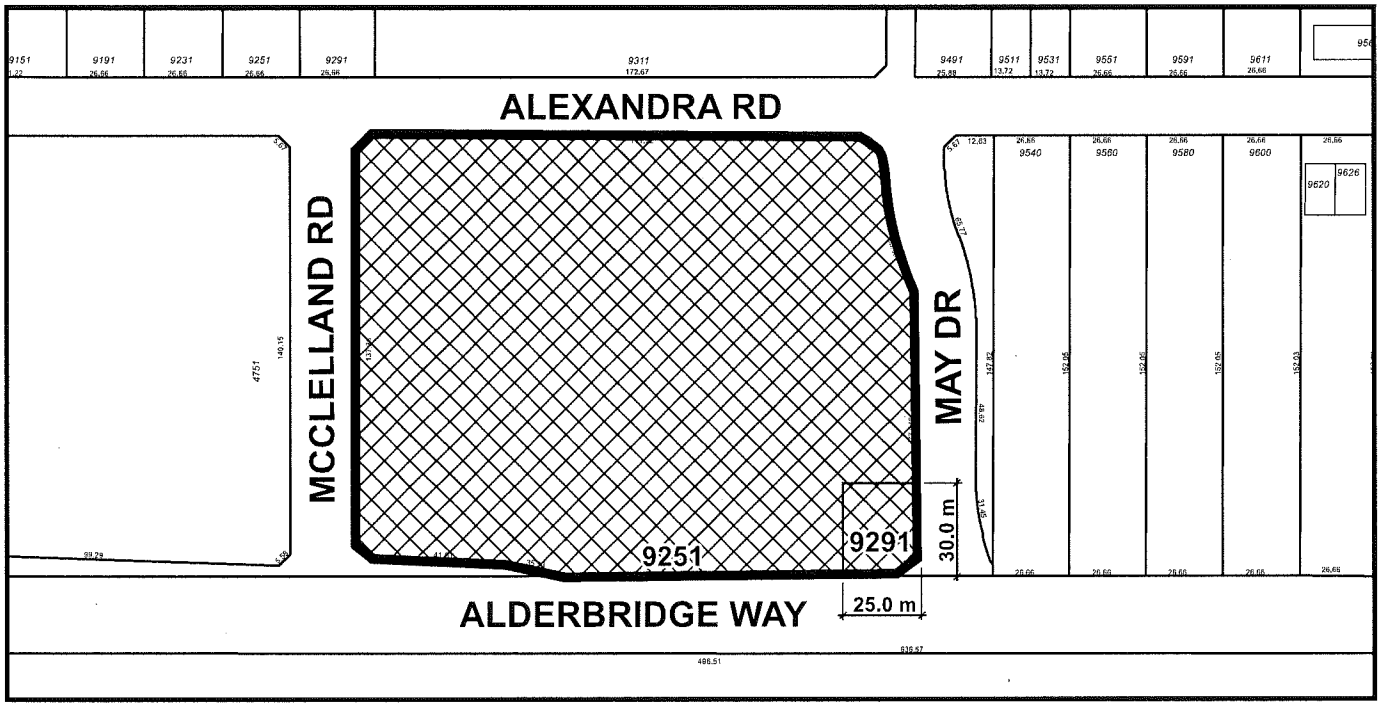
- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9258; and
- Confirmation of LRS license relocation approval from the Provincial BC Liquor Control and Licensing Branch.

Attachment 1: Location Map & GIS Aerial Photo
Attachment 2: Site Plan
Attachment 3: Location Map of Existing Location at 8088 Park Road
Attachment 4: Development Application Data Sheet
Attachment 5: Context Map - Development Application History
Attachment 6: Neighbourhood Survey and On-Site Polling Maps
Attachment 7: Neighbourhood Survey Summary Report
Attachment 8: Council Policy 9307 (LRS Rezoning Applications)
Attachment 9: Council Policy 9309 (Guidelines for Free-Standing LRS Rezoning Applications)

