



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

**Monday, January 20, 2014 – 7 p.m.**

**Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1**

## OPENING STATEMENT

### Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9082**  
(File Ref. No. 12-8060-20-009082; RZ 13-645313) (REDMS No. 4034805)

### PH-5

See Page **PH-5** for full report

**Location:** 7491 Lindsay Road

**Applicant:** 0868256 BC Ltd.

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots.

**First Reading:** December 9, 2013

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9082.



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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9083**  
(File Ref. No. 12-8060-20-009083; ZT 13-630050) (REDMS No. 4034953)

PH-21

See Page **PH-21** for full report

**Location:** 11580 Cambie Road

**Applicant:** Pacific Land Group

**Purpose:** To amend the “Community Commercial (CC)” zone to permit a type 2 retail liquor store at the subject location in unit 185 of the 11700 Cambie Road building.

**First Reading:** December 9, 2013

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9083.



3. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9085, OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9086, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9087**  
(File Ref. No. 12-8060-20-009085/009086/009087; RZ 11-589989) (REDMS No. 4041528 v.2)

PH-453

See Page **PH-453** for full report

**Location:** 9051 and 9055 Dayton Avenue

**Applicant:** Yamamoto Architecture Inc.

**Purpose of Official Community Plan Bylaw 9000, Amendment Bylaw 9085:**

To redesignate 9051 Dayton Avenue from "Community Institutional" to "Neighbourhood Residential" in the Specific Richmond Neighbourhoods Policy and in Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map).

**Page**

**Purpose of Official Community Plan Bylaw 7100, Amendment Bylaw 9086:**

To redesignate 9051 Dayton Avenue from "Public, Institutional & Open Space" to "Low Density Residential" in Schedule 2.6A (Ash Street Sub-Area Plan).

**Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9087:**

To rezone the subject location from the "Assembly (ASY)" zone and "Land Use Contract 165" to "Low Density Townhouses (RTL2)", to permit development of a 25-unit townhouse development.

**First Reading:** December 9, 2013

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
  - (a) Ray Luetzen, 8351 Heather Street
3. Submissions from the floor.

**PH-482**

**Council Consideration:**

1. Action on second and third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 9085, Official Community Plan Bylaw 7100, Amendment Bylaw 9086, and Richmond Zoning Bylaw 8500, Amendment Bylaw 9087.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9088**  
(File Ref. No. 12-8060-20-009088; RZ 13-645746) (REDMS No. 4047652)

**PH-484**

See Page **PH-484** for full report

**Location:** 8951 Heather Street

**Applicant:** Kulwinder Pooni

**Purpose:** To rezone the subject property from "Single Detached (RS1/B)" to "Single Detached (RS2/A)", to permit the property to be subdivided to create two (2) lots.

**First Reading:** December 17, 2013

**Order of Business:**

1. Presentation from the applicant.

**Page**

2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9088.

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5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9089**  
(File Ref. No. 12-8060-20-009089; ZT 13-636744) (REDMS No. 4048436)

**PH-496**

See Page **PH-496** for full report

**Location:** 16540 River Road

**Applicant:** Viridi Pacific Holdings Ltd.

**Purpose:** To amend the “Light Industrial (IL)” zoning district to allow outdoor storage as a permitted use on the property located at 16540 River Road.

**First Reading:** December 17, 2013

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

**PH-511**

(a) Doris Loughheed, 19000 River Road

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9089.

☐

**ADJOURNMENT**

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# City of Richmond

## Report to Committee Fast Track Application Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development


**Date:** November 12, 2013

**File:** RZ 13-645313

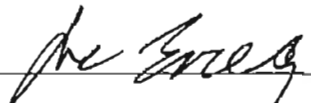
**Re:** Application by 0868256 BC Ltd for Rezoning at 7491 Lindsay Road from Single Detached (RS1/E) to Single Detached (RS2/B)

### Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9082, for the rezoning of 7491 Lindsay Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing	<input checked="" type="checkbox"/>	

**Staff Report**

Item	Details	
Applicant	0868256 BC Ltd.	
Location	7491 Lindsay Road ( <b>Attachment 1</b> )	
Development Application Data Sheet	See <b>Attachment 2</b> .	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/B)	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Lot Size Policy 5463 (adopted by Council in 1996), permits rezoning and subdivision of properties on this portion of Lindsay Road in accordance with the "Single Detached (RS2/B)" zone ( <b>Attachment 3</b> ).	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$1.00 per square foot of total building area of the single detached dwellings (i.e., \$4,500.00)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North: Two (2) dwellings on lots zoned "Single Detached (RS1/B)", created through subdivision in 1997.	
	South: Three (3) dwellings on lots zoned "Single Detached (RS1/H)", created through subdivision in 1995.	
	East: Directly across Lindsay Road, are two (2) new dwellings on large lots zoned "Single Detached (RS1/E)".	
	West: An older dwelling on a large lot zoned "Single Detached (RS1/E)", fronting Railway Avenue.	
Rezoning Considerations	See <b>Attachment 4</b> .	

**Staff Comments**Background

This redevelopment proposal is to enable the creation of two (2) smaller lots from an existing large lot on the west side of Lindsay Road in the Blundell Planning Area. Each new lot proposed would be approximately 12.5 m wide and 380 m<sup>2</sup> in area. The proposed subdivision plan is shown in **Attachment 5**.

This portion of Lindsay Road has seen some redevelopment through rezoning and subdivision in recent years, consistent with Lot Size Policy 5463. The subject application is consistent with the Lot Size Policy and with the pattern of redevelopment already begun in the neighbourhood. Potential exists for other lots on Lindsay Road to redevelop in the same manner.

### Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the redevelopment proposal. The report identifies and assesses six (6) bylaw-sized trees on-site (Trees # 1-6) and five (5) bylaw-sized trees off-site on the adjacent property to the west at 7520 Railway Avenue (Trees # 7-11). A list of tree species assessed as part of the Arborist's Report is included on the Tree Retention Plan (**Attachment 6**).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the recommendations to:

- Remove all trees on-site due to their poor condition (Trees # 1-6). The trees have been historically topped, and as a result, the trees exhibit significant structural defects such as previous stem failure, cavities at the secondary stem and main branch unions (below previous topping cuts), and co-dominant stems with inclusions. These trees are not good candidates for retention and should be removed and replaced.
- Protect all trees on the adjacent property to the west at 7520 Railway Avenue (Trees # 7-11). Tree protection fencing must be installed in accordance with the minimum protection area required in the City's tree protection information Bulletin TREE-03. Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling on the subject site and must remain in place until construction and landscaping on the proposed lots is completed.

The Tree Retention Plan is provided in **Attachment 6**.

To ensure protection of off-site trees (Trees # 7-11), the applicant is required to submit a contract with a Certified Arborist for supervision of any works conducted within the Tree Protection Zone. No works are permitted to be undertaken within the tree protection zone, including changes to lot grade and installation of perimeter drainage. The contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.

Based on the 2:1 tree replacement ratio required in the Official Community Plan (OCP), a total of 12 replacement trees are required. The applicant has agreed to plant and maintain eight (8) replacement trees on the proposed lots and to provide a voluntary contribution in the amount of \$2,000 (\$500/tree) to the City's Tree Compensation Fund prior to rezoning, in-lieu of planting the balance of required replacement trees on-site.

To ensure that the replacement trees are planted on the proposed lots, the applicant must submit a Landscaping Security in the amount of \$4,000 (\$500/tree) prior to rezoning.

### Site Servicing & Vehicle Access

There are no upgrades to the sanitary sewer system required with rezoning.

The City's records indicate that there is an existing sanitary sewer connection along the west side of the subject site that is protected by a statutory right-of-way (SRW), which also provides service to 7473 and 7471 Lindsay Road and to 7508 and 7488 Railway Avenue. Sanitary sewer connections for the proposed lots are not permitted to tie into this system. The existing connection along the west side of the site must be abandoned/removed and new sanitary sewer connections for the proposed lots will be required to the existing sanitary sewer on Lindsay Road.

The existing statutory right-of-way (SRW) for the sanitary sewer along the west side of the subject site must be retained to maintain sanitary service to 7473 and 7471 Lindsay Road, and 7508 and 7488 Railway Avenue.

There are existing underground hydro, telephone, and cable utilities to the south of the site. These utilities will be extended to service the proposed development. The private utility companies may require additional rights-of-way to accommodate their equipment. At subdivision stage, the applicant is to contact the private utility companies to determine their requirements.

Vehicle access to the proposed lots is to be to/from Lindsay Road.

#### Frontage Improvements

Prior to rezoning, the applicant must complete the following:

- Enter into a standard Servicing Agreement for the design and construction of frontage improvements on Lindsay Road. Improvements are to include, but are not limited to:
  - Installation of 600 mm storm sewer, from the south property line of the subject site to 1.5 m north of the north property line, complete with manholes at both ends to connect the 600 mm storm sewer to existing culvert crossings at 7473 and 7531 Lindsay Road.
  - Installation of concrete curb and gutter, pavement widening (complete with transition to existing), grass boulevard, and street lighting along the entire frontage.

Note: The design is to include water, storm and sanitary connections for both lots.

#### Subdivision

At future subdivision stage, the applicant will be required to:

- pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charges (for future concrete sidewalk), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and
- provide underground hydro, telephone, and cable connections for each lot proposed.

**Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the OCP, and is consistent with Lot Size Policy 5463, which allows rezoning and subdivision of properties on this portion of Lindsay Road in accordance with the "Single Detached (RS2/B)" zone.

The list of rezoning considerations is included in **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9061 be introduced and given first reading.



Cynthia Lussier  
Planning Technician  
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo  
Attachment 2: Development Application Data Sheet  
Attachment 3: Lot Size Policy 5463  
Attachment 4: Rezoning Considerations  
Attachment 5: Proposed Subdivision Plan  
Attachment 6: Tree Retention Plan



City of  
Richmond

# PROPOSED REZONING

[illegible]

RZ 13-645313

Original Date: 09/10/13

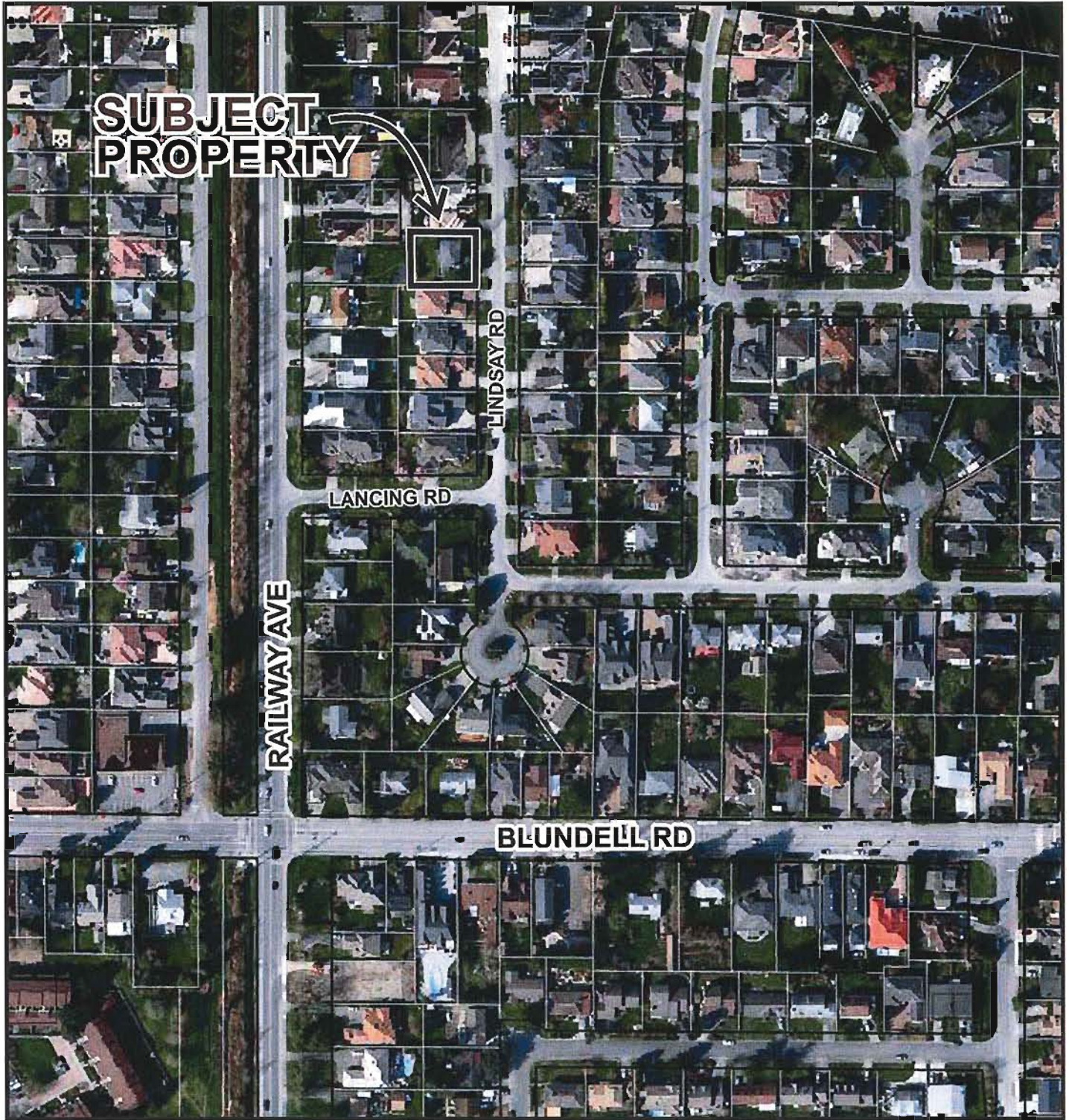
Revision Date:

**Note: Dimensions are in METRES**





City of  
Richmond



RZ 13-645313

PH - 11

Original Date: 09/10/13

Revision Date:

Note: Dimensions are in METRES



**RZ 13-645313**

**Attachment 2**

Address: 7491 Lindsay Road

Applicant: 0868256 BC Ltd.

Date Received: September 5, 2013 Fast Track Compliance: October 11, 2013

	<b>Existing</b>	<b>Proposed</b>
<b>Owner</b>	<ul style="list-style-type: none"> <li>• Luxor Homes &amp; Developments Ltd.</li> <li>• 0780012 BC Ltd.</li> </ul>	To be determined
<b>Site Size (m<sup>2</sup>)</b>	760 m <sup>2</sup> (8,180 ft <sup>2</sup> )	Two (2) lots, each 380 m <sup>2</sup> (4,090 ft <sup>2</sup> )
<b>Land Uses</b>	One (1) single detached dwelling	Two (2) single detached dwellings
<b>Zoning</b>	Single Detached (RS1/E)	Single Detached (RS2/B)

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Buildings	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Lot Size	Min. 360 m <sup>2</sup>	Min. 380 m <sup>2</sup>	none
Lot Width	Min. 12 m	Min. 12.46 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

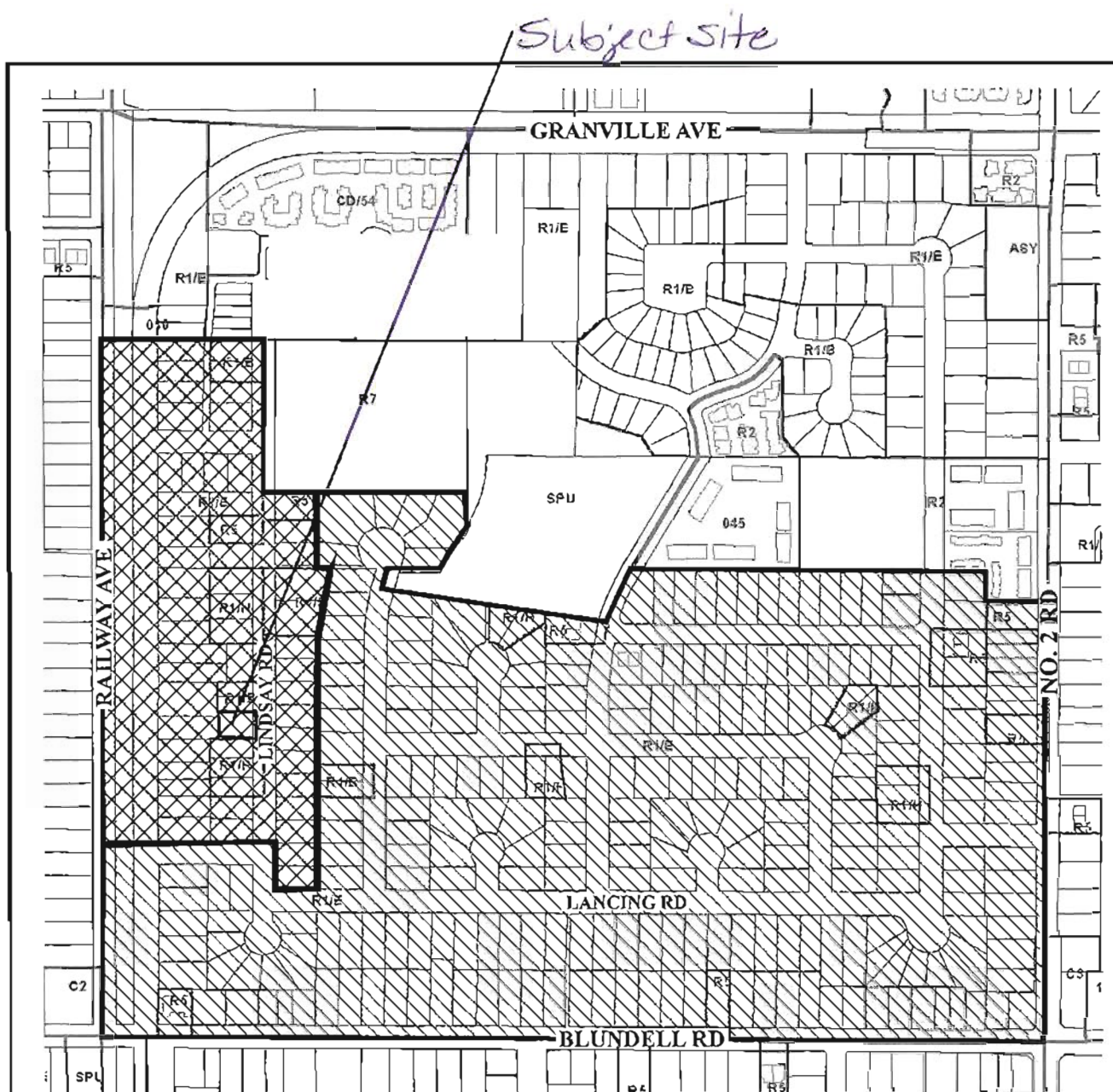
## POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.



Subdivision permitted as per **R1/H** with the exception that **R1/B** applies to existing duplexes and **R1/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **R1/B** with the exception that **R1/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



## POLICY 5463 SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:



**City of  
Richmond**

## **Rezoning Considerations**

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 7491 Lindsay Road

**File No.:** RZ 13-645313

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9082, the following items are required to be completed:**

1. Submission of a Landscaping Security in the amount of \$4,000 (\$500/tree) to ensure the planting and maintenance of the eight (8) required replacement trees on the proposed lots, with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m
2	9 cm		5 m
2	8 cm		4 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting the balance of required replacement trees on-site.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted in close proximity to trees to be retained (i.e., Trees # 1-7 at 7520 Railway Avenue). No works are permitted to be undertaken within the tree protection zone, including changes to lot grade and installation of perimeter drainage. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.

4. City acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,500) to the City's Affordable Housing Reserve Fund.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

5. Registration of a flood indemnity covenant on Title.

6. Entrance into a standard Servicing Agreement for the design and construction of frontage improvements on Lindsay Road. Improvements are to include, but are not limited to:
- Installation of 600 mm storm sewer, from the south property line of the subject site to 1.5 m north of the north property line, complete with manholes at both ends to connect the 600 mm storm sewer to existing culvert crossings at 7473 and 7531 Lindsay Road;
  - Installation of concrete curb and gutter, pavement widening (complete with transition to existing), grass boulevard, and street lighting along the entire frontage.

Note: The design is to include water, storm and sanitary connections for both lots.

**At Demolition\* stage, the following is required:**

- Installation of tree protection fencing on-site around off-site Trees # 1-7 at 7520 Railway Avenue, whose drip lines encroach into the subject site. Tree protection fencing must be installed in accordance with the minimum protection area required in the City's tree protection information Bulletin TREE-03. Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling on the subject site and must remain in place until construction and landscaping on the proposed lots is completed.

**At Subdivision\* stage, the following is required:**

- Payment of Development Cost Charges (City and GVS&DD), Engineering Improvement Charges (for future concrete sidewalk), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and
- Provide underground hydro, telephone, and cable connections for each lot proposed.

**At Building Permit\* stage, the following is required:**

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The Traffic Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

\* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed original on file]

Signed \_\_\_\_\_

Date \_\_\_\_\_

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 14 SECTION 13  
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 20458**

#7491 LINDSAY ROAD,  
RICHMOND, B.C.  
P.L.D. 004-160-398



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**NOTE:**

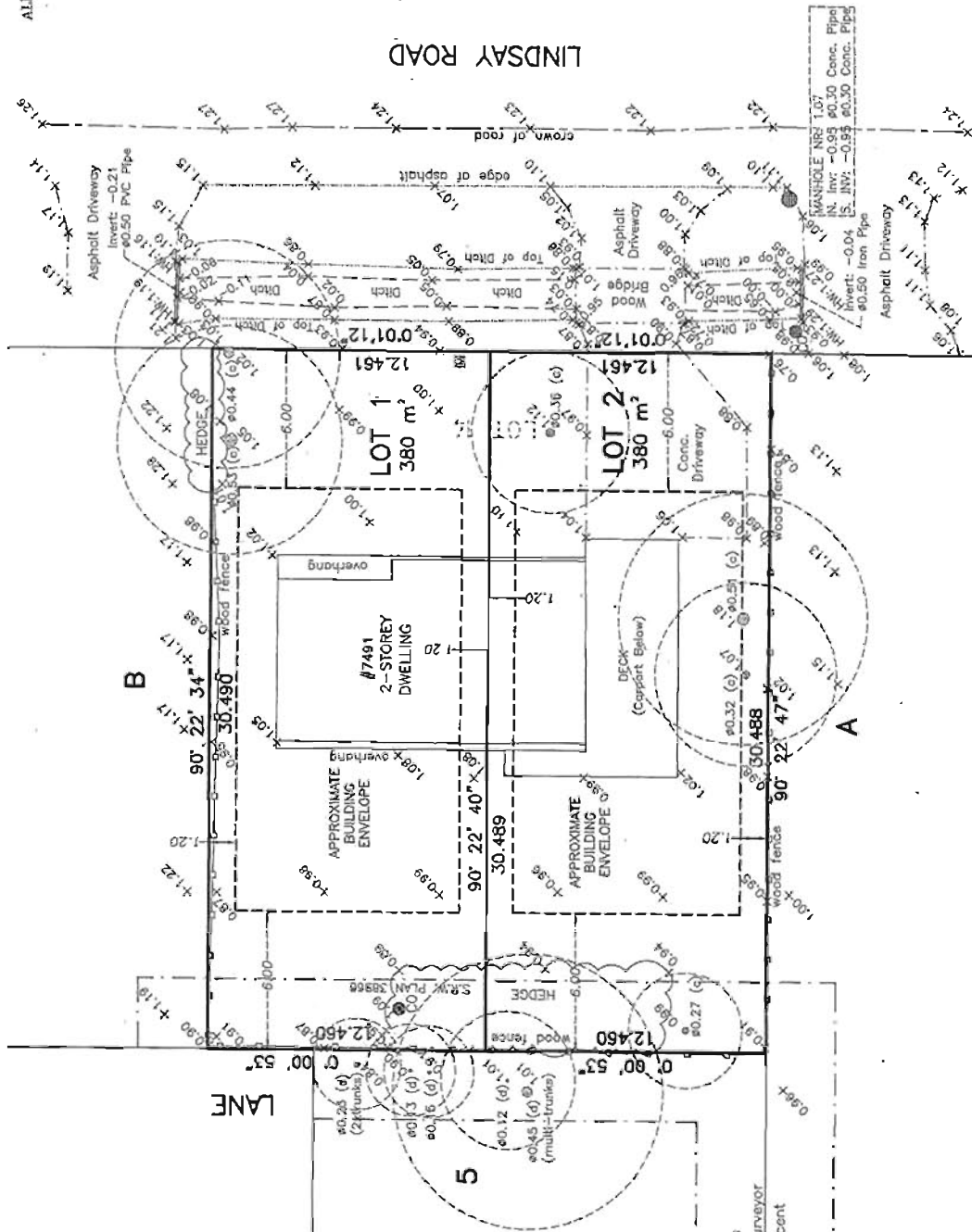
Elevations shown are based on City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #234,  
Control Monument 7744891  
Located at CL Gibbons Dr & Gamba  
Dr, E side of  
grass median  
Elevation = 1.125 metres

**LEGEND:**

- (d) denotes deciduous
- (c) denotes conifer
- m denotes water meter
- CO denotes cleanout
- MW denotes wood head wall
- NR denotes north rim

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHANSON C. TAM, B.C.L.S.  
AUGUST 23rd, 2013.



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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928

Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 5274  
FB-238 P25-27  
Drawn By: MY

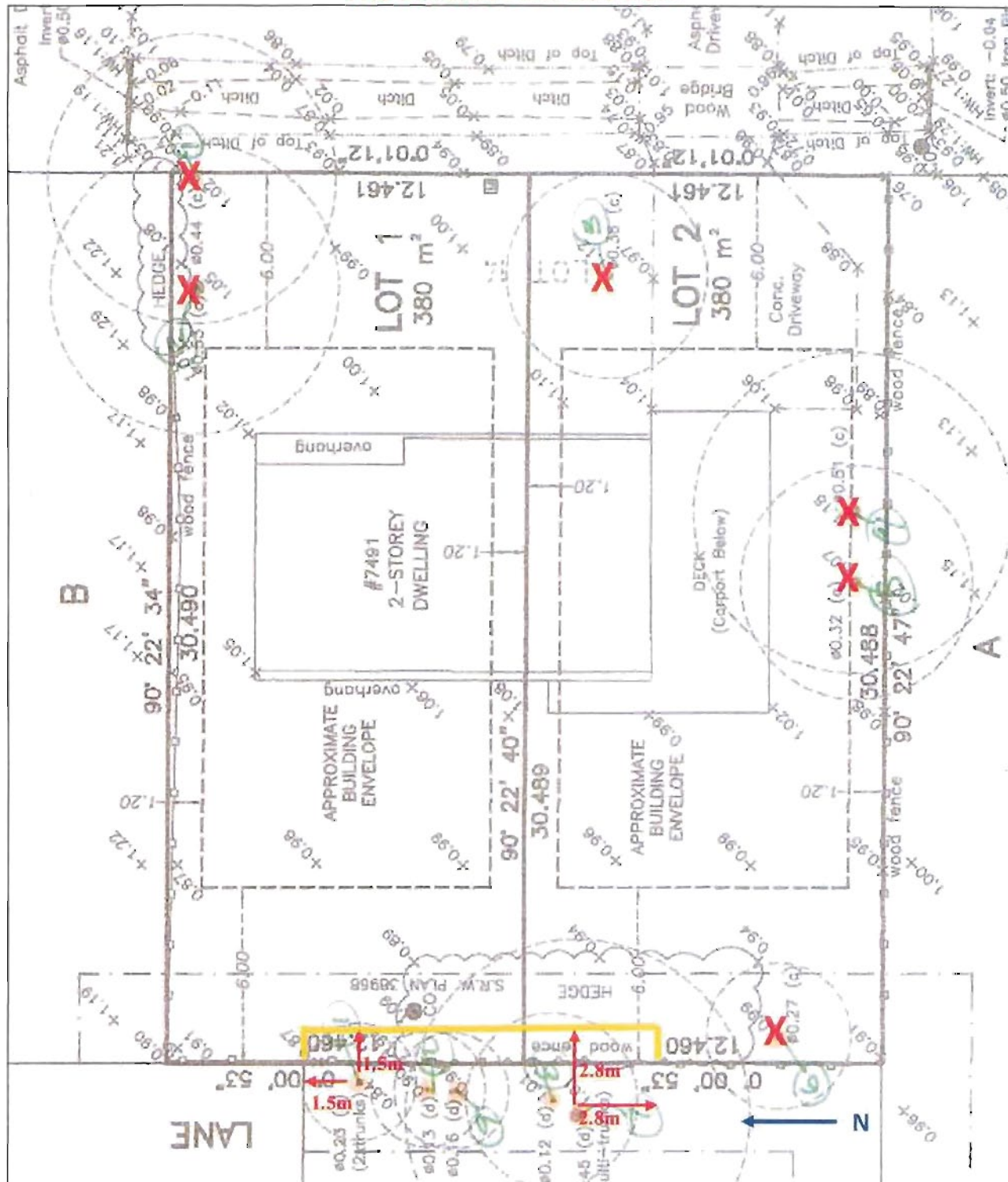
DWG No. 5274-TOPO

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NTS



## Tree Retention Plan, Scale 1:200



TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Hemlock ( <i>Tsuga heterophylla</i> )	42	4
2	Hemlock ( <i>Tsuga heterophylla</i> )	55	4
3	Spruce ( <i>Picea</i> sp.)	37	3
4	Douglas fir ( <i>Pseudotsuga menziesii</i> )	51	5
5	Hemlock ( <i>Tsuga heterophylla</i> )	31	3
6	Cedar ( <i>Thuja</i> sp.)	28	1.5

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SUITABLE REPLACEMENT TREES (Botanical name)
Dik's Weeping Cypress <i>Chamaecyparis lawsoniana</i> 'Dik's Weeping'
Vanderwolf pine <i>Pinus flexilis</i> 'Vanderwolf'
Purple Fountain European Beech <i>Fagus sylvatica</i> 'Purple Fountain'
Japanese Tree Lilac 'Ivory Silk' <i>Syringa reticulata</i> 'Ivory Silk'
Service berry 'Autumn Brilliance' <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'



Richmond Zoning Bylaw 8500  
Amendment Bylaw 9082 (RZ 13-645313)  
7491 Lindsay Road

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 004-160-398

Lot 14 Section 13 Block 4 North Range 7 West New Westminster District Plan 20458

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9082"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 9 2013

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <b>me</b>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** November 14, 2013  
**File:** ZT 13-630050

**Re:** Application by Pacific Land Group for a Zoning Text Amendment at  
11580 Cambie Road to amend the "Community Commercial (CC)" zone to Permit  
a Type 2 Retail Liquor Store

### Staff Recommendation

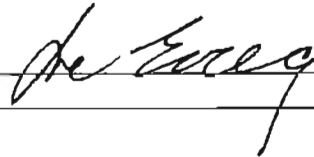
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9083, to amend the "Community Commercial (CC)" zone to allow a 147 m<sup>2</sup> type 2 retail liquor store at 11580 Cambie Road, be introduced and given first reading.