ATTACHMENT 1

City of Richmond





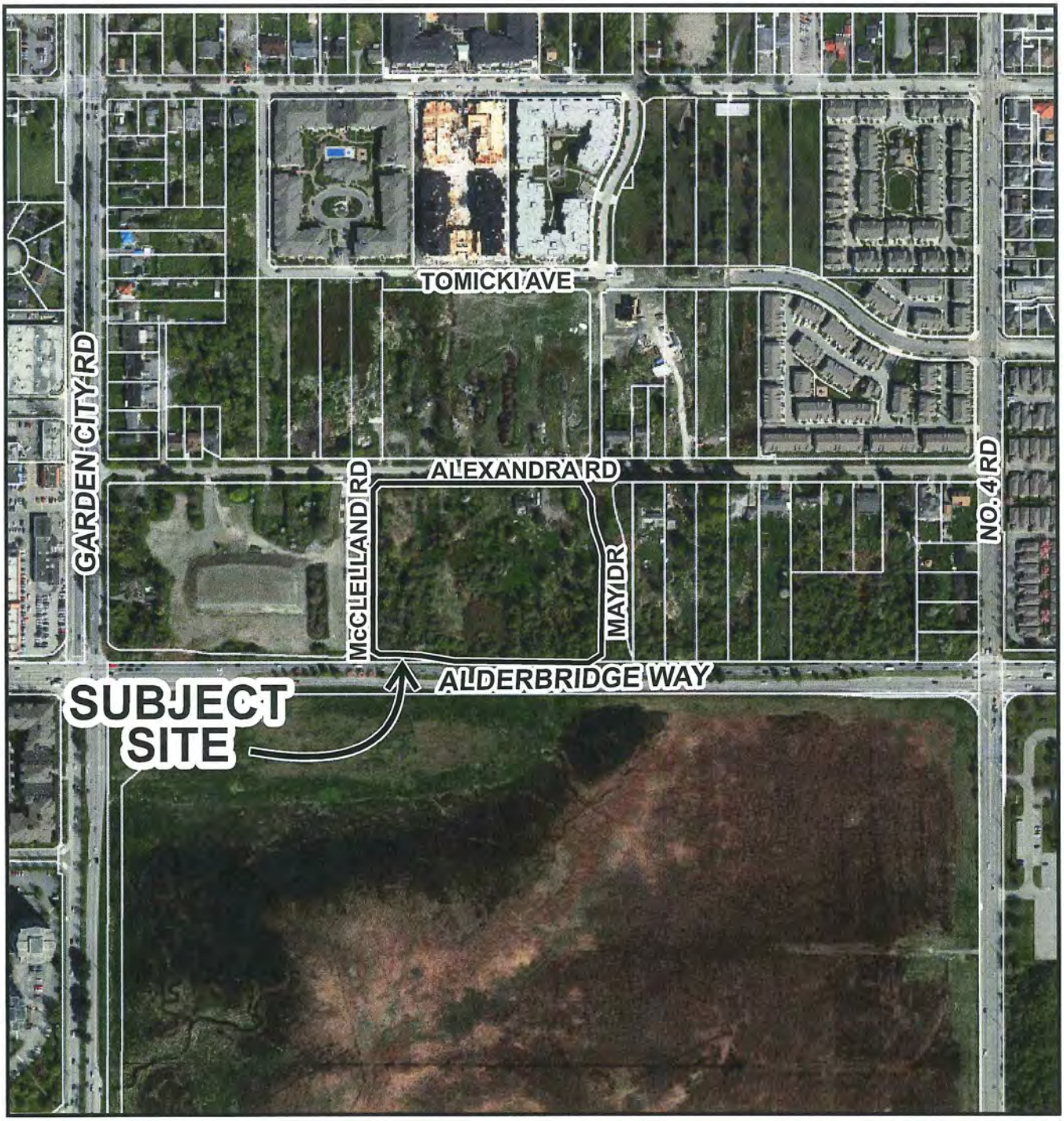
ZT 14-677144

Original Date: 12/08/14

Revision Date: 05/22/15

Note: Dimensions are in METRES

City of Richmond



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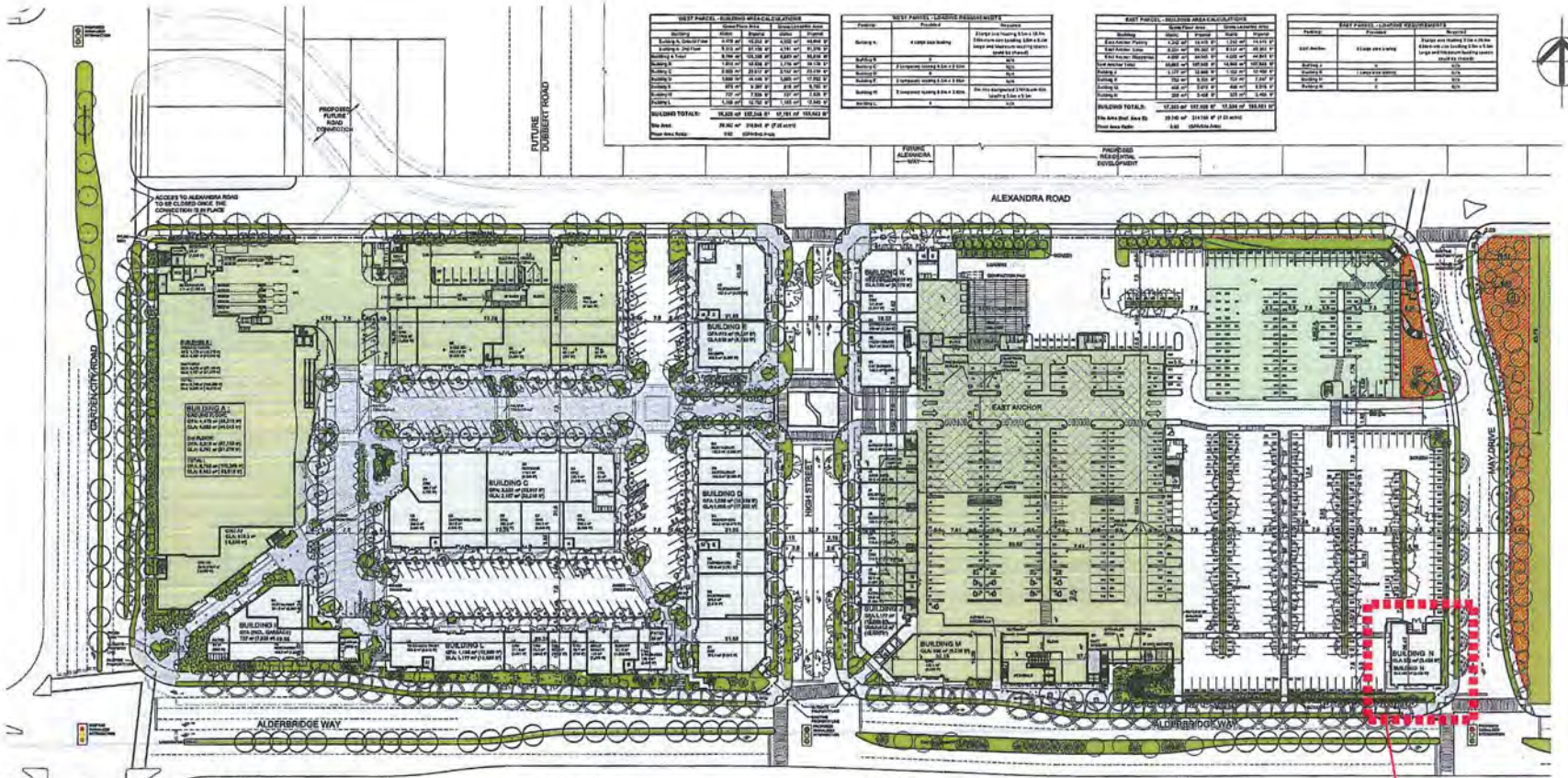


WEST PARCEL - BUILDING AREA CALCULATIONS

Building	Gross Floor Area (Metric)	Gross Floor Area (Imperial)	Gross Leasable Area (Metric)	Gross Leasable Area (Imperial)
Building A, Grade Level	4,478 m²	48,202 SF	4,032 m²	43,404 SF
Building A, 2nd Floor	5,313 m²	57,192 SF	4,781 m²	51,474 SF
Building A, Total	9,790 m²	105,395 SF	8,813 m²	94,878 SF
Building B	1,803 m²	19,408 SF	1,716 m²	18,472 SF
Building C	2,488 m²	26,617 SF	2,157 m²	23,216 SF
Building D	1,599 m²	17,146 SF	1,600 m²	17,222 SF
Building E	872 m²	9,387 SF	818 m²	8,799 SF
Building F	737 m²	7,936 SF	737 m²	7,936 SF
Building L	1,198 m²	12,797 SF	1,165 m²	12,540 SF
BUILDING TOTALS:	18,325 m²	197,246 SF	17,191 m²	185,063 SF
Site Area:	29,362 m²	316,045 SF (7.26 acres)		
Floor Area Ratio:	0.62	(GFA/Site Area)		

WEST PARCEL - LOADING REQUIREMENTS

Function	Provided	Required
Building A	4 Loading Bays	2 Large size Loading 9.0m x 18.0m, 2 Medium size Loading 3.0m x 9.0m Large and Medium loading spaces could be shared
Building B	0	N/A
Building C	0	N/A
Building D	0	N/A
Building E	0	N/A
Building F	1 Compact size loading 3.0m x 9.0m	One Medium sized 3.0m x 9.0m Loading
Building L	0	N/A

EAST PARCEL - BUILDING AREA CALCULATIONS

Building	Gross Floor Area (Metric)	Gross Floor Area (Imperial)	Gross Leasable Area (Metric)	Gross Leasable Area (Imperial)
East Anchor Phase 1	1,342 m²	14,451 SF	1,197 m²	12,882 SF
East Anchor - Lower	8,201 m²	88,282 SF	8,131 m²	87,531 SF
East Anchor Mezzanine	4,685 m²	50,425 SF	4,625 m²	49,781 SF
East Anchor Total	14,228 m²	153,158 SF	13,953 m²	150,193 SF
Building J	1,179 m²	12,688 SF	1,152 m²	12,400 SF
Building K	782 m²	8,418 SF	721 m²	7,757 SF
Building M	468 m²	5,035 SF	468 m²	5,035 SF
Building N	328 m²	3,528 SF	325 m²	3,496 SF
BUILDING TOTALS:	17,353 m²	187,556 ft²	16,844 m²	181,281 ft²
Site Area (Incl. Area E):	29,140 m²	314,000 ft² (7.20 acres)		
Floor Area Ratio:	0.60	(GFA/Site Area)		

EAST PARCEL - LOADING REQUIREMENTS

Function	Provided	Required
East Anchor	4 Loading Bays	4 Large size Loading 9.0m x 18.0m, 2 Medium size Loading 3.0m x 9.0m Large and Medium loading spaces could be shared
Building J	0	N/A
Building K	1 Compact size loading	N/A
Building M	0	N/A
Building N	0	N/A

SITE STATISTICS

EXITING SITE AREA : 67,891 SM - 730,772 SF (16.77 ACRES)

ROAD DEDICATION - HIGH STREET:	3,384.2 SM - 36,212 SF (0.83 ACRES)
ROAD DEDICATION - MAY DRIVE:	3,301.5 SM - 34,481 SF (0.79 ACRES)
ROAD DEDICATION - ALDERBRIDGE ROAD:	2,074 SM - 22,325 SF (0.51 ACRES)
ROAD DEDICATION - GARDEN CITY ROAD:	1.3 SM - 14 SF (0.0003 ACRES)
TOTAL ROAD DEDICATION :	8,641 SM - 93,012 SF (2.13 ACRES)
EAST PARCEL ESA AREA J:	1,203 SM - 12,948 SF (0.3 ACRES)
TOTAL SITE AREA WITHOUT ROAD DEDICATION & ESA AREA J:	58,047 SM - 624,811 SF (14.34 ACRES)

ELECTRICAL VEHICLE CHARGE STATIONS :

WEST PARCEL

PARKADE LEVEL 1: 2 STALLS
PARKADE LEVEL 2 AND 3: 89 PRE-DUCTED STALLS (10%)