  
Wayne Craig  
Director of Development

SB:blg  
Att.

### REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



## Staff Report

### Origin

Pacific Land Group has applied to the City of Richmond for a zoning text amendment to allow a type 2 retail liquor store located at 11580 Cambie Road (Unit 185-11700 Cambie Road) (**Attachments 1, 2 and 3**) on a site zoned "Community Commercial (CC)".

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

### Background

The intent of the subject application is to accommodate the relocation of the liquor store license from the Sheraton Four Points hotel at 8368 Alexandra Road (**Attachment 4**) to a new location in the existing commercial shopping centre at 11580 Cambie Road, and specifically to allow a 146.5 m<sup>2</sup> (1,577 ft<sup>2</sup>) liquor store in unit 185 of the 11700 Cambie Road building. The existing liquor store is 10.3 m<sup>2</sup> (111 ft<sup>2</sup>) and located in the hotel's lobby.

A zoning text amendment is not required to remove the liquor store use from 8368 Alexandra Road, as it is an existing non-conforming use under the existing "Auto-Oriented Commercial (CA)" zone, which does not include liquor retail as a permitted use.

To allow type 2 liquor retail use at the proposed new location, the "Community Commercial (CC)" zone needs to be amended to include "Retail Liquor 2" as an 'additional use' on a site specific basis outlined in the 'other regulations' section of the zone and limited to a maximum floor area of 147 m<sup>2</sup>. The proposed store size of 146.5 m<sup>2</sup> (1,577 ft<sup>2</sup>) is more restrictive than the store size limit in the "Retail Liquor 2" definition, which is a maximum floor area of 510 m<sup>2</sup> (5,490 ft<sup>2</sup>).

### Findings of Fact

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

### Surrounding Development

Development surrounding the subject property includes:

- To the North: across and fronting onto Cambie Road, are a 12-unit townhouse development on property zoned "Low Density Townhouses (RTL1)", single family homes on properties zoned "Single Detached (RS1/E)", and a two-storey commercial development on property zoned "Neighbourhood Commercial (CN)" at the corner of Cambie Road and No. 5 Road.
- To the East: two (2) single-storey commercial developments on properties zoned "Neighbourhood Commercial (ZC23) – East Cambie Area" and "Community Commercial (CC)". One (1) is located at the corner of Cambie Road and No. 5 Road, the other is located at the corner of No. 5 Road and Thorpe Road.
- To the South: fronting onto Thorpe Road, are existing non-conforming single-family homes on properties zoned "Community Commercial (CC)", and across Thorpe Road, are single family homes on properties zoned "Single Detached (RS1/E)".

- To the West: fronting onto Cambie Road and Thorpe Road, is a 77-unit townhouse development on property zoned “Town Housing (ZT12) – Cambie Road (East Cambie)”.

### **Related Policies & Studies**

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

### **Consultation with Ministry of Transportation & Infrastructure (MOTI)**

Consultation with the Ministry of Transportation & Infrastructure (MOTI) is required due to the proximity of Highway 99. Ministry staff has reviewed the proposal and have no objections to the zoning text amendment. MOTI approval is required prior to zoning text amendment adoption.

### **Public Input**

Informational signage is posted on the subject site, a neighbourhood survey was conducted by the applicant, information phone calls and on-site polling were conducted by the applicant to notify the public of the subject application. In addition, public correspondence and a petition were submitted to the City regarding the zoning text amendment application. Overall, the results of the consultation indicate mixed opinions about the proposed zoning text amendment application.

Maps prepared by staff are attached to this report showing household locations for public correspondence submitted to the applicant during the on-site polling, and the public correspondence petition submitted directly to the City (**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 May and June, 2013. A summary report, dated September 1, 2013 was submitted to the City (**Attachment 7**) describing the neighbourhood survey and additional public consultation undertaken by the applicant. The purpose of the neighbourhood survey was to collect public opinion on the proposed new location of the proposed liquor store from businesses and residences within the neighbourhood survey minimum catchment area identified by staff. The summary report indicates that:

- Mail surveys were mailed out to all 228 civic addresses for residences and businesses in the identified neighbourhood survey minimum catchment area. 42 completed surveys were received by The Reid Agency; representing a 19% response rate.
- The Reid Agency staff obtained 202 phone numbers for the 228 civic addresses and spoke with 93 people about the application; representing 40% of the catchment area addresses.

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

	Support	Do Not Support	Neutral	Total
Phone Survey	43 (46%)	36 (39%)	14 (15%)	93
Mail Survey Forms (228 mailed)	13 (31%)	29 (69%)	0	42

#### Additional Public Consultation Undertaken by Applicant

In addition to the required neighbourhood survey, the summary report indicates that The Reid Agency conducted on-site polling of customers of the Cambie Plaza Shopping Centre over a number of days in May, June, July and August, 2013. During the on-site polling, form letters in support of the proposal were collected (**Attachment 8**).

The summary report and form letters indicate that 429 customers were polled at the subject site and a total of 273 form letters were received in support of the proposal. The form letters received in support of the proposal include 238 civic addresses within Richmond and more specifically, 90 civic addresses within half of mile (805 m) of the subject site.

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

	Support	Do Not Support	Neutral	Total
On-site Polling	345 (80.4%)	48 (11.2%)	36 (8.4%)	429

#### Public Correspondence

In addition to public input received as part of the neighbourhood survey, the City received one (1) e-mail and a 317-signature petition in opposition to the zoning text amendment application (**Attachment 8**). The petition and email received in opposition to the proposal include 176 civic addresses within Richmond and more specifically, 53 civic addresses within half of mile (805 m) of the subject site.

The following concerns were expressed by the public in mail survey forms submitted by the applicant, and public correspondence and petition submitted to the City [followed by staff comments in '*bold italics*']:

- Not wanted in neighbourhood – *The public correspondence, petition, mail survey, phone survey and on-site polling together show mixed opinions within the neighbourhood.*
- Is not needed – *As noted above, there are mixed opinions within the neighbourhood.*
- Does not comply with City policy as the site is too close to King George Park and Mitchell Elementary School – *Please refer to the 'Analysis' section below. The proposed commercial unit is within 150 m walking distance of King George Park and within 250 m walking distance of Mitchell Elementary School. However, the proposed location is separated from the park and school by No. 5 Road (major arterial), which effectively separates the commercial properties from the park. The applicant operates several liquor-related businesses in a number of municipalities and is sensitive to the need for community safety.*

- Too close to Cambie Community Centre, H.J. Cambie Secondary School, and Kathleen McNeely Elementary School – *The proposed commercial unit is over 800 m walking distance to Cambie Community Centre and H.J. Cambie Secondary School, and over 700 m walking distance to Kathleen McNeely Elementary School; all of which are located to the east across No. 5 Road.*
- Will result in the presence of questionable and intoxicated persons – *The operator of the proposed store, The Arbuthnot Group, operates several liquor-related businesses in a number of municipalities, has been in the retail liquor business since 1975, and is sensitive to the need for safety. The applicant advises that staff members are strictly forbidden to make sales to intoxicated persons or to minors, and that the operator has only received one(1) infraction notice from the Liquor Control Board throughout its years in business.*
- Parking – *The proposed commercial unit is located in the existing Cambie Plaza Shopping Centre, which includes surface parking areas. The change from general retail to a liquor store does not increase the parking required by Zoning Bylaw 8500.*

## Analysis

### Official Community Plan (OCP)

The subject site is designated as part of the “Neighbourhood Service Centre” located at No. 5 Road and Cambie Road in The City of Richmond 2041 OCP Land Use Map and “Commercial” in the Land Use Map of the OCP East Cambie Area Plan. The proposal complies with the designations with the proposed relocation of a retail private liquor store into an existing commercial building on the subject site.

### Aircraft Noise

The subject site is located within Area 3 of the OCP Aircraft Noise Sensitive Development Policy, which requires noise mitigation to be incorporated within new buildings and registration of a restrictive covenant on title. As there are no new buildings proposed, a restrictive covenant is not sought at this time.

### Policy 9307 Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9307 (**Attachment 9**) is intended to generally discourage the proliferation of stand-alone liquor stores, and to provide guidelines and criteria for rezoning applications for Licensee Retail Stores (liquor stores).

The proposal is for the relocation of an existing liquor store to a new site in keeping with the intent to discourage the proliferation of 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**). Additional public opinion has been received from applicant conducted on-site polling and public correspondence submitted to the City. Overall, polarized opinions have been received. The neighbourhood survey is roughly split and a petition and email were received in opposition to the proposal. However, the applicant’s on-site polling indicates that the proposal is supported by customers of the Cambie Plaza Shopping Centre, including a number of residents within walking distance of the site.

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

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

Council Policy 9309 (**Attachment 10**) provides guidelines regarding Licensee Retail Store rezoning applications for consideration along with policy 9307.

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

- The proposed location is within 500 m of Mitchell Elementary School and King George Park. However, the proposed location is separated from both by No. 5 Road (a major arterial road), which effectively separates the commercial properties from the school and park site. Further, the proposed use complies with the commercial designation for the site in the East Cambie Area Plan.

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 roughly 2km away by car at 3031 Beckman Place.
- The applicant is requesting permission to open a liquor store on the subject site to service day-to-day shopping needs in the East Cambie neighbourhood. The proposed location and neighbouring commercial developments along No. 5 Road are designated in the OCP as the commercial node for the East Cambie neighbourhood. The subject site (Cambie Plaza Shopping Centre) has commercial zoning and multiple tenant spaces in five (5) buildings, with an aggregate floor area of more than 6,503 m<sup>2</sup> (70,000 ft<sup>2</sup>). For this site alone, this exceeds the 2,800 m<sup>2</sup> (30,139 ft<sup>2</sup>) minimum set out in the policy.
- The proposed 146.5 m<sup>2</sup> (1,577 ft<sup>2</sup>) liquor store size is significantly smaller than the maximum floor area of 510 m<sup>2</sup> (5,490 ft<sup>2</sup>) 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 limited to a maximum floor area of 147 m<sup>2</sup> under Bylaw 9083.
- The 11770 Cambie Road building is set back from Cambie Road; behind an existing surface parking area. The shopping centre has vehicle accesses from Cambie Road and Thorpe Road and dedicated pedestrian connections to Cambie Road and Thorpe Road.
- The existing shopping centre has adequate pedestrian and vehicle circulation.
- RCMP Crime Prevention staff have reviewed the application. Although the RCMP would prefer liquor stores not be located near elementary schools or parks, there was a level of comfort for this proposal due to the separation provided by the busy traffic on No. 5 Road and Cambie Road, as well as the operator's history and the location of the store on the site away from fronting streets.

**Financial Impact or Economic Impact**

None.

## Conclusion

The proposed rezoning will expand the range of services offered at 11580 Cambie Road in the East Cambie area. The proposed site specific zoning text amendment to "Community Commercial (CC)" will allow the relocation of an existing Licensee Retail Store (private liquor store). Based on the existing Neighbourhood Service Centre commercial development at No. 5 Road and Cambie Road 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 11580 Cambie Road.

On this basis, staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9083, be introduced and given first reading.



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

SB:blg

Prior to final adoption of Zoning Text Amendment Bylaws 9083, the following is required:

- Ministry of Transportation and Infrastructure Approval

Attachment 1: Location Map

Attachment 2: GIS Aerial Photo

Attachment 3: Conceptual Development Plans

Attachment 4: Location Map of Existing Location at 8368 Alexandra Road

Attachment 5: Development Application Data Sheet

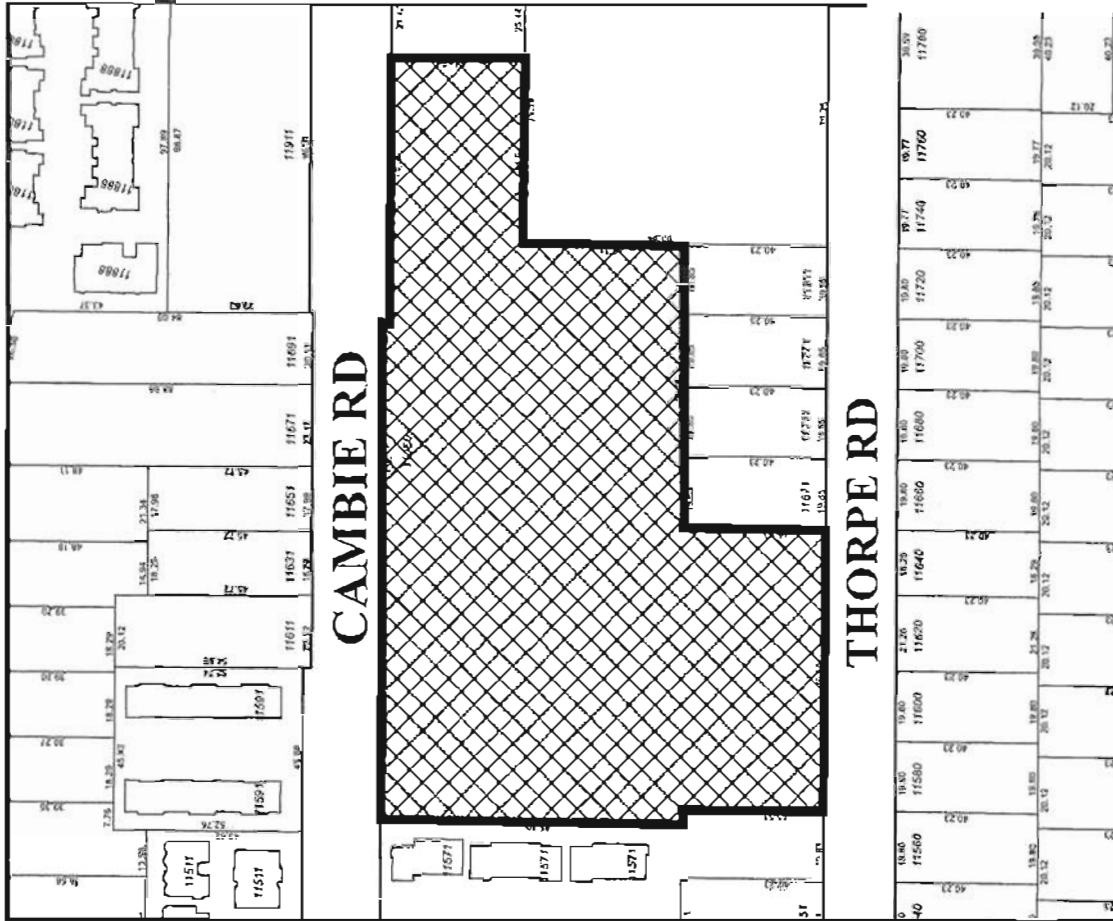
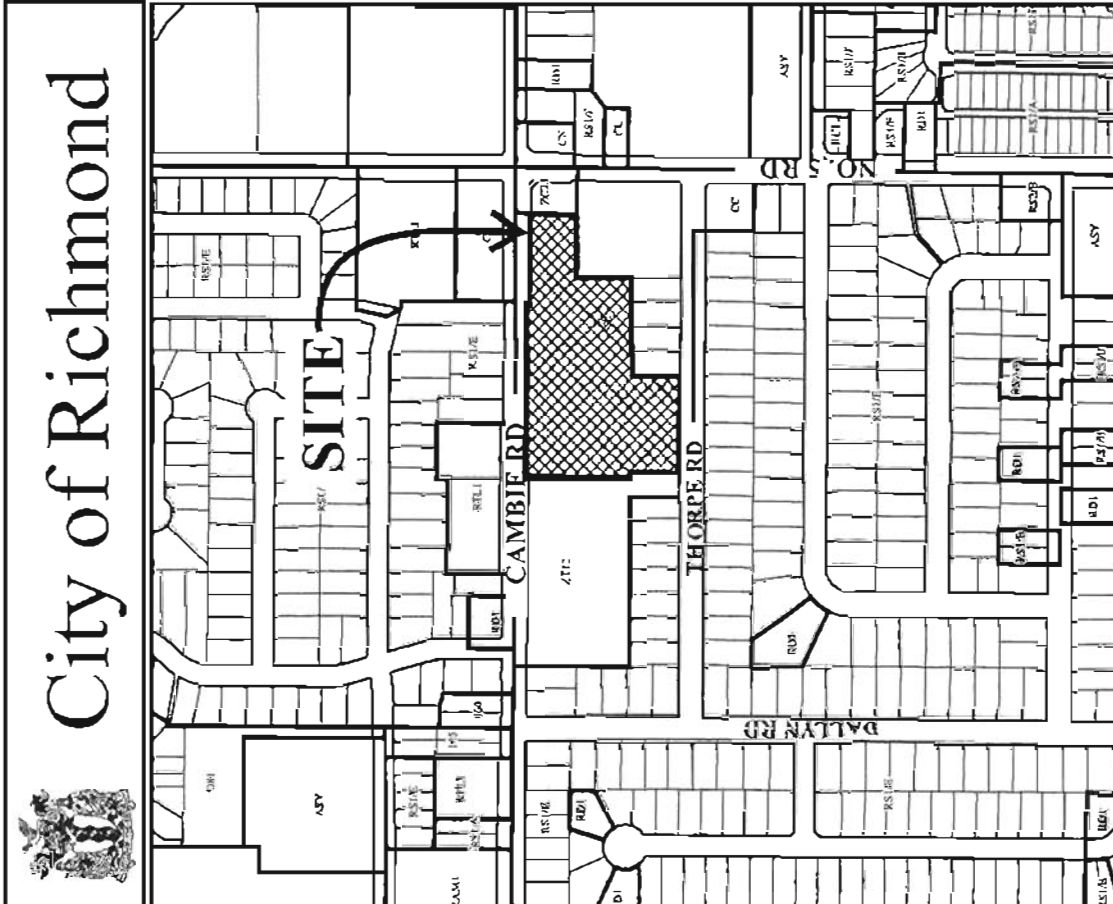
Attachment 6: Public Correspondence On-Site Polling and Petition Maps

Attachment 7: Neighbourhood Survey Summary Report (dated June 18, 2013)

Attachment 8: Public Input (mail survey forms and on-site polling form letters submitted by the applicant, and public correspondence and petition submitted to the City)

Attachment 9: Council Policy 9307 (LRS Rezoning Applications)

Attachment 10: Council Policy 9309 (Guidelines for Free-Standing LRS Rezoning Applications)



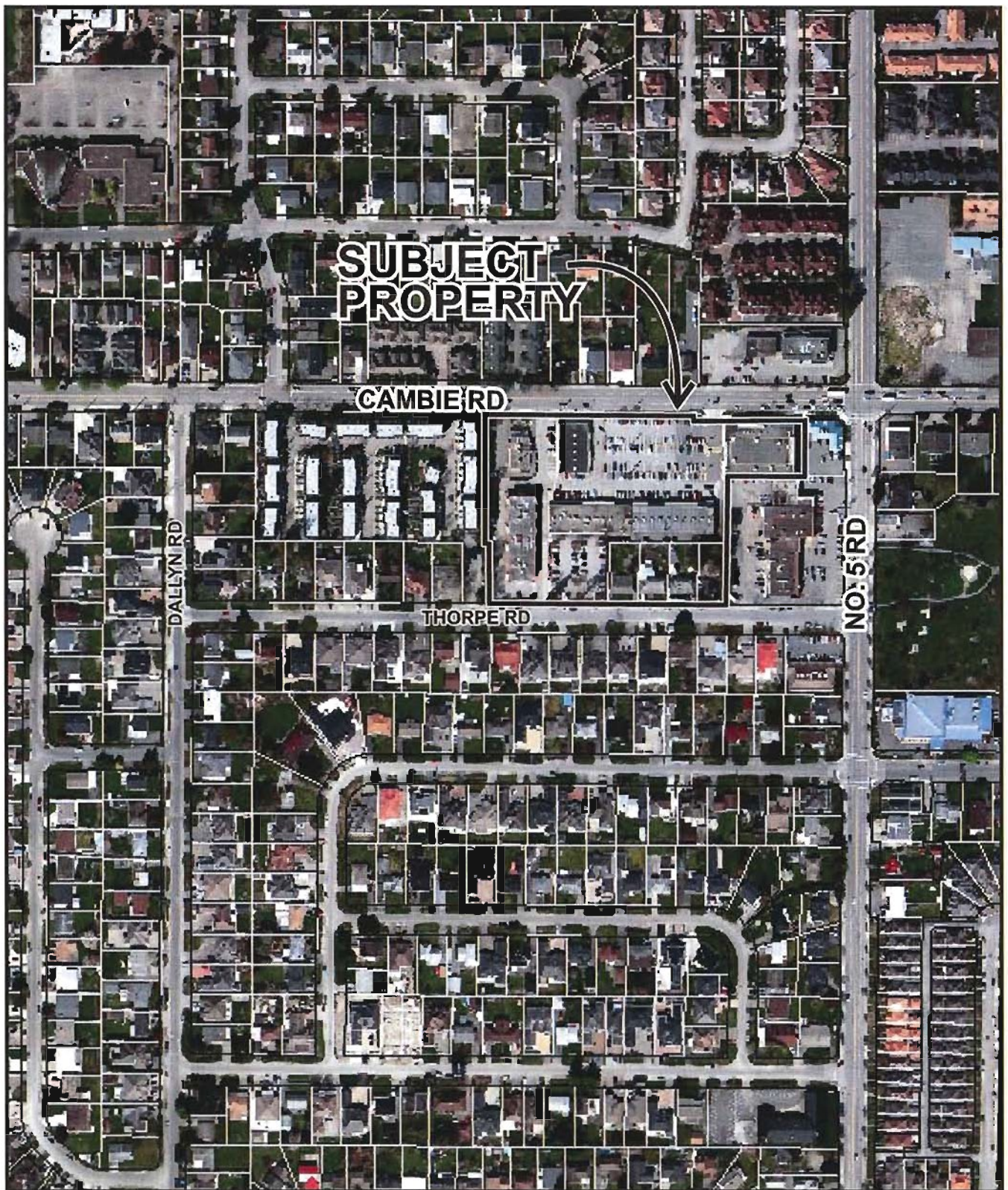
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Original Date: 02/22/13

Revision Date:

Note: Dimensions are in METERS



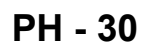


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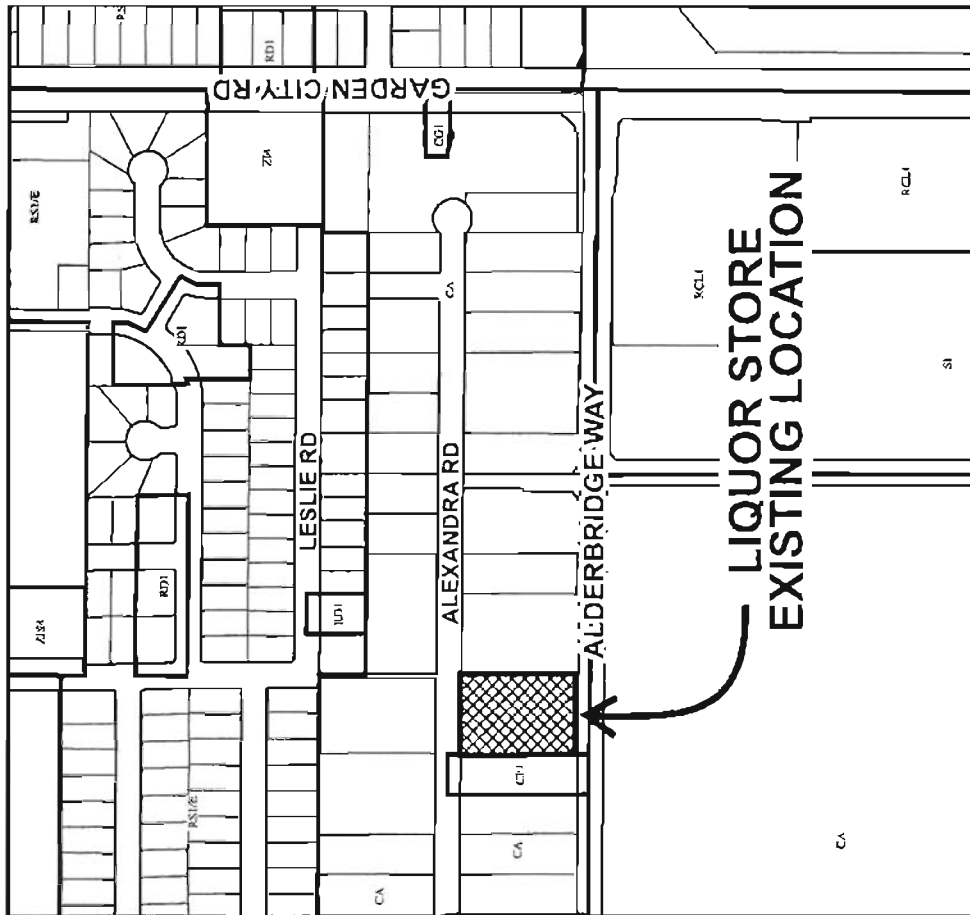
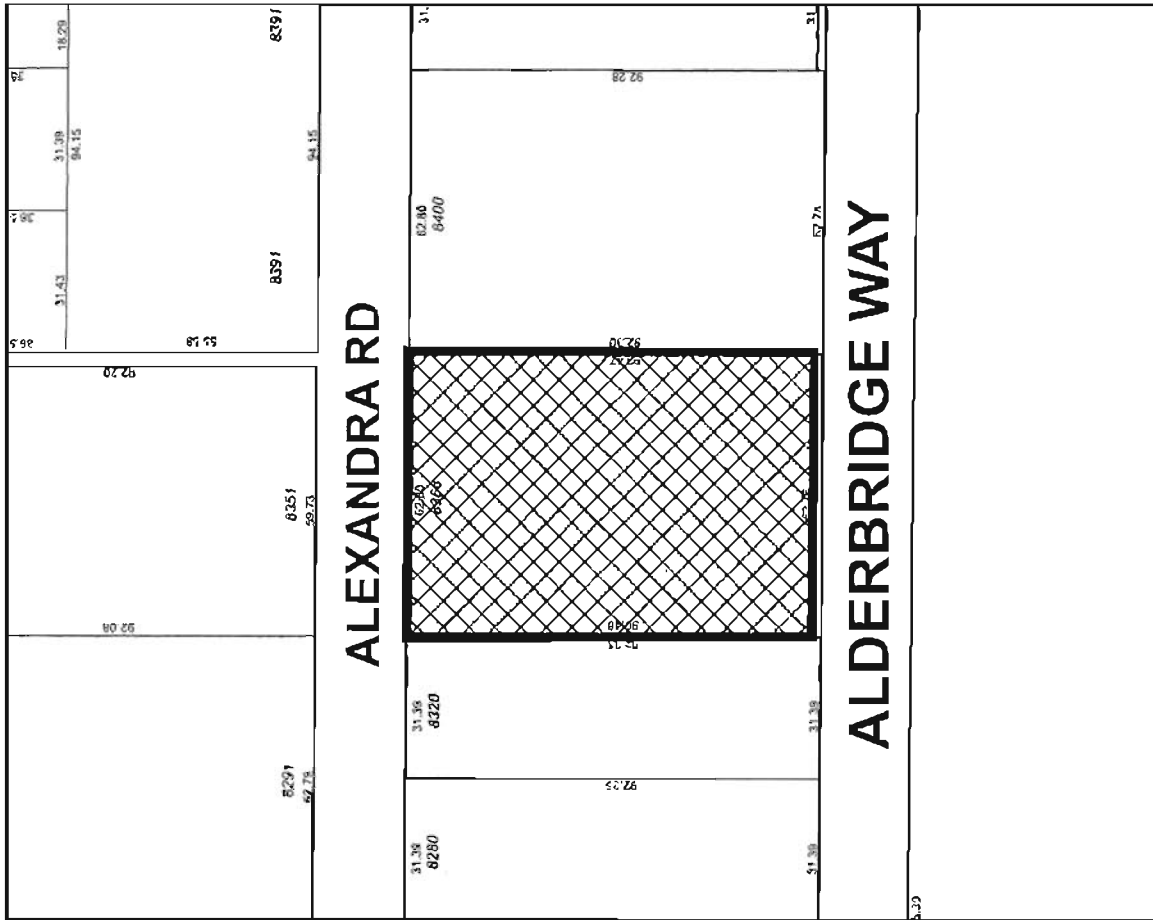
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**ZT 13-630050**