EAST PARCEL

EAST ANCHOR PARKADE: 2 STALLS
57 PRE-DUCTED STALLS (10%)

WEST PARCEL

SITE AREA : 29,426 SM - 316,738 SF (7.27 ACRES)

GFA (GROSS FLOOR AREA):	18,329 SM - 197,248 SF
GLA (GROSS LEASABLE AREA):	17,191 SM - 185,042 SF
FLOOR AREA RATIO:	0.62
LOT COVERAGE :	16,103 SM - 173,331 SF (54.7%)
PARKING REQUIRED:	684 CARS (3.96/100 SM - 3.7/1,000 SF)

PARKADE:

LEVEL 1	12 CARS
LEVEL 2	122 CARS
LEVEL 3	127 CARS
ROOF	150 CARS
ON GRADE PARKING	175 CARS
TOTAL PARKING PROVIDED	586 CARS (3.41/100 SM - 3.17/1,000 SF)

WHERE :

REGULAR STALLS:	541 CARS
STALLS FOR HANDICAP:	13 CARS (2.2%) - REQUIRED 2%
SMALL CAR STALLS:	32 CARS (5.5%) - ALLOWED 50%

BICYCLE PARKING:

LONG TERM:		
REQUIRED 47	PROPOSED 60	
SHORT TERM:		
REQUIRED 69	PROPOSED 66	

EAST PARCEL

SITE AREA (INCL. AREA E): 29,621 SM - 308,073 SF (7.07 ACRES)

PARKING LEVEL AREA:	1,335 SM - 14,370 SF
SALES FLOOR AREA:	9,240 SM - 99,481 SF
MEZZANINE AREA:	4,150 SM - 44,670 SF
TOTAL EAST ANCHOR AREA:	14,725 SM - 158,881 SF
GRADE LEVEL BUILDING (CRU) AREA:	2,748 SM 29,579 SF
GFA (TOTAL GROSS FLOOR AREA) :	17,473 SM - 188,060 SF
GLA (TOTAL GROSS LEASABLE AREA):	17,424 SM - 187,553 SF
FLOOR AREA RATIO:	0.61
LOT COVERAGE :	12,515 SM - 134,710 SF (43.7%)
PARKING REQUIRED:	693 CARS (3.96/100 SM - 3.7/1,000 SF)
TOTAL PARKING PROVIDED:	566 CARS (3.25/100 SM - 3.02/1000 SF)

WHERE:

REGULAR STALLS :	393 CARS
STALLS FOR HANDICAP:	12 CARS (2.1 %) - REQUIRED 2%
SMALL CAR STALLS :	161 CARS (28.4 %) - ALLOWED 50%

BICYCLE PARKING:

LONG TERM:		
REQUIRED 47	PROPOSED 60	
SHORT TERM:		
REQUIRED 69	PROPOSED 66	

ESA/PARK AREA

EAST PARCEL:

AREA E:	327 SM - 3,520 SF
AREA J:	1,203 SM - 12,948 SF
GREEN DECK:	3,370 SM - 36,274 SF
TOTAL:	4,900 SM - 52,743 SF (1.21 ACRES)

10 5 0 10 20 30
METRES

NOTE:

END OF TRIP SHOWER AND CHANGE FACILITIES LOCATED IN TENANT SPACE OF BUILDING B AND EAST ANCHOR TO ZONING REQUIREMENTS

SUBJECT BUILDING
9291 ALDERBRIDGE

SITE PLAN

Chandler Associates Architecture Inc.
The Station
270 - 601 W. Cordova St.
Vancouver BC V6B 1G1
Tel 604 687 3305
Fax 604 687 3305
office@cas-architecture.com

SmartCentres

CENTRAL AT GARDEN CITY

RICHMOND, BC

APPROVED UNDER REZONING APPLICATION RZ10-528877
AND DEVELOPMENT PERMIT APPLICATION DP14-650988

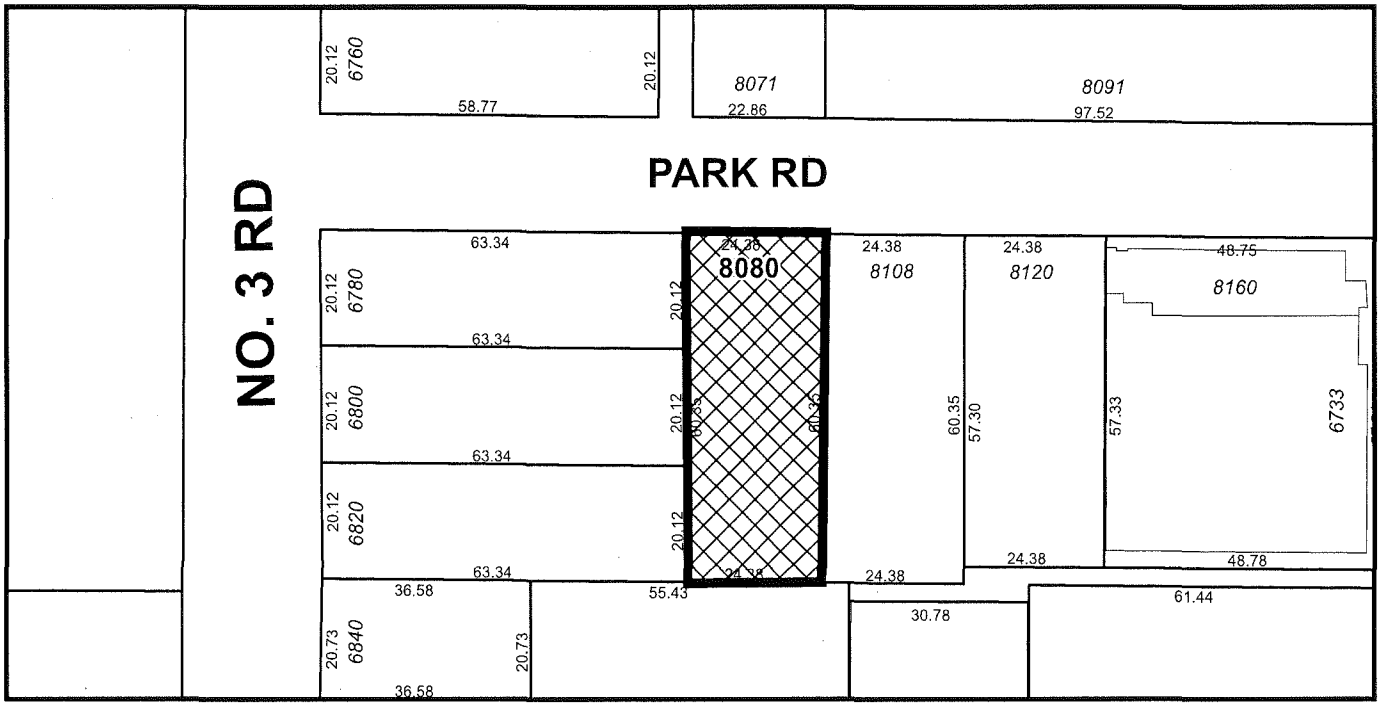
DATE: JULY 3, 2014
SCALE: 1:500
PROJECT #: 4029

A-2.1

ATTACHMENT 2

ATTACHMENT 3

City of Richmond



ZT 14-677144

Original Date: 06/18/09

Revision Date: 05/27/15

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

ZT 14-677144 **Attachment 4**

Address: 9291 Alderbridge Way

Applicant: First Richmond North Shopping Centres Ltd.

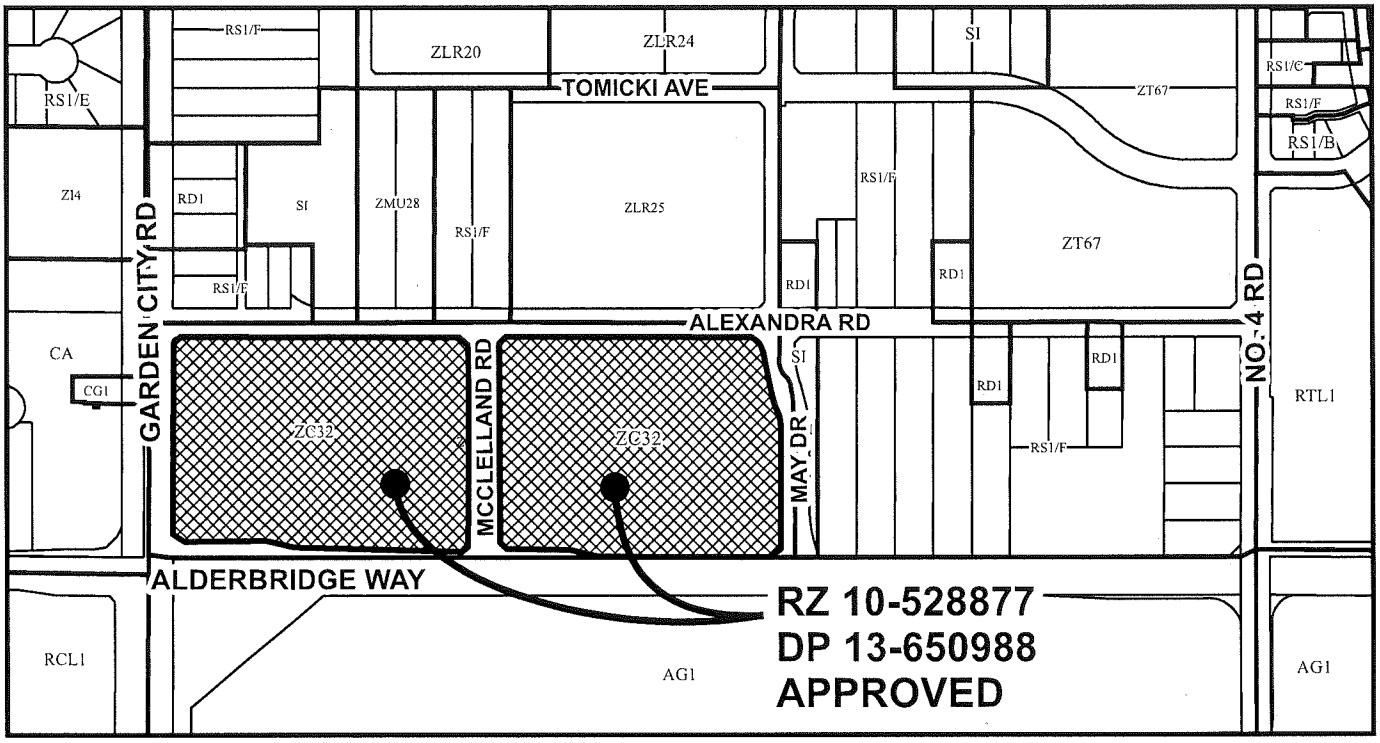
Planning Area(s): West Cambie

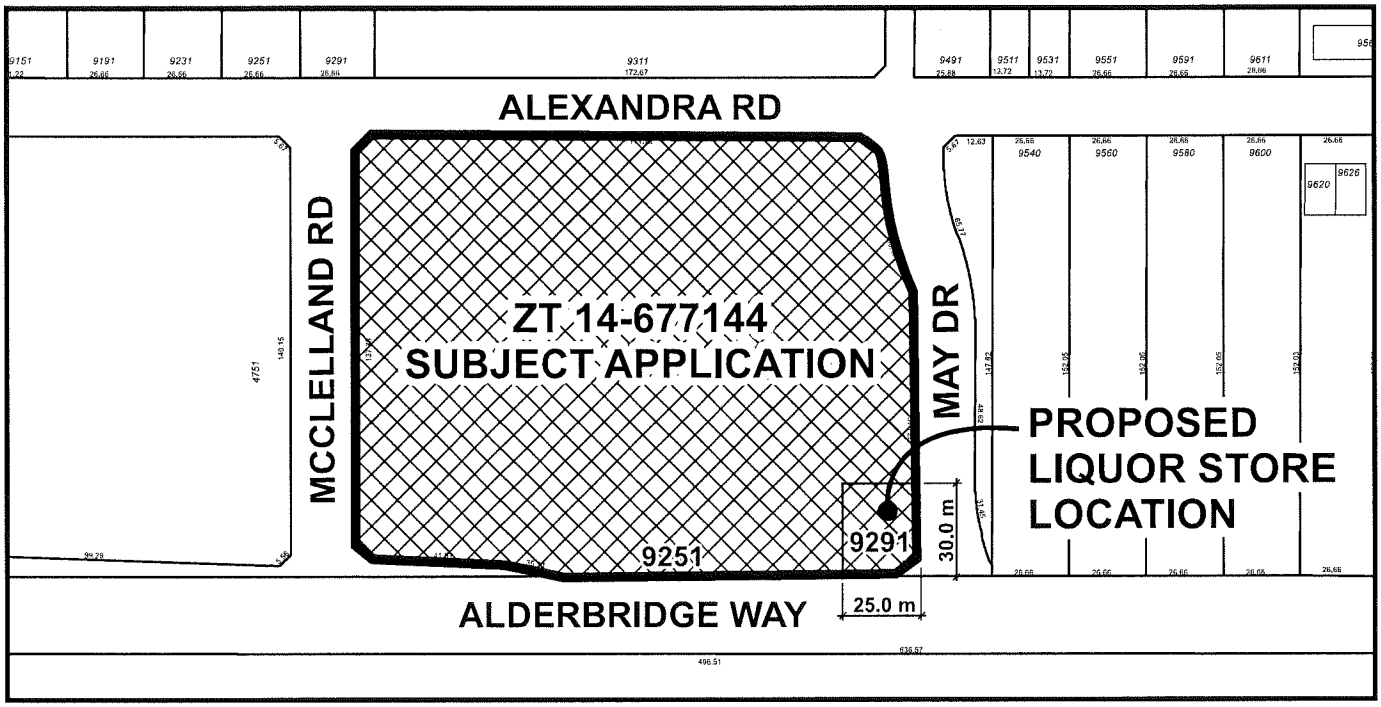
	Approved DP 13-650988	Proposed
Owner	First Richmond North Shopping Centres Ltd.	Remains the same
Site Size	28,649 m^2	Remains the same
Land Uses	Commercial under construction	Remains the same
OCP Designation	Commercial	Remains the same
Area Plan Designation	Mixed-Use	Remains the same
Zoning	Neighbourhood Commercial (ZC32) - West Cambie Area	Remains the same
Units	17,424 m^2 on 9251 Alderbridge Way site; 322 m^2 in 9291 Alderbridge Way building	Remains the same

	Approved DP 13-650988	Proposed
	For 9251 Alderbridge Way site:	
Floor Area Ratio	0.62 FAR	Remains the same
Lot Coverage	54.3%	Remains the same
Off-Street Parking Spaces	567	Remains the same
Bike Parking: Class 1 secure spaces Class 2 rack spaces	 69 spaces provided in parking structure 86 spaces	Remains the same
	For 9291 Alderbridge Way building:	
Setbacks: May Drive Alderbridge Way	 1.5 m 2 m	Remains the same
Height	8.7 m	Remains the same