**Attachment 5**

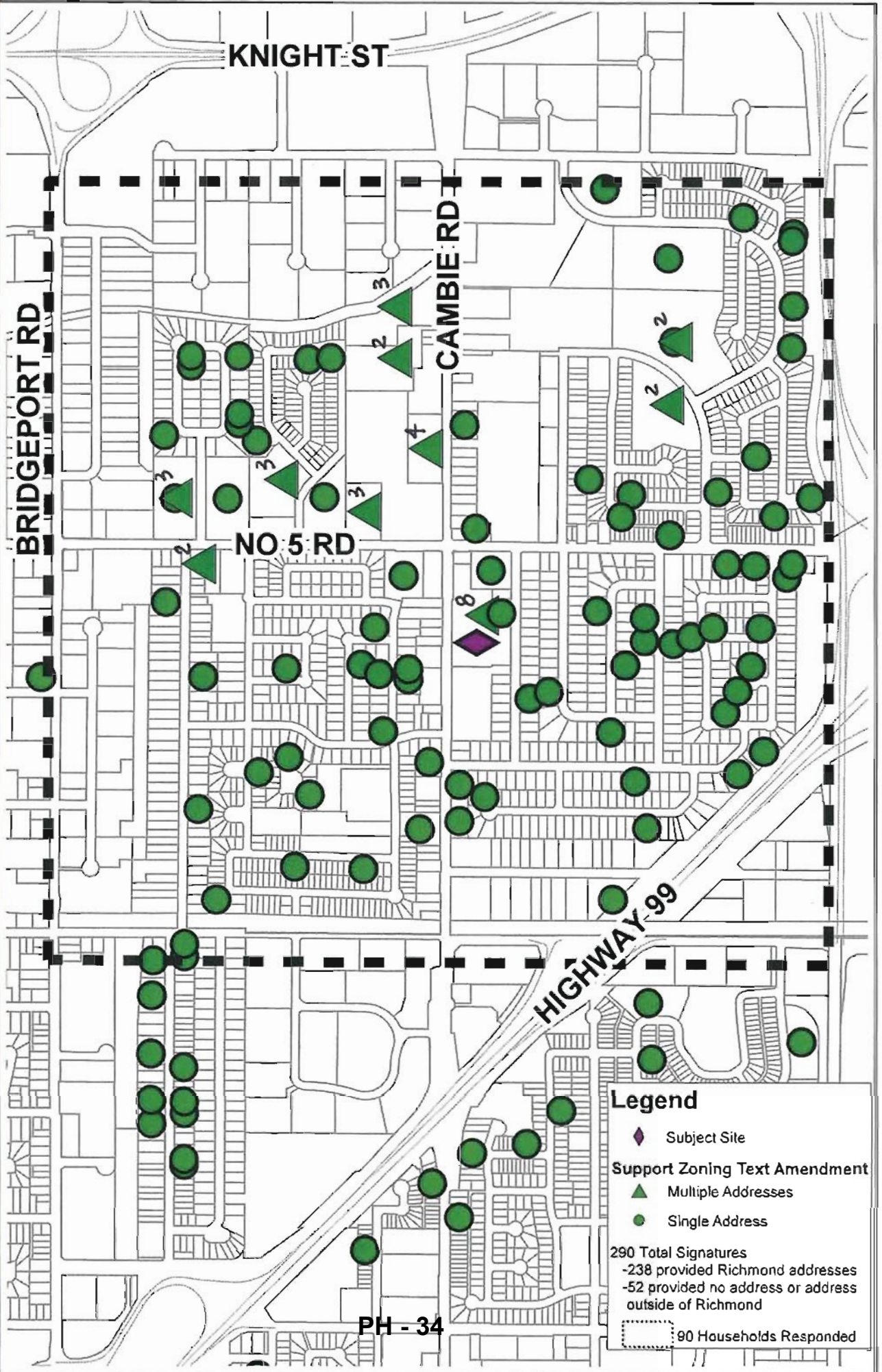
Applicant: Pacific Land Group

	<b>Existing Location</b>	<b>Proposed Location</b>
<b>Address</b>	8368 Alexandra Road	11580 Cambie Road (unit 185 in 11700 Cambie Road building)
<b>Owner</b>	Kimberley Holdings Ltd.	Bing S. & Florence M. Leong
<b>Site Size</b>	5,676 m <sup>2</sup>	18,963 m <sup>2</sup>
<b>Land Use</b>	Hotel Commercial	Commercial
<b>Area Plan</b>	City Centre	East Cambie
<b>Area Plan Designation</b>	Urban Centre T5	Commercial
<b>Zoning</b>	Auto-Oriented Commercial (CA)	Community Commercial (CC)

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.5	Existing	None permitted
Lot Coverage – Building:	Max. 35%	Existing	None proposed
Setback – Front & Exterior Side Yards	Min. 3 m	Existing	None proposed
Setback – Rear & Interior Side Yards	Min. 6 m	Existing	None proposed
Height	Min. 9 m	Existing	None proposed
Off-street Parking Spaces	Change from general retail to liquor store does not increase parking requirement	Existing	None proposed
Retail Liquor 2 Store Size	Max. 510 m <sup>2</sup> , except Max. 560 m <sup>2</sup> at 8120 No. 2 Road	Max. 147 m <sup>2</sup> on subject site	None proposed

- Legend**
- Subject Site
  - ▲ Support Zoning Text Amendment
  - ▲ Address Address
  - Single Address
  - 200 Total Signatures
  - 100 Total Signatures
  - 50 Total Signatures
  - 25 Total Signatures
  - 12.5 Total Signatures
  - 6.25 Total Signatures
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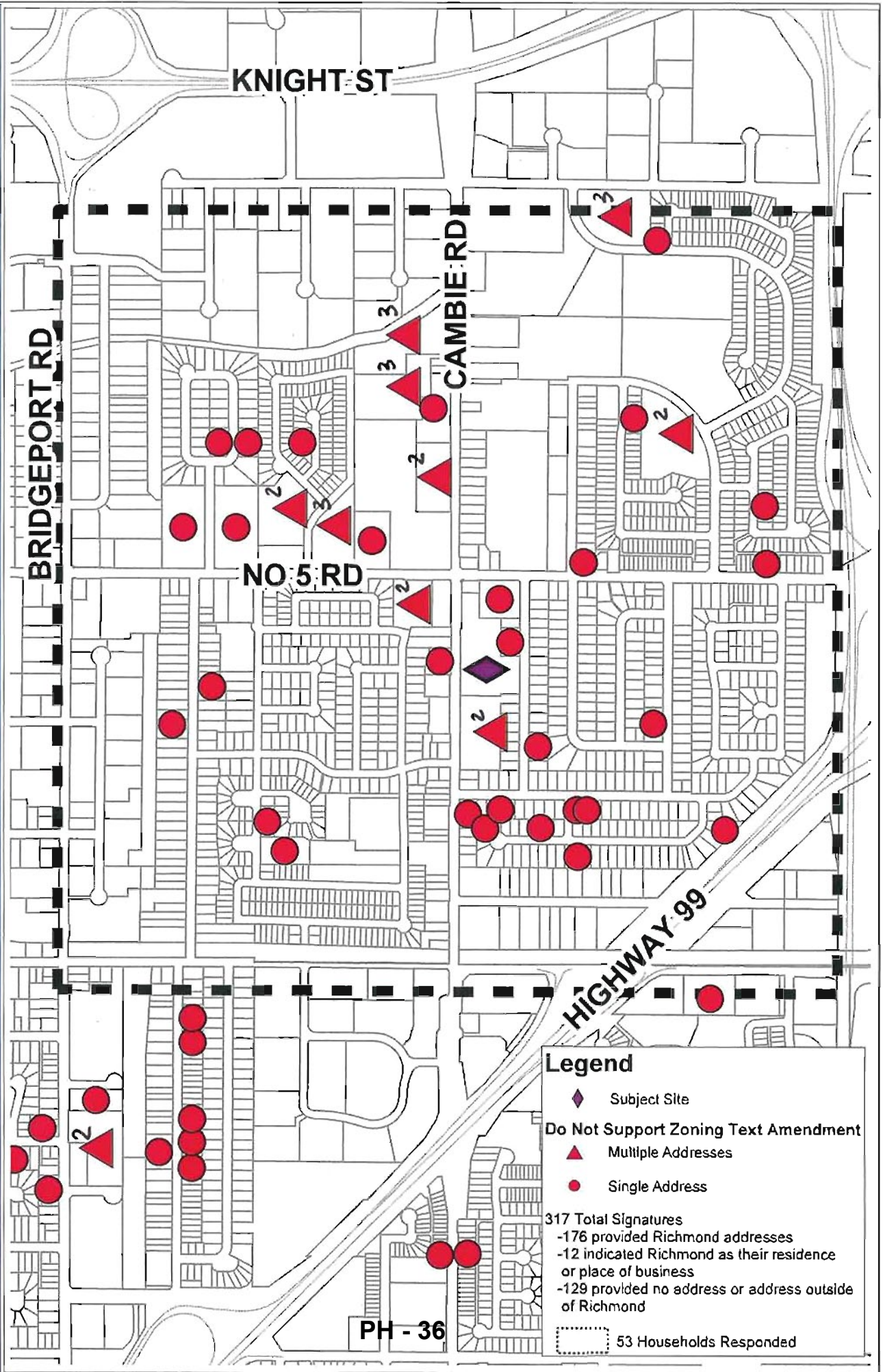








# 11580 Cambie Road: Petition Submitted to City Map Inset



## Legend

- ◆ Subject Site
- Do Not Support Zoning Text Amendment
  - ▲ Multiple Addresses
  - Single Address
- 317 Total Signatures
  - 176 provided Richmond addresses
  - 12 indicated Richmond as their residence or place of business
  - 129 provided no address or address outside of Richmond
- 53 Households Responded

PH - 36



The Reid Agency

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## Final Report September 1st, 2013

<b>Client:</b>	TAG (The Arbuthnot Group)
<b>Applicant for Rezoning with City of Richmond:</b>	Pacific Land Group
<b>Proposed site:</b>	11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond
<b>Municipal Government:</b>	City of Richmond Sara Badyal, Planner 2
<b>Market Research:</b>	The Reid Agency

**The Arbuthnott Group** – Liquor Retail Store Relocation, City of Richmond

# The Reid Agency

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## Overview

Pacific Land Group on behalf of The Arbuthnot Group (TAG), is proposing the relocation of a liquor retail store (LRS) in the City of Richmond to 11580 Cambie Rd (185 – 11700 Cambie Rd), Richmond, BC.

TAG has retained The Reid Agency, an independent market research agency to conduct research in and around the area of 11580 Cambie Rd (185 – 11700 Cambie Rd), Richmond, BC.

The Reid Agency conducted research with residences and businesses:

- Information phone calls were conducted within the area outlined by the City of Richmond to advise local residents and businesses on the proposed opening of a LRS in their area. This activity took place on May 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup>. In addition, residences and businesses were informed about the direct mail program and they were informed that a zoning text amendment application has been submitted to the City of Richmond.
- Information calls took place over three evenings and followed the rules outlined by the CRTC for this type of activity
- Direct mail communication was sent on May 28<sup>th</sup> to local residences and business 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. Residents were advised to return this survey and all comments to The Reid Agency in a self-addressed stamped envelope. Also included in the package is a corporate overview of TAG and information related to proposed site
- The Reid Agency conducted on-site polling with customers at the local Shoppers Drug Mart location at 11800 Cambie Rd, Richmond, BC and door to door polling in the area as determined by the City of Richmond. This research commenced on May 31<sup>st</sup> and completed on August 18<sup>th</sup>. Customers were informed about the proposed liquor retail store location. 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.

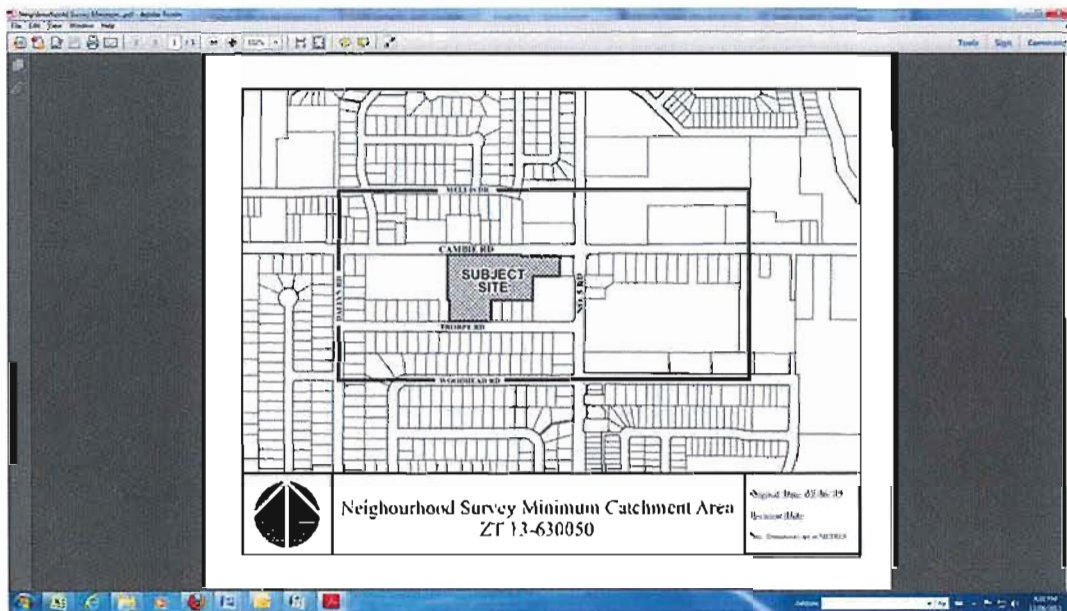
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Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)  
136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

## The Reid Agency

- 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

### Information Phone Calls:

- The Reid Agency contacted residents within the geographical area as outlined by the City of Richmond. These calls were placed with residents on Mellis Drive, Dallyn Road, Thorpe Road, Woodhead Road and Cambie Road
- 228 civic addresses were listed on the map provided by the City of Richmond. Of the 228 addresses, The Reid Agency was able to obtain **202** phone numbers for these addresses.



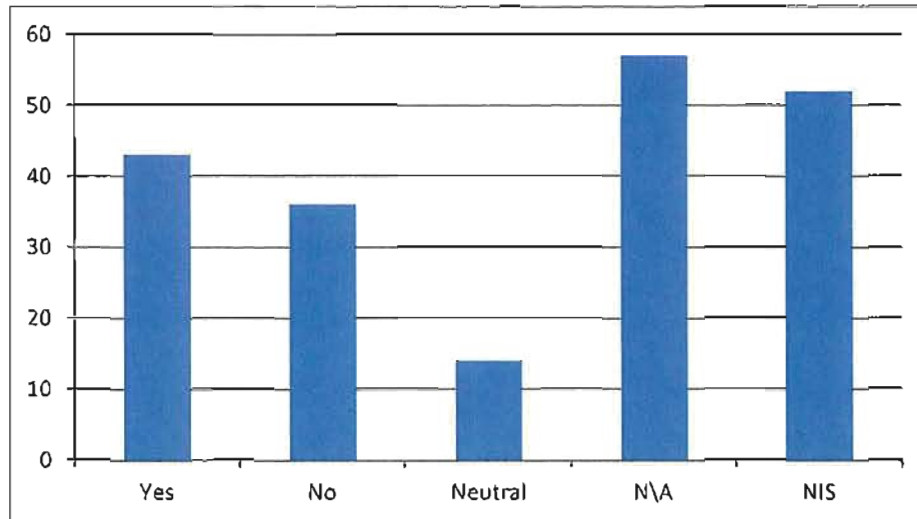
- The Reid Agency staff obtained contact information related to these addresses through Canada 411
- Each resident was contacted advising them of the application relating to the opening of a liquor retail store at the above address. In addition, staff informed residences that a package with detailed information including a questionnaire was sent to their address for their review. The Reid Agency advised residents that information contained in this package included a questionnaire. Residents were encouraged to return the completed questionnaire and were advised this information would be submitted directly to the City of Richmond for their review. The Reid Agency also advised residents about the opportunity to provide additional feedback on this application, which would be available at the Shoppers Drug Mart in their neighbourhood starting May 31<sup>st</sup>, 2013.