ATTACHMENT 5

City of Richmond





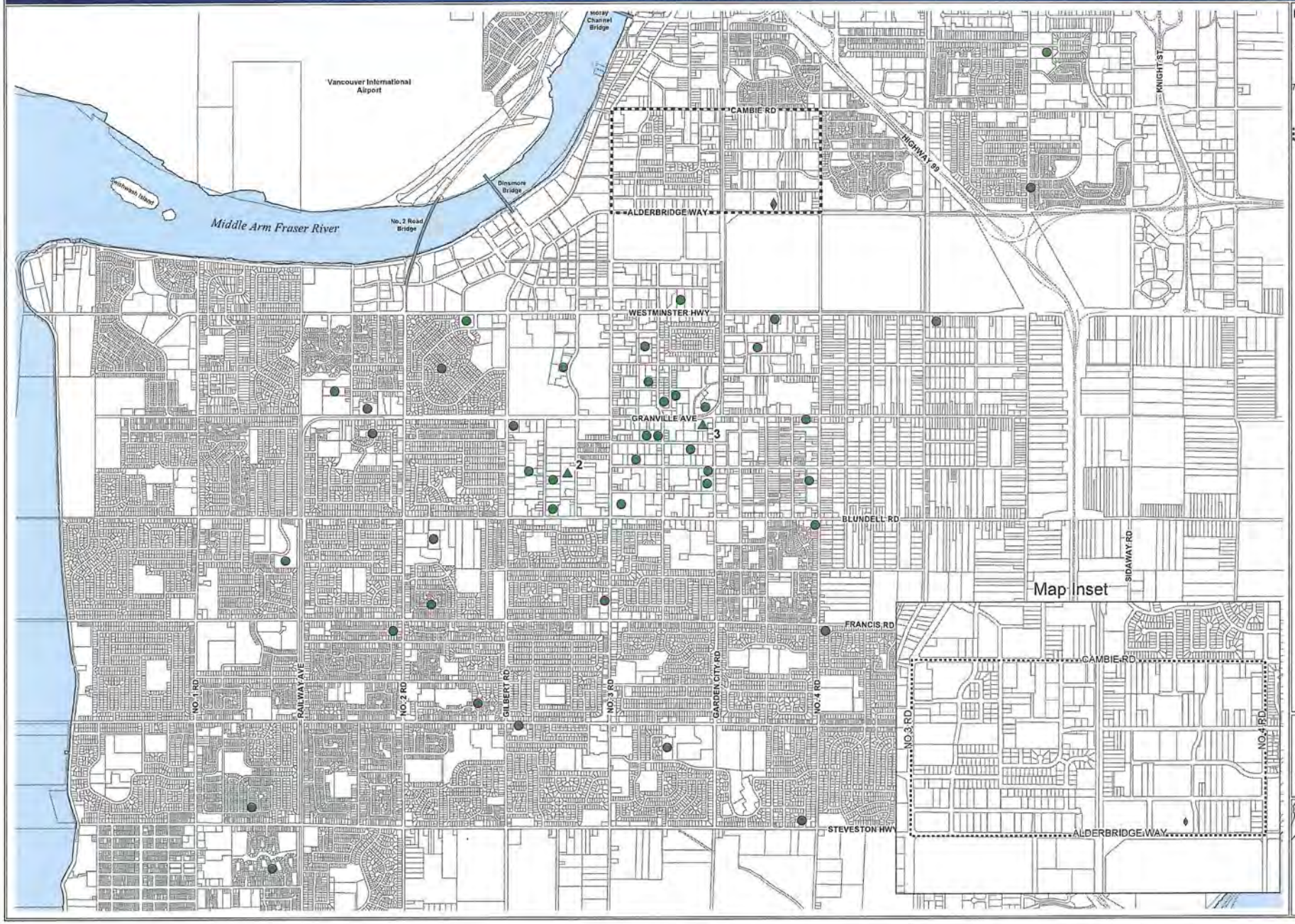
Context Map
Development Application History
ZT 14-677144

Original Date: 12/08/14

Revision Date: 05/22/15

Note: Dimensions are in METRES

9291 Alderbridge Way: Public Correspondence Submitted to Applicant



Legend

- Subject Site

Support Zoning Text Amendment

- Multiple Addresses
- Single Address

73 Total Signatures
-49 provided Richmond addresses
-24 provided no address or address outside of Richmond

0 Households Responded

May 28, 2015
Prepared by Cynthia Hattie

Note:
The information shown on this map is compiled from various sources and the City assumes no responsibility as to its accuracy or completeness of the information contained on this map.
Areas are rounded and lot sizes and legal descriptions must be confirmed at the Land Title Office in New Westminster.
This IS NOT a legal document, and is provided for information and convenience purposes only.
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City of Richmond

ATTACHMENT 6

The Reid Agency

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Final Report May 14th, 2015

Client:
0789586 BC Ltd
Liquor Retail Store Relocation
City of Richmond

Proposed site:
9291 Alderbridge Way,
City of Richmond ZT 14-677144

Municipal Government:
City of Richmond
Sara Badyal, Planner 2

Market Research:
The Reid Agency

Liquor Retail Store Relocation from 8088 Park Road, Richmond to 9291 Alderbridge Way in the City of Richmond ZT 14-677144

community engagement | market research | stakeholder relations
Karen Reid Sidhu | Principal | T. 604.813.7503 | thereidagency@gmail.com
136 12040 68th Avenue | Surrey BC | V3W 1P5

The Reid Agency

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Overview

First Richmond North Shopping Centres Limited has applied to the City of Richmond for a Zoning Text Amendment to allow a Type Two (2) liquor retail store located at 9291 Alderbridge Way on a site zoned Neighbourhood Commercial (ZC32) West Cambie area. The proposed size of the liquor retail store is 3,466 square feet (322 square metres) and located in Building N at the south-east corner of our development, fronting Alderbridge Way and May Drive. 0789586 BC is proposing to move their liquor retail store from 8088 Park Road, Richmond to the new location being developed by First Richmond North Shopping Centres Limited located at 9291 Alderbridge Way, Richmond.

The Reid Agency is a market research company working on behalf of a liquor retail store - 0789586 BC Ltd. and First Richmond North Shopping Centres Limited. The Reid Agency has prepared and is conducted a neighbourhood survey with nearby civic addresses on behalf of their clients, informing occupants that a Zoning Text Amendment has been submitted to the City of Richmond. The enclosed survey will enable residents to provide comments relating to this application and also includes additional consumer related questions.

The Reid Agency conducted research with occupants of civic addresses within the area provided by the City of Richmond:

- Direct mail communication was sent on April 20th, 2015 to civic addresses within an area determined by the City of Richmond. This communication included a brief survey to gauge resident's position regarding the zoning amendment application, information relating to the Zoning Text Amendment, map identifying the area related to the Zoning Text Amendment and marketing information related to the client. Residents were advised to return this survey and **all** comments to The Reid Agency in a self-addressed stamped envelope by May 11th, 2015

- In addition, The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28th and completed on May 7th, 2014. Customers were informed about the proposed liquor retail store relocation. A Letter of Support was made available for customers to sign if they so wished. Contact information for City of Richmond planner was provided for direct submission of comment or questions. No customer opted to take the letter home to send it in themselves to the City of Richmond. The Reid Agency collected all information as it relates to customers position on the Text Amendment Application. Information was collected to reflect supporters, non-supporters and those who were neutral.

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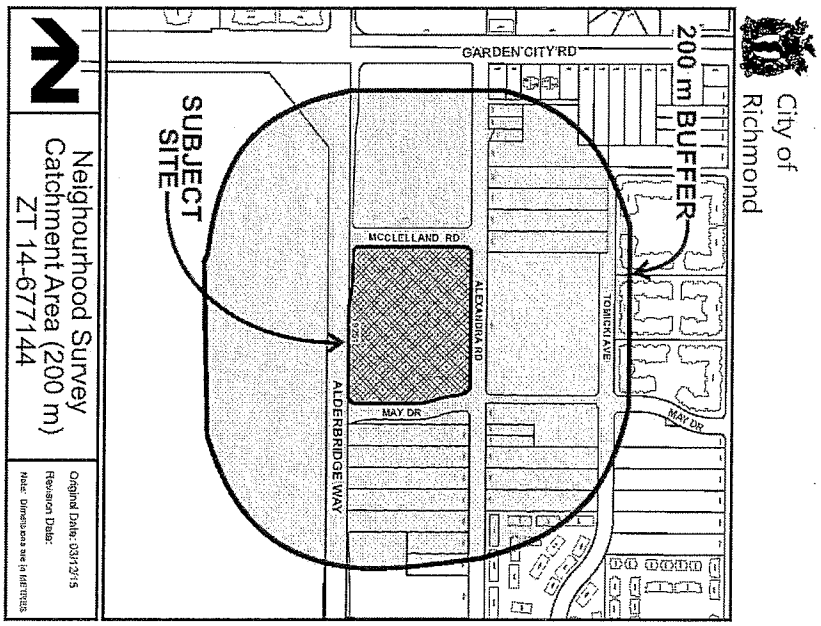
- All market research material received from residences and businesses will be delivered to the City of Richmond by The Reid Agency. This includes any Letters of Support or other information as it relates to the proposed Text Amendment Application

Direct Mail Campaign:

- Direct mail communication was sent on April 20th, 2015 to civic addresses within an area determined by the City of Richmond. This communication included a brief survey to gauge resident's position regarding the zoning amendment application, information relating to the Zoning Text Amendment, map identifying the area related to the Zoning Text Amendment and marketing information related to the client. Residents were advised to return this survey and **all** comments to The Reid Agency in a self-addressed stamped envelope by May 11th, 2015
- The Reid Agency distributed a direct mail to residents within the geographical area as outlined by the City of Richmond. This direct mail reached 612 civic addresses within the area outlined by the City of Richmond (see map below).
- **612** packages were distributed by a direct mail house.
- **8** survey forms were returned to The Reid Agency by May 11th, 2015.



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Rated Question results:

1.	**Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:** Yes –3 Responses No – 5 Responses Total Surveys Received 8
2.	**How important is the convenience of shopping in your own neighbourhood for you and your family?** 1 (3) 2 (0) 3 (2) 4 (0) 5 (3)
3.	**How important is it to be able to walk to your local community market for your shopping needs?** 1 (3) 2 (0) 3 (2) 4 (1) 5 (2)
4.	**How important is supporting local business to you and your family?** 1 (3) 2 (1) 3 (2) 4 (0) 5 (2)
5.	**How often do you visit local retail stores in your neighbourhood?** **Everyday** (1) **Once a week** (4) **Once every two weeks** (2) **Once a month** (0) **I don't shop locally** (1)
6.	**How often do you shop at a Wine Beer Liquor Retail Store?** **1 – 2 times a week** (1) **1 – 2 times a month** (0) **Every couple of months** (1) **Rarely** (2) **I don't buy liquor products** (4)
7.	**What products are you most likely to purchase at Wine Beer Liquor Retail Store?** **VQA Wine** 1 **Wine** 1 **Imported Beer** 2 **Domestic Beer** 2 **Spirits** 1 **None of the above** 5
8.	**Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?** **Yes** 3 **Maybe** 0 ***No I would not support a this retail store** 5
9.	Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291Alderbridge Way, Richmond, BC? **Yes** 2 **Maybe** 1 **No** 5

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Sample of comments:

In Favour:

"I prefer extended hours than BC Government stores."

"Save time with driving, gas, convenience within walking distance, support local business!! Within walking distance is important."

Opposed:

"I prefer the liquor store to stay at its current location at 8088 Park Raod."

"I don't want a liquor store of any kind near my house!"

"I would not want a liquor store close by where I live. Rather, I would prefer to have a tea or juice store close by."

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On-site Polling:

- The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28th and completed on May 7th, 2014. Customers were informed about the proposed liquor retail store relocation. Comments and feedback were gathered and provided to the City of Richmond.
- **73 individuals** signed letter of support for the on-site polling.

The following information outlines the feedback:

Date	Total Polled
April 28th	17
April 29th	10
May 1st	14
May 2nd	15
May 3rd	10
May 7th	7
Total Participants	**73**

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Activity Summary:

The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28th and completed on May 7th, 2014. Customers were informed about the proposed liquor retail store relocation. Comments and feedback were gathered and provided to the City of Richmond.

73 Residents and business owners signed letters indicating their support for the opening of a liquor retail store specializing in VQA Wine, Imported and Domestic Beer and specialty spirits.

Letters received:

60	Letters of support within the City of Richmond
9	Letters of support outside the City of Richmond
3	Households without addresses available
1	Not signed

Sample of comments from residents <u>in favor</u> of the liquor retail store:

"It's about time there was a liquor store in in our neighbourhood – looking forward to the big centre and a liquor store for one stop shopping."

"We need to be able to walk to a store to get our beer – keeps us out of our cars."

"People need to understand that businesses in this area will benefit from the store opening – they will shop locally and everyone wins."

Samples of comments from those <u>not in favour</u> of a liquor retails store:

"I don't drink and don't support a liquor store."

"Will attract questionable individuals."

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Summary:

Direct Mail Communication:

- **612** information packages were mailed on April 20th, 2015 to local civic addresses within the area outlined by the City of Richmond
- **8** completed survey forms were returned to The Reid Agency by May 11th, 2015
- **3** respondents were in favour of the application
- **5** respondents were opposed to the application

On-site Polling:

- **73 letters of support were received in support of the liquor store relocation**
- **60 Letters of support within the City of Richmond**
- **9 Letters of support outside the City of Richmond**
- **3 Households without addresses available**
- **1 Letter was unsigned**

The Reid Agency will be delivering the complete package of information obtained from individuals particiating in the market research including all correspondence received through Canada Post and the on-site polling .

Please contact Karen Reid Sidhu at 604.813.7503 with any questions you may have relating to this project.

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Direct Mail Communication

Completed Survey Forms

Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:
1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond: ☐ Yes ☑ No
2. How important is the convenience of shopping in your own neighbourhood for you and your family? 1 2 3 4 (5)
3. How important is it to be able to walk to your local community market for your shopping needs? 1 2 3 4 (5)
4. How **important is supporting local business to you and your family?** 1 2 3 4 (5)
5. How often do you visit local retail stores in your neighbourhood? Everyday (Once a week) Once every two weeks Once a month I don't shop locally
6. How often do you shop at a Wine Beer Liquor Retail Store? 1 – 2 times a week 1 – 2 times a month Every couple of months Rarely (I don't buy liquor products)
7. What products are you most likely to purchase at Wine Beer Liquor Retail Store? VQA Wine Wine Imported Beer Domestic Beer Spirits (None of the above)
8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood? Yes No Maybe (No I would not support this Wine Beer Liquor Retail Store)
9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC Yes Maybe (No)
10. Comments I would not want a liquor store close by where I live. Rather, I would prefer to have a tea or juice store close by.

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Rated questions – on a scale of 1 to 5 with 5 being most important and 1 being the least important, please answer the following questions:

1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:

☑ **Yes**

☐ **No**

2. How important is the convenience of shopping in your own neighbourhood for you and your family?

1 **2** **3** **4** **(5)**

3. How important is it to be able to walk to your local community market for your shopping needs?

1 **2** **(3)** **4** **5**

4. How **important is supporting local business to you and your family?**

1 **2** **(3)** **4** **5**

5. How often do you visit local retail stores in your neighbourhood?

Everyday **(Once a week)** **Once every two weeks** **Once a month** **I don't shop locally**

6. How often do you shop at a Wine Beer Liquor Retail Store?

1 – 2 times a week **1 – 2 times a month** **Every couple of months** **(Rarely)** **I don't buy liquor products**

7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?

(VQA Wine) **Wine** **(Imported Beer)** **(Domestic Beer)** **(Spirits)** **None of the above**

8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?

(Yes) **No** **Maybe** **No I would not support this Wine Beer Liquor Retail Store**

9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC

Yes **(Maybe)** **No**

10. Comments

Prefer extended hours than BC Liquor Store.

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1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:

☑ **Yes**

☐ **No**

2. How important is the convenience of shopping in your own neighbourhood for you and your family?

1 **2** **3** **4** **5**

3. How important is it to be able to walk to your local community market for your shopping needs?

1 **2** **3** **4** **5**

4. How **important is supporting local business to you and your family?**

1 **2** **3** **4** **5**

5. How often do you visit local retail stores in your neighbourhood?

Everyday **Once a week** **Once every two weeks** **Once a month** **I don't shop locally**

6. How often do you shop at a Wine Beer Liquor Retail Store?

1 – 2 times a week **1 – 2 times a month** **Every couple of months** **Rarely** **I don't buy liquor products**

7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?

VQA Wine **Wine** **Imported Beer** **Domestic Beer** **Spirits** **None of the above**

8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?