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- Information phone calls commenced on May 27<sup>th</sup> and were completed on May 29<sup>th</sup>. Below is the outcome of the telemarketing completed by The Reid Agency:



Yes	No	Neutral	N/A*	NIS*	Total
43	36	14	57	52	202

\* *NA – No Answer | NIS – Not in Service*

# The Reid Agency

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## Direct Mail Communication:

- Application information was mailed on May 29<sup>th</sup> to local residences and business within the area outlined by the City of Richmond. This communication included a brief survey to gauge resident's position regarding the zoning amendment application. This information and all comments were returned to The Reid Agency in a self addressed stamped envelope and then provided to the City of Richmond. Also included in the package was a corporate overview of TAG and information related to proposed site
- 42 survey forms were received by The Reid Agency

### Rated Question results:

1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 11580 Cambie Road (unit 185 – 11700 Cambie Road) in the City of Richmond”:	Yes – 13 Responses					No – 29 Responses					Total Surveys Received 42					
2. How important is the convenience of shopping in your own neighbourhood for you and your family?	1 (3)	2 (4)	3 (2)	4 (9)	5 (19)											
3. How important is it to be able to walk to your local community market for your shopping needs?	1 (2)	2 (3)	3 (4)	4 (10)	5 (18)											
4. How important is supporting local business to you and your family?	1 (6)	2 (3)	3 (5)	4 (10)	5 (12)											
5. How often do you visit local retail stores in your neighbourhood?	Everyday 3	Once a week 26	Once every two weeks 6	Once a month 2	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 8	Every couple of months 7	Rarely 12	I don't buy liquor products 11											
7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?	VQA Wine 4	Wine 15	Imported Beer 7	Domestic Beer 12	Spirits 6	None of the above 16										
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 10	*No 10	Maybe 4	*No I would not support a this retail store 16												
*No was indicated twice on this question in error.																
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 185 – 11700 Cambie Rd, Richmond, BC?	Yes 7	Maybe 4	No 29													

# The Reid Agency

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## Sample of comments:

### In Favour:

*"Government stores cheaper! We need a liquor store in our area which is completely ignored - no large grocery here neither."*

*"Hope you have a good selection of coolers."*

*"Coolers & vodka mixed beverages would be a nice addition"*

*"This area needs a small wine/beer/liquor store especially when it's owned by a local family"*

### Opposed:

*"In the past, a survey was done to build a liquor store in this neighbourhood and turned down."*

*"I do not drink alcohol and only buy it on rare occasions for cooking. People would be healthier if they drank less alcohol. The work place would be a better and safer place if alcohol consumption and addiction decreased. Thank you for listening to my concerns."*

*"Close to a school (elementary & high school) and park. Lower income area that doesn't have access to healthy food within walking distance!"*

*"Safety concerns (a lot of drunk individuals will be around our community)"*

*"No to the 'Type 2 liquor store. Not enough parking here for a new business like a liquor store."*

*"No liquor store in my community please!"*

*"I do not support the opening of a liquor store, especially so close to three different schools (Mitchell Elementary, McNeely Elementary, HJ Cambie High School)"*

*"I would hope that the store on No. 3 Road would be sufficient"*

*"I do not buy or support liquor products. Liquor gets people crazy and causes problems."*

*"I don't want a liquor store in our area (104-11240 Mellis Drive, Richmond BC V6X 1L7)"*

*"We support existing stores but not any liquor outlets"*



# The Reid Agency

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## On-site Polling:

- Staff with the Reid Agency attended the Shoppers Drug Mart location 11800 Cambie Rd, Richmond, BC and polled customers on whether they would support the opening of a liquor retail store at 11580 Cambie Rd (185 – 11700 Cambie Rd), Richmond, BC.
- Comments and feedback were gathered and provided to the City of Richmond.
- **429 individuals** responded to staff relating to this research

The following information outlines the feedback:

	Yes	No	Neutral	Total Polled
May 31 <sup>st</sup> , 2013   Time 5:30 - 8:30	10	9	3	22
June 1 <sup>st</sup> , 2013   12:00 – 3:00	41	10	6	57
June 2 <sup>nd</sup> , 2013   1:00 – 4:00	57	7	11	75
June 7 <sup>th</sup> , 2013   5:30 – 8:30	27	3	4	34
June 8 <sup>th</sup> , 2013   12:00 – 4:00	27	1	2	30
June 9 <sup>th</sup> , 2013   12:00 – 3:00	23	4	2	29
June 15 <sup>th</sup> , 2013   11:00 – 3:00	19	4	3	26
July 27 <sup>th</sup> , 2013   12:00 – 3:30	16	0	1	17
July 28 <sup>th</sup> , 2013   11:00 – 3:30	26	3	1	30
August 3 <sup>rd</sup> , 2013   11:00 – 3:30	17	3	1	21
August 4 <sup>th</sup> , 2013   11:00 – 3:30	5	1	0	6
August 8 <sup>th</sup> , 2013   11:00 – 3:30	7	1	1	9
August 9 <sup>th</sup> , 2013   11:00 – 3:30	14	2	0	16
August 10 <sup>th</sup> , 2013   11:30 – 4:00	14	0	1	15
August 10 <sup>th</sup> , 2013   11:30 – 4:00	14	0	1	15
August 12 <sup>th</sup> , 2013	2	0	0	2
August 14 <sup>th</sup> , 2013	1	0	0	1
August 15 <sup>th</sup> , 2013	1	0	0	1
August 16 <sup>th</sup> , 2013	1	0	0	1
August 17 <sup>th</sup> , 2013	29	0	0	29
August 18 <sup>th</sup> , 2013	8	0	0	8
<b>Total Participants</b>	<b>345</b>	<b>48</b>	<b>36</b>	<b>429</b>

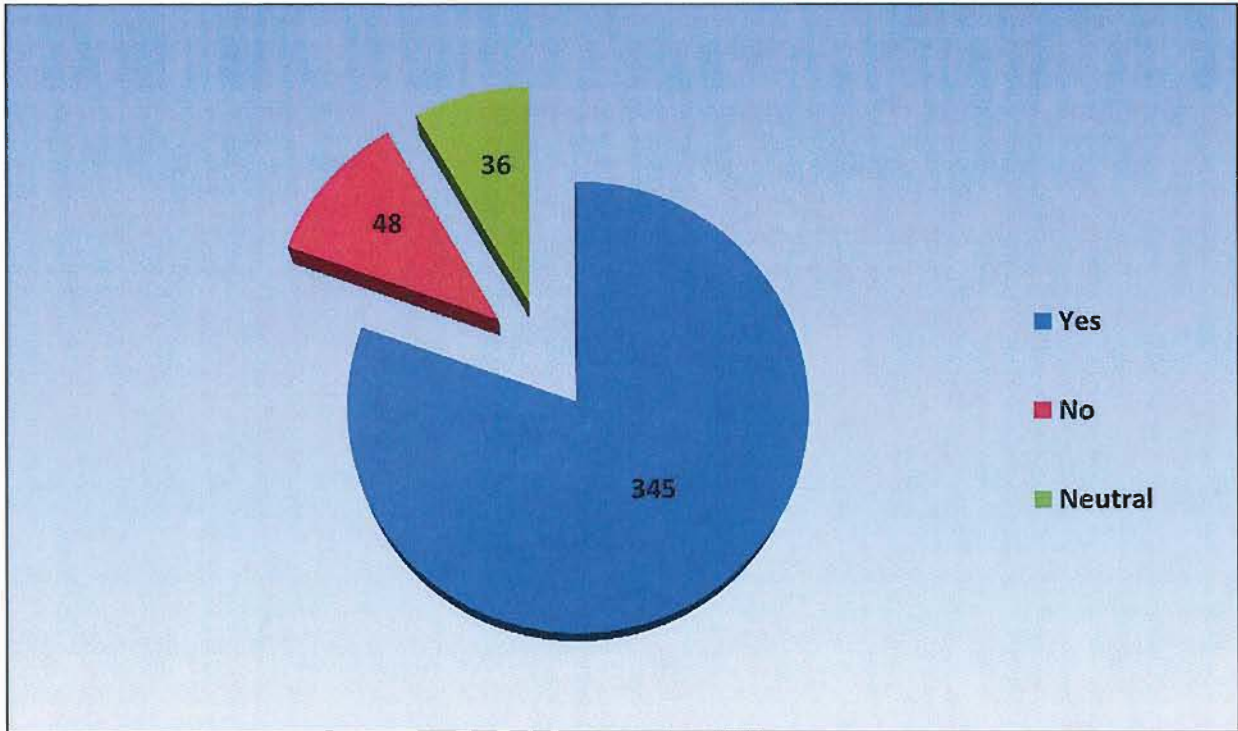


## The Reid Agency

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### Summary:

Yes – 80% No – 11% Neutral – 9% = 100%



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# The Reid Agency

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## Activity Summary:

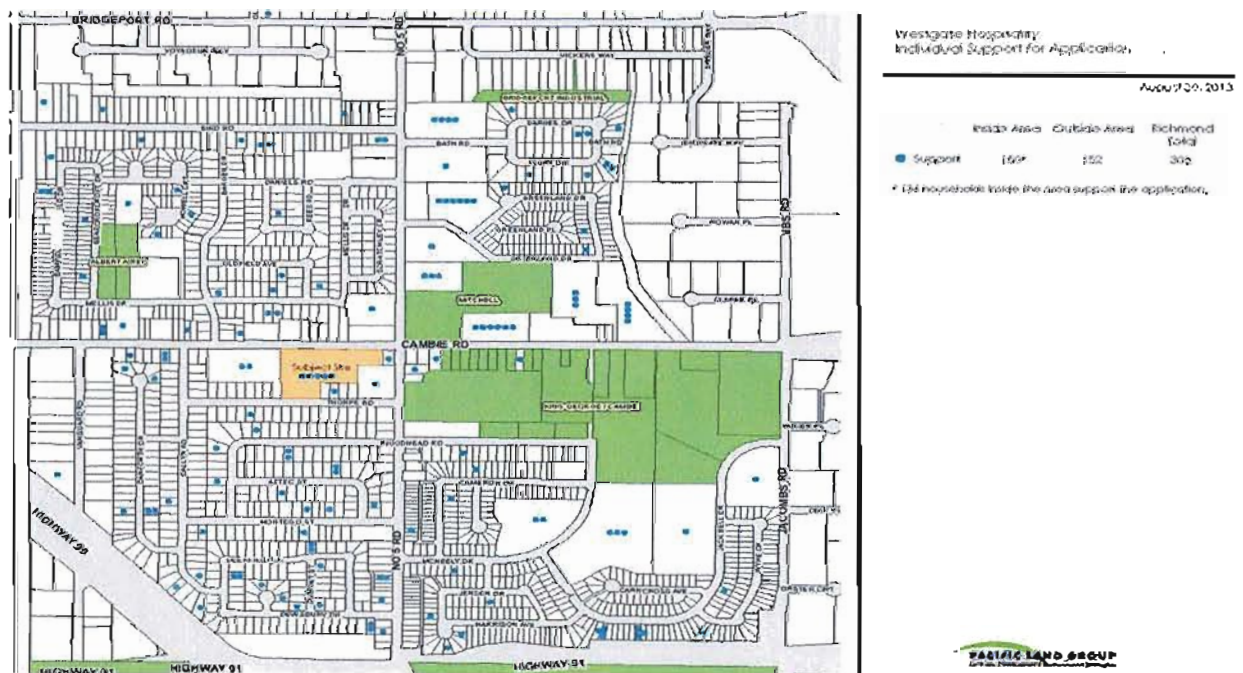
On-site polling to the application for a retail liquor store and activities related to the relocation of a retail liquor store to 11580 Cambie Rd (185 – 11700 Cambie Rd), Richmond was conducted at the Shoppers Drug Mart location in the Cambie area and door to door within the area determined by the City of Richmond with the following outcome:

- 345 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.
- 48 Indicated they did not support the opening of a liquor retail store specializing in VQA Wine, Imported and Domestic Beer and specialty spirits.
- 36 Were indifferent on the opening of a liquor retail store specializing in VQA Wine, Imported and Domestic Beer and specialty spirits.

Total of 429 individuals participated in on-site polling and door to door polling in the area as determined by the City of Richmond between May 31<sup>st</sup> – August 18th, 2013.

## Letters received:

- 150 Letters of support within area determined by the City of Richmond
- 195 Letters of support outside area determined by the City of Richmond
- 134 **Households inside the area determined by the City of Richmond support the application**



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# The Reid Agency

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## Sample of comments from residents in favor of the liquor retail store:

"It's about time there was a liquor store in in our neighbourhood – so frustrating to have to drive to Bridgeport Road to get wine!"

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

"I heard there were concerns about the school being so close by – clearly they won't be selling to minors!"

"Long overdue!"

"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 not in favour of a liquor retails store:

"Absoultely not, we don't need one here, the park is too close!"

"Too close to the school!"

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

"Will attract questionable individuals."

# **The Reid Agency**

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## **Summary:**

### **Information Phone Calls:**

- 21% of those called were in support of the relocation of a liquor retail store in this area
- 18% of those called were not in support of the relocation of a liquor retail store in this area
- 7% of those called were neutral relating to supporting of the relocation of a liquor retail store in this area
- 28% of the calls were no answer – no voicemail
- 26% of the phone numbers were not in service

### **Direct Mail Communication:**

- 228 information packages were mailed on May 29<sup>th</sup> to local civic addresses within the area outlined by the City of Richmond
- 42 completed survey forms were received The Reid Agency
- 13 respondents were in favour of the application
- 29 respondents were opposed to the application

### **On-site Polling:**

- 80% of those asked support the relocation of a liquor retail store in this area
- 11% of those asked did not support the opening of a liquor retail store in this area
- 9% of those asked were neutral about the opening of a liquor retail store in this area

### **Letters received:**

- 150 letters of support within area as determined by the City of Richmond
- 195 letters of support outside area determined by the City of Richmond
- 48 of those asked did not support the opening of a liquor retail store in this area
- 36 of those asked were neutral about the opening of a liquor retail store in this area
- 134 households inside the area determined by the City of Richmond support the application

The Reid Agency will be delivering the complete package of information obtained from local residents including all comments received through Canada Post and all comments and information from the on-site polling conducted at the Shoppers Drug Mart location. Please contact Karen Reid Sidhu at 604.813.7503 with any questions you may have relating to this project.

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Public Input

Public correspondence submitted to the City

- 317-signature petition of opposition from July 4, 2013
- 1 e-mail of opposition from June 4, 2013

Public correspondence submitted to market research firm, The Reid Agency

- 44 form letters of support from on-site polling August, 2013
- 28 form letters of support from on-site polling July 28, 2013
- 16 form letters of support from on-site polling July 27, 2013
- 19 form letters of support from on-site polling June 15, 2013
- 23 form letters of support from on-site polling June 9, 2013
- 27 form letters of support from on-site polling June 8, 2013
- 27 form letters of support from on-site polling June 7, 2013
- 57 form letters of support from on-site polling June 2, 2013
- 41 form letters of support from on-site polling June 1, 2013
- 10 form letters of support from on-site polling May 31, 2013

Neighbourhood Survey Forms submitted to market research firm, The Reid Agency

- 42 neighbourhood survey forms from May 29, 2013 direct mail packages

# Neighbourhood Survey Forms

TO: MAYOR & EACH COUNCILLOR  
FROM: CITY CLERK'S OFFICE

Re: Wayne Craig - for appropriate action

WE THE RESIDENTS OF THE CITY OF RICHMOND OPPOSE THE PROPOSED LIQUOR STORE AT NO 5 ROAD AND CAMBIE. THIS PROPOSAL CONTRAVENES CITY POLICIES. THIS PROPOSED LIQUOR STORE IS TOO CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS, PARKS AND THE COMMUNITY CENTRE. WE EXPECT THAT COUNCIL HONOURS ITS OWN POLICIES REGARDING LIQUOR STORE PROPOSAL GUIDELINES WHICH ARE IN LINE WITH OTHER MUNICIPALITIES.