Yes **No** **Maybe** **No I would not support this Wine Beer Liquor Retail Store**

9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC

Yes **Maybe** **No**

10. Comments

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1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond: ☑ **Yes** ☐ **No**
2. How important is the convenience of shopping in your own neighbourhood for you and your family? ✓1 **2** **3** **4** **5**
3. How important is it to be able to walk to your local community market for your shopping needs? ✓1 **2** **3** **4** **5**
4. How **important is supporting local business to you and your family?** ✓1 **2** **3** **4** **5**
5. How often do you visit local retail stores in your neighbourhood? **Everyday** **Once a week** **Once every two weeks** **Once a month** **I don't shop locally**
6. How often do you shop at a Wine Beer Liquor Retail Store? **1 – 2 times a week** **1 – 2 times a month** **Every couple of months** **Rarely** **I don't buy liquor products**
7. What products are you most likely to purchase at Wine Beer Liquor Retail Store? **VQA Wine** **Wine** **Imported Beer** **Domestic Beer** **Spirits** **None of the above**
8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood? **Yes** **No** **Maybe** **No I would not support this Wine Beer Liquor Retail Store**
9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC **Yes** **Maybe** **No**
10. Comments Safe time with driving / gas / convient walking distance. Support local business !! Walking distance is important

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1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 9291 Alderbridge Way in the City of Richmond:

☐ **Yes**

☑ **No**

2. How important is the convenience of shopping in your own neighbourhood for you and your family?

(1) 2 3 4 5

3. How important is it to be able to walk to your local community market for your shopping needs?

(1) 2 3 4 5

4. How **important is supporting local business to you and your family?**

(1) 2 3 4 5

5. How often do you visit local retail stores in your neighbourhood?

Everyday **Once a week** **(Once every two weeks)** **Once a month** **I don't shop locally**

6. How often do you shop at a Wine Beer Liquor Retail Store?

1 – 2 times a week **1 – 2 times a month** **Every couple of months** **Rarely** **I don't buy liquor products**

7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?

VQA Wine **Wine** **Imported Beer** **Domestic Beer** **Spirits** **None of the above**

8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?

Yes **No** **Maybe** **No I would not support this Wine Beer Liquor Retail Store**

9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC

Yes **Maybe** **No**

10. Comments

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3. How important is it to be able to walk to your local community market for your shopping needs? (1) 2 3 4 5
4. How **important is supporting local business to you and your family?** (1) 2 3 4 5
5. How often do you visit local retail stores in your neighbourhood? **Everyday** **Once a week** **(Once every two weeks)** **Once a month** **I don't shop locally**
6. How often do you shop at a Wine Beer Liquor Retail Store? **1 – 2 times a week** **1 – 2 times a month** **Every couple of months** **Rarely** **(I don't buy liquor products)**
7. What products are you most likely to purchase at Wine Beer Liquor Retail Store? **VQA Wine** **Wine** **Imported Beer** **Domestic Beer** **Spirits** **(None of the above)**
8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood? **Yes** **No** **Maybe** **(No I would not support this Wine Beer Liquor Retail Store)**
9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC **Yes** **Maybe** **(No)**
10. Comments

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☐ **Yes**

☑ **No**

2. How important is the convenience of shopping in your own neighbourhood for you and your family?

1 **2** **(3)** **4** **5**

3. How important is it to be able to walk to your local community market for your shopping needs?

1 **2** **(3)** **4** **5**

4. How **important is supporting local business to you and your family?**

1 **(2)** **3** **4** **5**

5. How often do you visit local retail stores in your neighbourhood?

Everyday **Once a week** **Once every two weeks** **Once a month** **(I don't shop locally)**

6. How often do you shop at a Wine Beer Liquor Retail Store?

1 – 2 times a week **1 – 2 times a month** **Every couple of months** **(Rarely)** **I don't buy liquor products**

7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?

VQA Wine **Wine** **Imported Beer** **Domestic Beer** **Spirits** **(None of the above)**

8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood?

Yes **No** **Maybe** **(No I would not support this Wine Beer Liquor Retail Store)**

9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC

Yes **Maybe** **(No)**

10. Comments

I prefer the Liquor Store to stay at its current location at 8088 Park Road.

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8. Would you support a local retail store specializing in VQA Wines, Imported and Domestic Beer and a unique selection of spirits in your neighbourhood? **Yes** **No** **Maybe** **(No I would not support this Wine Beer Liquor Retail Store)**
9. Would you be willing to sign a letter of support to the City of Richmond for a retail store specializing in VQA Wines, Imported and Domestic Beers and a unique selection of spirits at 9291 Alderbridge Way, Richmond, BC **Yes** **Maybe** **(No)**
10. Comments I don't want a liquor store of any kind near my home

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On-site Polling

Letters of Support

The Reid Agency

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City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Nathan Pennell

Print Name

Signature

Address

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

X [signature]

Print Name

X [signature]

Signature

X [illegible]

Address

April 28 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Cameron Resch
Print Name

Signature

207 - 9870 Citation dr
Address

April 25, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

VLNO
Print Name

Signature

404 - 8080 JONES RD
Address

2015 · 04 · 28
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Scott Newcombe
Print Name

x
Signature

x 9900 Granville Ave V6Y 1R3
Address

April 28 2015
Date

Email

[redacted]
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Chase Anzulovich
Print Name

Signature

5600 Park Rd #313
Address

April 23, 2015
Date

Email

604-644-5372
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

JASON BOSHORN
Print Name

Signature

8200 blk Colonial Dr.
Address

April 28, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

DOUG YOUNG

Print Name

D. Young

Signature

#307 8291 PARK RD.

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Gerald Samuels

Print Name

Gerald Samuels

Signature

104 60 Ullswater

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Lester Leonor
Print Name

Signature

#107- 4728 Dawson St. Burnaby
Address

April 28, 2015
Date

Email

604 764-8363
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Josh Speight
Print Name

Josh Speight
Signature

1060 East 61st
Address

2015-04-28
Date

Email

778 239 8710
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

X Justin Lucke
Print Name

X
Signature

X 4779 36th Ave Delta BC
Address

April 28 - 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x Andrew Carter
Print Name

x
Signature

x 9373 Hemlock dr.
Address

April 28, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

DANIEL HAN SAN
Print Name

Daniel Hansan
Signature

N/A
Address

APRIL 28, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Helen Jackson

Print Name

Helen Jackson

Signature

_____

Address

April 28 2015

Date

_____

Email

_____

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x MANDY KE
Print Name

x Mandy
Signature

x 3254 Parker St. Vancouver
Address

April 28, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Jeff Kirkeby
Print Name

Signature

#14 - 14995 Marine Dr White Rock
Address

April 28, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Greg Bell

Print Name

Signature

10659 150th st

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x Bryan Phillips
Print Name

x
Signature

x 525 Tweedsmuir St. Ottawa
Address

April 29, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x Deb Coray
Print Name

Signature

9880 Southgate Place, Rmd BC V7A 2N2
Address

April 29 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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Yours truly,

Mejia Alex

Print Name

Signature

#59-12120 Bath Rd

Address

April 29, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

ANDY RUSHTON

Print Name

Signature

#1206-7040 GRANVILLE AVE.

Address

APRIL 29, 2015

Date

Email

604 270-4500

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x [signature]

Print Name

x N. Cunha

Signature

x 110-8291 Bennett Rd (Richmond B.C)

Address

April 29, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Pav-Uppal
Print Name

Signature

4516-46 Ast – V4K-2M6
Address

April 29, 2015
Date

Email

778-668-1061
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

DARCY RICHARDT
Print Name

Darcy Richardt
Signature

#6 | 5651 LACKNER CRES.
Address

April 29 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

JEFF WILKINS
Print Name

Signature

8975 JONES RD
Address

April 29, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Brenda Grams

Print Name

#13-8640 Bennett Road.

Signature

B Grams.

(would like to see one at Park Rd Stay & additional at Alderbridge Way)

Address

April 29, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Daniel Pascual
Print Name

x
Signature

x 12 9191 General Currie Rd.
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

X Jessie Bowtell
Print Name

X
Signature

X 326 Johnston st.
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

X Alan Freeland
Print Name

X A. Freeland
Signature

X 6551 Minoru Blvd.
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Kent Ushijima
Print Name

x
Signature

x 18-6100 Alder. Richmond
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Matt Nelson
Print Name

Signature

6215 Doulton Ave.
Address

MAY 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Ray Downs

Print Name

Signature

4935 Patterson Dr.

Address

MAY 1, 2015

Date

Email

778-706-1538.