Rezoning Application ZT13630050

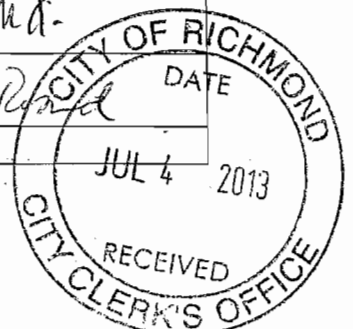
(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
Joe Johnson	2251 Davies Road Richmond BC V6X 4G3 604 244 8151
Rene Yung	51-3711 Dickson Pl. 604 720-9222
J. J. J. J.	11540 BIRD RD, RICH. 604 278-6432
LEW BRADY	7140 HARRINGTON RD RICH. 272 1988.
EDMUND CYRUS	2160. McEANAN AVE 604. 273-3100
DUMESH GILL	12311 FLURRY DR. 604-278-1767
Donna	3111 Convent Ave, Richmond.
ELNOR MARTIN	11888 MELLIS DR, RICHMOND, BC
EDWARD LERO	12551 CAMBIE RD. RICHMOND BC.
NANCY BELZA	544 W 63RD VANCOUVER V6P 2G8 604 376 6771
Sally Papilla	4740 Fisher Dr. RICH.
Pacita Santos	#7-12060 Bath Rd. RICH. V6V 1H2
ROD BARISO	2480 MCLENNAN AVE. RICH
Don Douglas	1505-7380 Elmbridge Way RICH V6X 4A1
Donna Papilla	4740 FISHER DR. RICH.
Donna	4180 Donferth Dr. RICH

JUL 4 2013

& DISTRIBUTED

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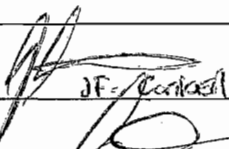





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WE THE RESIDENTS OF THE CITY OF RICHMOND OPPOSE THE PROPOSED LIQUOR STORE AT NO 5 ROAD AND CAMBIE. THIS PROPOSAL CONTRAVENES CITY POLICIES. THIS PROPOSED LIQUOR STORE IS TOO CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS, PARKS AND THE COMMUNITY CENTRE. WE EXPECT THAT COUNCIL HONOURS ITS OWN POLICIES REGARDING LIQUOR STORE PROPOSAL GUIDELINES WHICH ARE IN LINE WITH OTHER MUNICIPALITIES.

(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
 JF. Corbett	10671 Gilmores Cr. / 604-220-9760
 Davis	12888 Clonmel Pl. 604-313-2757

16 ✓

WE THE RESIDENTS OF THE CITY OF RICHMOND OPPOSE THE PROPOSED LIQUOR STORE AT NO 5 ROAD AND CAMBIE. THIS PROPOSAL CONTRAVENES CITY POLICIES. THIS PROPOSED LIQUOR STORE IS TOO CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS, PARKS AND THE COMMUNITY CENTRE. WE EXPECT THAT COUNCIL HONOURS ITS OWN POLICIES REGARDING LIQUOR STORE PROPOSAL GUIDELINES WHICH ARE IN LINE WITH OTHER MUNICIPALITIES.

(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
JOHN GULLY-THORP	18906 61 AVE / 604 574-5777
Mark Watts	3047 168th street / (778) 240-3000
Iruin Amundrud	(250) 642-6187
Faith Limbo	#30-12020 Greenland Dr. / 604-506-3903 Richmond
NINA SANTIAGO	87-12571 Cambie Road, Richmond BC 6043048466
JACOB SANTIAGO	12471 Cambie Road, Richmond BC 604304-8466
Angela Uy	22888 Windsor Court Richmond BC
Nora Uy	22888 Windsor Court Richmond
Kay Sullivan	12660 Cameron Drive
Therinto S. Cruz	37-12020 Greenland Dr. 604-277-4927
Keithelen Satara	26-12311 Cambie Rd. Richmond BC
Steve Bautista	1-12551 Cambie Rd. Richmond BC
ARM AND BAUDERDE	11631 CAMBIE ROAD Richmond BC
FERNANDO MABAN	111-12051 BATH ROAD Richmond BC
Roy D. Singan	105-12571 Cambie Rd. Richmond
RIKA BARROE	11631 CAMBIE ROAD RICHMOND, BC

13 ✓

WE THE RESIDENTS OF THE CITY OF RICHMOND OPPOSE THE PROPOSED LIQUOR STORE AT NO 5 ROAD AND CAMBIE. THIS PROPOSAL CONTRAVENES CITY POLICIES. THIS PROPOSED LIQUOR STORE IS TOO CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS, PARKS AND THE COMMUNITY CENTRE. WE EXPECT THAT COUNCIL HONOURS ITS OWN POLICIES REGARDING LIQUOR STORE PROPOSAL GUIDELINES WHICH ARE IN LINE WITH OTHER MUNICIPALITIES.

(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
ELISABETH TAYLOR	102-11240 DANIELS RD RICHMOND BC
Kevin Bafarn	#26 - 12311 CAMBIE ROAD, RICHMOND, B.C.
Shirley Munro	11460 YHOPE RD, RICHMOND, BC
AHMET CAGIN	112-8351 Bennett Rd Re
Levent Cag	312-9071 5 Rd Rich-
Ming Yung Huang	7437 Gindred Rd
Wendy Calderon	1249 Burke Mountain Str COQ 604-9419473
Pamella Lin	6300 Birch St Richmond, BC
Ambrose Chen	17733 Heather St. Richmond
John Hemmerly	1212 Long Ridge Drive, Kelowna
Todd Penkasa	510 HAWES CT. KELLOWNA, BC
RANDERSON	1141 Lynden Rd, Kelowna BC
Ryan Birt	6530 McKenzie Dr. Delta, BC

16 ✓

WE THE RESIDENTS OF THE CITY OF RICHMOND OPPOSE THE PROPOSED LIQUOR STORE AT NO 5 ROAD AND CAMBIE. THIS PROPOSAL CONTRAVENES CITY POLICIES. THIS PROPOSED LIQUOR STORE IS TOO CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS, PARKS AND THE COMMUNITY CENTRE. WE EXPECT THAT COUNCIL HONOURS ITS OWN POLICIES REGARDING LIQUOR STORE PROPOSAL GUIDELINES WHICH ARE IN LINE WITH OTHER MUNICIPALITIES.

(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
BEN M. SANTOS	10248 HALL AVE. RMD 604-244-8551
PHILIP BARNWELL	102-8760 BLUNDELL ROAD RICHMOND 604-278-4792
Denzel Gencloso	12311 McNeely dr 604-274-7066
Deirdre H. Fitzpatrick	3831 Springfield Dr. Richmond 604-271-9560.
Pete Capitulo	2171 McBurnah Ave Richmond 778-991-2845
Francis Yong	12351 Greenland Pl. Rmd BC 604-273-8175
CLECCIA PAEZ	#305-9151 NO. 5 Road, Rmd. BC V7A 4T9
GUILLERMO PAEZ	#305-9151 NO. 5 RD., RICHMOND V7A 4T9
EMC ARMSTRONG	4208 NO. 5 ROAD RICHMOND BC V6X 2V1
Polly Li	#22-1216 JOHNSON ST. COY. BC V3B 4T2
Vicky Tong	9131 Patterson Rd, Richmond BC
Michael Klein	14838 61 Surrey / 604-329-9599
Crystal McNeil	" / 604-999-5014
Lauren Stockstad	16395-94 Ave Surrey / 778-834-9322 VAN 3C7
HATSHI CHOW	515 W. 50TH AVE 604-327-6621 VAN. B.C.
Kumiko Chow	" 604-7248684

16/

WE THE RESIDENTS OF THE CITY OF RICHMOND OPPOSE THE PROPOSED LIQUOR STORE AT NO 5 ROAD AND CAMBIE. THIS PROPOSAL CONTRAVENES CITY POLICIES. THIS PROPOSED LIQUOR STORE IS TOO CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS, PARKS AND THE COMMUNITY CENTRE. WE EXPECT THAT COUNCIL HONOURS ITS OWN POLICIES REGARDING LIQUOR STORE PROPOSAL GUIDELINES WHICH ARE IN LINE WITH OTHER MUNICIPALITIES.

(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
RECEP DUREN	8480 Granville 604 307 2752
MUHSIN MEANIER	604 214 0517
Omer AKTAR	9309 KINGSLEIGH 778. 319 8205
Dursun KOSUR	1111 1111 778.554 9291
Nuri Gurev	6311 Gilbert Rd. 604.618 0147
DAN GIENGER	5407 TAYLOR RD S/ARM 250-832-9957
Pritee Tu.	7431 Windsor Rd.
Nick Colbourne	1249 Bantelink Rd 941-9615
MICHAEL LIN	36-9833 Keefer Ave <del>254-8889</del>
PATRICIA CHAN	36-9833 Keefer Ave 6047290029
Ricardo LIN	6300 Birch St Richmond BC 604-734-8886
Hanan Tutuncu	10200 Cambie RD (604) 244-0096
Javad Suleyman	10200 Cambie RD
Kamal Hasan	unit 14 11221 Cambie RD
JEAN HEMMERLING	#104-801 KATHANKE Port Moody.
Landon Genger	8245 e smy' dr Scottsdale AZ
Rich GARDNER	13561 BRIDGEWAY

Sat. in unknown

Coq.

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WE THE RESIDENTS OF THE CITY OF RICHMOND OPPOSE THE PROPOSED LIQUOR STORE AT NO 5 ROAD AND CAMBIE. THIS PROPOSAL CONTRAVENES CITY POLICIES. THIS PROPOSED LIQUOR STORE IS TOO CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS, PARKS AND THE COMMUNITY CENTRE. WE EXPECT THAT COUNCIL HONOURS ITS OWN POLICIES REGARDING LIQUOR STORE PROPOSAL GUIDELINES WHICH ARE IN LINE WITH OTHER MUNICIPALITIES.

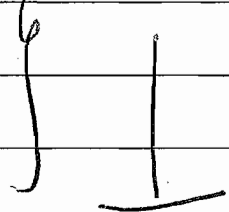
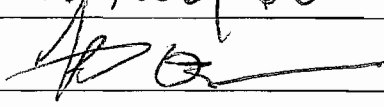
(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
Diane Khong	7891 Thormanby Cr Richmond BC V7C-4G4 (604) 272-9170

16 ✓

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(REFER COUNCIL POLICY#9307 AND #9309)

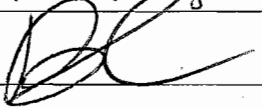
NAME:	ADDRESS / TELEPHONE NUMBER:	
Steve Dawber	2855 152nd st 604-377-4645	Survey
✓ J. Wilkinson	2057 2nd ave 604-594-5684	unknown
Elias Amundrud	11 250 642 0187	
AL-JERAM LIMBO	12020 GREENLAND DR.	
PAOLA LIMBO	12020 GREENLAND DR.	
Jessica Santiago	12571 Cambie Road.	
Evelyn Mikulin	9891 Malahat Ave Richmond	
Phyllis Mikulin		
Stephen Mikulin		
Michael Mikulin		
Marissa Casas	16231 Cambie Rd.	
Thuz de Seor	" " "	
Ramell Casas	" " "	
Renz Casas	" " "	
Chantelle Busto	9726 Kelby Dr	
Peter Dapa		



16. ✓

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
Jose Gallardo	778-316-3243 17-11888 Mellis Drive Richmond B.C. V6X 1M1
Angel Capitulo	2171 McLenrau Ave. Richmond BC V6X 2N4 604-783-9654
Carlo Capitulo	" " " "
Felix Capitulo	" " " "
Hector Capitulo	" " " "
Samuel Li	604-780-8068
Festiana Tedja	604-720-7370
	" "
BRIAN WILLIS	9131 PATTERSON 604-505-2387
Huan Pham	3278 Robson St 778-931-7872
Annelore Wwensche	" "
Jodi Basso	#12-7255 Blake ST - 788-9986604
Kenny Woo	28 E. 59th AVE 604-808-9066
Mark Soto	1160 Kingsbridge Dr 604-768-3114
Mika Chow	197 E. 19 Ave, Vancouver BC (778) 318-7611
Phong Le	#26 6555 192 A ST. Surrey BC V4N 0A2

17 ✓

WE THE RESIDENTS OF THE CITY OF RICHMOND OPPOSE THE PROPOSED LIQUOR STORE AT NO 5 ROAD AND CAMBIE. THIS PROPOSAL CONTRAVENES CITY POLICIES. THIS PROPOSED LIQUOR STORE IS TOO CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS, PARKS AND THE COMMUNITY CENTRE. WE EXPECT THAT COUNCIL HONOURS ITS OWN POLICIES REGARDING LIQUOR STORE PROPOSAL GUIDELINES WHICH ARE IN LINE WITH OTHER MUNICIPALITIES.

(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
ANGEL CRUZ	10811 ATHABASCA DR. RICHMOND, B.C.
<del>JOE ARGENTE</del>	7071 BLUNDALL RD RICHMOND BC
Rosa Argente	7071 Blundell Road. Richmond B.C.
Lottie McLean	604-838-2695
MARLYTEL DELENA	7-10251 STEVESTON HWY / 604-328-7419
Alma Tuliao	8620 Citation Drive Richmond BC
EDITH PEREZ	3051 AIREY DRIVE, RICHMOND, B.C.
Hanni Maria	Richmond, BC
VINCE TIMBOL	4040 DANTONA DR. RICHMOND BC 604-274-2992
MIRA ACOSTA	4653 Donforth Dr. Richmond BC } ✓ 6X
LUIS ACOSTA	" " " " " " } 2X5
BETH CAPITULO	2171 Maclellan Ave Richmond BC } ✓ 6X
Maria Paricio	#5-12311 McNulty Dr.
Vinola Aguilera	10551 No. 5 Road Richmond B.C. - 604-275-2233
MELVIN AGUILERA	10551 No. 5 Road Richmond B.C. - 604-275-2233
PATRICK REONISTO	4720 No. 5 Road Richmond BC
CECILIA MACANAL	#20-1120 BATH ROAD, RICHMOND BC

18 ✓

WE THE RESIDENTS OF THE CITY OF RICHMOND OPPOSE THE PROPOSED LIQUOR STORE AT NO 5 ROAD AND CAMBIE. THIS PROPOSAL CONTRAVENES CITY POLICIES. THIS PROPOSED LIQUOR STORE IS TOO CLOSE TO ELEMENTARY AND SECONDARY SCHOOLS, PARKS AND THE COMMUNITY CENTRE. WE EXPECT THAT COUNCIL HONOURS ITS OWN POLICIES REGARDING LIQUOR STORE PROPOSAL GUIDELINES WHICH ARE IN LINE WITH OTHER MUNICIPALITIES.

(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
TEODY PAREJO	12840 JACK BELL DRIVE / 604 278 4589
ART SANTOS	22-12900 JACK BELL DR / 604 244 2230
ARMAN JCKU	13-3111 BECKMAN PL. 604-232 9484
Edwin Festego	4-8191 Gen Currie Rd. Richmond
Maria Festego	4-8191 Gen. Currie Rd. Rich.
JOANNA BARRERA	4-9110 PATERSON RD. RICHMOND 604-278-7507
CHRISTOPHER BARRERA	" " "
Boby Santos	10248 Hall Ave Rich. B.C. 604 278 975
Patricia Barwell	102-8760 Blandell Rd Rich BC V6Y 1K1
ALEX BARRERA	9800 WILLIAMS ROAD, RICHMOND, V7B 1H2
Marlene Pagcaliwan	9-12920 Jack Bell Dr. Richmond, BC V6V 2V9
Larry Navasca	7-12055 Greenland drive / 604-273-1210
Dely Navasca	7-12055 Greenland drive / 604-273-1210
Eden P. Villastigui	118-12571 Cambie Road, Richmond B.C.
ELY A. Villastigui	118-12571 Cambie Road, Richmond BC
KIT RUBIO	201 6688 120 ST SURREY BC
ART RUBIO	201 6688 120 ST SURREY B.C.
JON REMEDIO	37-10415 Delsom Cr. Delta 604-250-9621

✓  
17.

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
Jonas C.	982 Preston way 250 418 1407
Tasha Va	10640 McEwen Rd. 604 306 0080
Miles B.	6340 Buswell st. 604 782 2427
<del>WJ</del>	4377 21st St. 604 533 3911
Jane Bury	
<del>WJ</del>	778-668-0157
<del>WJ</del>	#170-4631 Shell Road - Richmond B1 604-218-0464
<del>WJ</del>	410-12
<del>WJ</del>	410-12551 Cambie Rd. 604-270-4329
<del>WJ</del>	4251 DANFORTH DR. - 604 240-9563
<del>WJ</del>	917 Mayfield St.
<del>WJ</del>	2611 Finlayson court
Michael Bopari	2051 McEwen Ave. 250-1450
Sunny Nahal	5131 Hollyfield Ave 604-782-5564
Shelton Warden	9397 132 St SURGE BL
N. Sangha	11631 Montego St.
Poor.	552 2nd Ave Vancouver 604 805 9546

16 ✓

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
GREG CORNISH	10360 Bied Rd. Richmond B.C.
PAUL EMILE NAKPA	514 691 2293
Peter Christian	4625 evergreen layne
Cusé George	2680 Smith st.
Tony Carneiro	2671 Smith st.
J. O'Brien	812 Ash
D. Knight	5852 Slave delta
J. Sandhu	1040 Blvd Rd. Lund.
Paula Tokarsky	31490 Abbott Rd, BC, V1X 5L3
<del>Paula Tokarsky</del>	9351 PATTERSON Rd.
Gary Tang	1221 Cambie Rd Unit 41
J. Santiago	3640 No 5 Rd
KEYAKAT ALI	3051 AIREY DR
DAISY HANSEN	11300 DAWSONS V6X 1N6
Sonny Mann	12300 Flury Dr V6V 1H4
Kuldip G.	11702 97 Ave Sonny



11 ✓

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
NICOLAS MUNOZ	13343 DESTARDINS PIERREFRANCOIS, QC 514-274-7351
LES WACKEL	15-11571 THORPE RD 604-942-4498
Bob Williams	11-12055 Greenbnd Dr.
Leena Namado	11720 - Seaton RD
JAMES WILLIAMS	S-17211 CAMBIE ROAD
Jessie Nagra	4091 Dallyn Road Richmond Bc
Kelly May	15631 Cambie Rd. 604 270 6006
ROMAN CHOTHAN	10600 BIRD RD. 604 657 6221
Sanjay Sharma	10606 BIRD RD. 604. 722-2294
A. Dhalwal	11888 Melli's Dr. Rich.
K. Puri	6840 McEwan Place Rich.

**(REFER COUNCIL POLICY#9307 AND #9309)**

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
Heike Reihersolt	13540 Dhuudell Rd. Richmond BC 778-297-671
Pat Brinkman	12571 Cambie Rd 604-6001851
Don H	10311 Brigleport Rd 604-816-1349
Alexandra Pasqua	46981 Fraser St. Vancouver. BC.
Raj KALRA	4463-134 St SunnyBc. V3V-553
Catherin Rey	4271 Dallyn Road, Richmond, BC.
Kristine Imbat	H 14-12900 Jack Bell Drive
SHASTA MURTHI	11300 Cambie
Hanaa Nehme	11720 Seaton Rd, Richmond B.C 604-448-0035
Murcilyn Lee	4093 No. 5 Road Richmond BC.

17✓

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
JEAN ARGENTE	10371 FINLAYSON DR. 778 708 9844
GERALD TANGI	8311 Rideau Drive 604 561 6144
DITAS TANGI	"
Janis Xiang	#18 11571 Thorpe RD Richmond BC V6X 4Z2 778 558 8992
Mia Hsiao	11120 #2 Rd
Felix Tang	12111 # No 5 Rd 778-317-9394
Imran Leghari	6291 Camwell Cr Richmond
Justine Thomson	5739 Musgrave Cres 604 269 0044
Ray Abueot	604-569-4206
MARL DUNAY	778-227-8153
B. KATRANIS	604-816-1205
LEO OCAMPO	778-385-1893 / SHAW AVE. COQUITLAM
ALVIN SIBAYAN	604 518-4263
BONG REGUAWOS	604 773-0032
Nic Perez	(778) 386 3314
THOMAS TURZON	778 846 2596
Stephanie Perez	604-816-8565

✓.16

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
Zeynep Cuhadar	604 271 7747
Uthiriyagannalari	604-441-2495
John M. ...	12057 Bath RD
John M. ...	6049928057
KRISTINA SAN JOSE	604 562 4565
ANDRE MADARANG	604 339 3194
Jagroop (Pee) BHULLAR	778-896-6596
KAM BHULLAR	778-862-0598
PAT BHULLAR	604-306-5381
NIRINDER BHULLAR	604-807-7176
M. Sethi	604-276-1750
ELENA Joviller	604-276-9405
PANKAJ	604-2730-127
KELLEN FERGUSON	604 240 6369
Paul Bhami	604-788-0407
Bo Jangles	778 677 7541



16 ✓

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
JZ JH	1160 Old Field Ave
E. Bhandal	6591 No 1 Rd
Gr. Krieger	13540 Blundell Rd
T. NG	7651 Cheviot Place
SB	8040 Blundell Rd
LISA ENNS	11751 King Rd
Janice Callaghan	6981 Fraser St Vancouver BC
Bradley Foster	6981 Fraser St Vancouver BC
Chris Angulo	" "
Miguel Inocencio	" "
Rozelle Callaghan	" "
Eva Rose Callaghan	" "
Alyssa Grace Callaghan	" "
RAJ SINGH	14747-89A Sunny, BC
RITA CHOOK	14747-89A Sunny, BC
M. Poonji	6135 Brodie Rd Delta

unknown

16 ✓

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
William J Lloyd.	8331 River Rd. Richmond B.C. 604 244 2307.
	Sukhchin Singh KALER
JASON SUTOR	←
Eric Chohan	604 644 6595
Chau Keelan	604 644-6595
Jessie Pahal	604-273-8234
Amrit	604-807-9236
Stephen L	3111- Cowett Way
VINAY	10660 BIRD RD 604 270-7836
Bobby PRASAN	878-EGG HUR VAN 604-327-3977
Sim Muni	10448 BIRD RD 604 270 0933
B. S. Lee	5219 (Patricia Rd)
PAHAR TIZAP	12929 SBA AVENUE.
STEVEN PANG	12280 STANZON DR. 604-812-5172
Mike Simmons	2120 Boeing Ave 604 273-7105
Charlene Parkinson	10351 - BIRD RD / Richmond 604-273-5519

16 ✓

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
NARI BILGA	6611 LONDON DR. (604) 928-5289
Hardeep B	6660 Sidaway R.D. (604) 719-6984
Gurpal Bhullar	660 Sidaway Rd (778) 862-0598
Sonia Jagpal	778-896-6596
Yolanda Arendano	604-760-5714
Benedicto Arendano	604-728-9206
MATI	604-563 4619
Jenna Abji	10602 Odlin Rd 778 848 6601
Charmagne Cruz	4251 DALLYN RD. 778 8653104
MARK KOI	8131 No. 4 Rd. 604 875 7667
Jhonna Cruz	4251 DALLYN Rd.
JAMES CAUSTON	778 318 3337
Jessmine Argente	778 323 4158
JESS ARGENTE	604 790 2179
HERMINIA ARGENTE	604 729 0183
JEDI ARGENTE	778 846 5334

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(REFER COUNCIL POLICY#9307 AND #9309)

NAME:	ADDRESS / TELEPHONE NUMBER:
Stephanie Daboie	604-727-5106 #5-2300 Simp St
DECELYN SERAFICA	1034 Finlayson
Betty Bradley	13-1411 Jack BELL Drive richmond bc
Chanel Sestan	4 Lays Rd, Timperley, Cheshire, UK
SEAN GERSEN	303-7362 Elmbridge Way Rld.
MILIE HARDING	" " " " "
Anna Hendershott	8053 LUCAS ROAD RICHMOND
JAY HORTON	1604-583-5299
Laradel L Katalo	3827 WEST 16th AVE.
JAMES M. GRAY	11711 Thorpe Rd. Richmond B.C.
Polly Sadler	VISITING - LOOK THE PARK
Jaspreet Chohan	7560 Bridge St Richmond
CAJETAN RODRIGUEZ	9200 Desmond Rd Richmond
Summer Bonner	778 235 2816 Westminster Hwy
G. Pung	" "
	604-501-1629

**Badyal, Sara**

---

**From:** Nagras [nagras@live.ca]  
**Sent:** Tuesday, 04 June 2013 09:48 PM  
**To:** Badyal, Sara  
**Subject:** Application ZT 13-630050

Dear Sara Badyal,

Here we wish to express our opinion on application ZT 13-630050, liquor retail store at 11580 Cambie Road. All family members in our household oppose this application. We prefer convenience of shopping in our neighbourhood, within walking distance, but liquor is not one of them.

Regards,

Nagra Family  
4091 Dallyn Road  
Richmond, BC V6X 2S5



# Public Correspondence Submitted by Applicant

# The Reid Agency

. . .

**City of Richmond**

6911 No. 3 Road

Richmond, BC

V6Y 2C1 Canada

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jess Badyal  
\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Signature**

3280 Regina Ave  
\_\_\_\_\_  
**Address**

August 18, 2013  
\_\_\_\_\_  
**Date**

AV  
\_\_\_\_\_  
**Email**

\_\_\_\_\_  
**Phone Number**

# The Reid Agency

. . .

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

**Attention: Sara Badyal, Planner 2**

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Yours truly,

Devin Atwell  
**Print Name**

[Signature]  
**Signature**

4746 Wyne Cres  
**Address**

August 10 2013  
**Date**

\_\_\_\_\_  
**Email**

\_\_\_\_\_  
**Phone Number**

# The Reid Agency

. . .

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

**Attention: Sara Badyal, Planner 2**

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Yours truly,

Rauvin Matte-Atwall

**Print Name**

R. Matte - Atwall

**Signature**

4746 Wyne Crescent

**Address**

August 16/13

**Date**

**Email**

**Phone Number**

# The Reid Agency

. . .

**City of Richmond**

6911 No. 3 Road

Richmond, BC

V6Y 2C1 Canada

**Attention: Sara Badyal, Planner 2**

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Yours truly,

Daniel Thiara

**Print Name**

Daniel Thiara

**Signature**

6986 Whiteoak Dr Rmcl

**Address**

Aug 12 2013

**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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Khem Atwal  
**Print Name**

  
**Signature**

4746 WYNCREST  
**Address**

Aug. 12, 2013  
**Date**

\_\_\_\_\_  
**Email**

\_\_\_\_\_  
**Phone Number**

# The Reid Agency

. . .

**City of Richmond**

6911 No. 3 Road

Richmond, BC

V6Y 2C1 Canada

**Attention: Sara Badyal, Planner 2**

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Yours truly,

Karel Drwall

**Print Name**

K Drwall

**Signature**

4746 Wyre Cres

**Address**

Aug 15/13

**Date**

**Email**

604-244-0109

**Phone Number**

# The Reid Agency

. . .

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

**Attention: Sara Badyal, Planner 2**

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Yours truly,

AARON SOGA

**Print Name**



**Signature**

12340 JENSEN DR

**Address**

AUGUST 14, 2013

**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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

JOYCE PERES

Print Name

[Signature]

Signature

4-12331 M. Nelly Ave

Address

AUG 17/13

Date

Email

604-432-7793

Phone Number



# The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

\_\_\_\_\_  
Print Name

BALDEV BATH

\_\_\_\_\_  
Signature

B. Bath

\_\_\_\_\_  
Address

4431 DANFORTH DRIVE  
RICHMOND

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number

# The Reid Agency

...

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

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Yours truly,

Chuck Lacelle

Print Name



Signature

11571 Bridgeport Rd.

Address

Aug 17

Date

clacelle@gmail.com

Email

604-273-5055

Phone Number

# The Reid Agency

...

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

**Attention: Sara Badyal, Planner 2**

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Yours truly,

GOPESH PANERI

**Print Name**

Gupesh Paneri

**Signature**

**Address**

#4-3640 No. 5 Rd

**Date**

17/02/2013

**Email**

**Phone Number**

# The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Hope Almazan  
Print Name

H Almazan  
Signature

11700 Cambie St.  
Address

Aug. 17/13  
Date

hope.almazan@hotmail.com  
Email

604-347-8547  
Phone Number

# The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Cassey Darmanovic  
Print Name

[Signature]  
Signature

10-12211 Cambie Rd.  
Address

Aug 17, 2013  
Date

cdarmanovic@gmail.com  
Email

604-561-2641  
Phone Number

# The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

  
\_\_\_\_\_

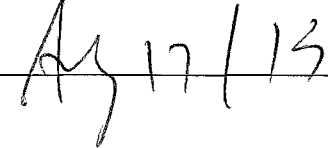
Print Name

  
\_\_\_\_\_

Signature

  
\_\_\_\_\_

Address

  
\_\_\_\_\_

Date

Email

\_\_\_\_\_  
\_\_\_\_\_

Phone Number

\_\_\_\_\_  
\_\_\_\_\_



# The Reid Agency

...

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

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Yours truly,

maleki

Print Name

[Signature]

Signature

#22-3640 No 5 Rd

Address

Aug 17, 13

Date

Email

Phone Number

# The Reid Agency

...

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

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Yours truly,

PEDRO FRANCA

Print Name

Pedro Franca

Signature

1246 Flury DR Richmond

Address

Aug 17, 13

Date

Email

Phone Number

# The Reid Agency

...

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

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Yours truly,

\_\_\_\_\_  
Print Name

Emanuel Franca

Signature



Address

1246 Ferny Dr. Rmd.

Date

Aug 17, 13

Email

\_\_\_\_\_  
Phone Number

# The Reid Agency

...

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

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Yours truly,

Man Man Ji.  
Print Name

[Signature]  
Signature

#115800 11500 thorne Rd.  
Address

Aug 17, 2013.  
Date

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number

# The Reid Agency

...

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

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Yours truly,



Print Name



Signature

49 - 