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Print Name

Signature

Address

MAY 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Print Name

Signature

Address

MAY 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Dorothy
Print Name

Signature

7460 Moffatt Richmond BC
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

KEN STARCHUK

Print Name

Signature

11320 CANAVEL CRT. RICH. BC

Address

MON 1, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Troy Stewart
Print Name

Signature

213-7411 Minoru Blvd. Rich.
Address

MAY 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

ZAC EDMONDSON
Print Name

Signature

302 - 7840 MOFFATT ROAD
Address

MAY 1, 2015
Date

Email

604-719-6469
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Jennifer Reid
Print Name

Signature

9380 Glendower Dr.
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

X Ashley Osada
Print Name

X [signature]
Signature

X #28-11211 tve New West · V3M 5E15
Address

May 1st 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

X Tom Hansen
Print Name

X T Hansen
Signature

X 8391 BENNETT RD
Address

May 2nd 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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Yours truly,

x Amber Torris
Print Name

x [signature]
Signature

x 21- 6071 Azure rd
Address

May 2 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

BOB STEWART

Print Name

Signature

6481 STEVESTON RD.

Address

MAY 2/15.

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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Yours truly,

Dagan Welkes
Print Name

Signature

7511 No 4 Road RMD V6Y 4K4
Address

MAY 2, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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Yours truly,

BRYAN FIEBELKORN

Print Name

Signature

14-8631 #3 RD RMD.

Address

MAY 2, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Dalacia James
Print Name

Signature

11040 westminster hwy
Address

MAY 8, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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Yours truly,

SEBASTIAN

Print Name

Signature

9d-9333 ALBERTA RD.

MAY 2, 2015

Address

Date

Email

Phone Number

604-516-7757

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Greg Kadyantsev
Print Name

Signature

6220 Blundell Road, Richmond
Address

May 2, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

MICHAEL GOSEY
Print Name

Signature

8660 GRANVILLE AV
Address

MAY 2, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Print Name

Signature

9060 No. 4 Richmond

Address

May 2nd 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Charlene Edmonds
Print Name

Charlene Edmonds
Signature

11040 Westminster
Address

May 2nd 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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Yours truly,

x Jag Opal
Print Name

x
Signature

x 10428 Canso Cres.
Address

May 2nd 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x Julisse Lecca
Print Name

x
Signature

Y #29-6800 Lynas lane, Richmond, BC
Address

May 2nd 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x _____
Print Name

x APRIL COULTER
Signature

x317-7437 MOFFATT RD - RMP
Address

May 2 / 2015
Date

_____
Email

_____
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x JOHN MEAR
Print Name

x
Signature

#316 6655 LYNAS LANE
Address

May 2, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x PAUL GAUTHIER
Print Name

x
Signature

x 6340 MAGA CRES
Address

MAY 3, 2015
Date

PAULTG50@GMAIL.COM
Email

778 321-2358
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

[illegible]
Print Name

[signature]
Signature

[illegible] McCallum Rd
Address

May 3
Date

Email

7078997151
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Brady Narayan
Print Name

Signature

7691 McCallan Rd
Address

MAY 3 2015
Date

brady-narayan@hotmail.com
Email

604-277-7960
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Claude Fournier
Print Name

4640 S Road
Signature

Address

May 3, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Colin Ellison
Print Name

Signature

#217-8660 Granville Ave.
Address

MAY 5, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

SHIREE HOFT
Print Name

Signature

115-7431 MINORU BLVD
Address

MAY 3, 2015
Date

Email

604-126-0878
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

[redacted]
Print Name

GOLLNER AVE
Signature

Address

MAY 5, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Adam Sied

Print Name

Signature

8760 General Currie,

Address

May 3, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Ezter Szekely

Print Name

Signature

32 - 8471 Ryan Rd.

Address

MAR 3, 2015

Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Stefan Alexcep

Print Name

[signature]

Signature

129 8500 Ackroyd rd

Address

MAY 3, 2015

Date

Email

778 180 2950

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

x Carla Rowan
Print Name

x
Signature

x Buswell St Richmond, BC.
Address

May 7, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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Yours truly,

RAY KOWALCHUK
Print Name

Signature

3991 COSTA RD
Address

May 7, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

I am a resident living in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x Linda Alexander
Print Name

Signature

~~[illegible]~~ 7080 Williams Rd.
Address

May 7th 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

× DEAN DENNIS.
Print Name

×
Signature

× 5780 LINSCOTT COURT.
Address

MAY 7, 2015
Date

Email

604 401-3395
Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

x ALEX WONG
Print Name

x
Signature

x 307 - 6380 BUSWELL ST
Address

MON 7, 2015
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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Yours truly,

Dan Veaudry
Print Name

Signature

6888 Cooney Rd
Address

7/8/15
Date

Email

Phone Number

The Reid Agency

•••

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1 Canada

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 9291 Alderbridge Way in the City of Richmond ZT 14-677144 in the City of Richmond

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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

FRANK VERHAEGEN

Print Name

#301 8700 Granville Ave.

Signature

Address

May 28, 2015

Date

Email

Phone Number

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.

ATTACHMENT 9

City of Richmond

Policy Manual

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 m^2 (30,150 sq. ft.).

   (3) The free-standing LRS should not exceed a gross floor area of 510 m^2 (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).

City of Richmond

Bylaw 9256

Richmond Zoning Bylaw 8500 Amendment Bylaw 9256 (ZT 14-677144) 9291 Alderbridge Way

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

1. Richmond Zoning Bylaw 8500 is amended by:

   a. Deleting Subsection 22.32.3 in its entirety and substituting the following:

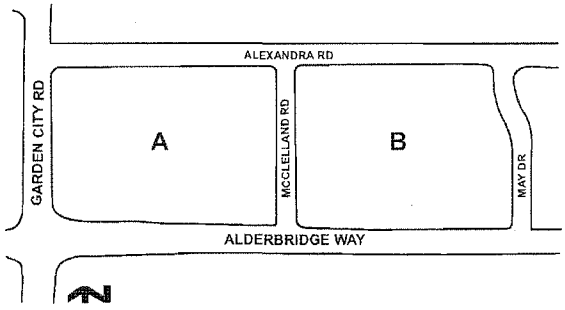
   "**22.32.3 A. Secondary Uses**

   - **amenity space, community**

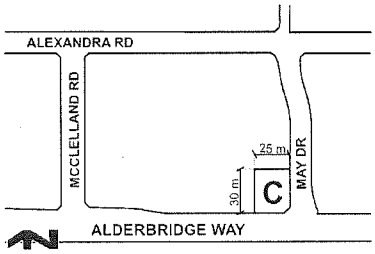
   22.32.3 B. Additional Uses

   - **retail liquor 2**"

   b. Deleting Diagram 1 in Section 22.32.2 and substituting the following:



   c. Inserting the following as "Diagram 2" into Section 22.32.2:



d. Deleting Clause 22.32.6.1.e in its entirety and substituting the following:

"e) 3.0 m for McClelland Road."

e. Inserting the following into Section 22.32.11 (Other Regulations):

"5. A **retail liquor 2** store is only permitted in the area identified as "C" in Diagram 2, Section 22.32.2 and shall have a **gross floor area** not exceeding 325 m^2."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9256".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by
BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

Bylaw 9258

Richmond Zoning Bylaw 8500
Amendment Bylaw 9258 (ZT 14-677144)
8080 Park Road

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

1. Richmond Zoning Bylaw 8500 is amended by:

   a. Deleting "**retail liquor 2**" from Subsection 9.3.3.B.

   b. Deleting Clause 9.3.11 in its entirety and substituting the following:

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

         a) 7331 Westminster Highway
         Strata Plan LMS3174; and

         b) 7551 Westminster Highway
         P.I.D. 015-676-692
         Lot 1 Except: Firstly Part Subdivided by Plan LMP20666; Secondly: Part Subdivided by Plan LMP37403; Thirdly: Part Subdivided by Plan LMP38351; Section 5 Block 4 North Range 6 West New Westminster District Plan 84515.

      2. Telecommunication antenna must be located a minimum 20.0 m above the ground (i.e., on a roof of a building).

      3. 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."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9258".**

FIRST READING	
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	

CITY OF RICHMOND
APPROVED by BJC
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER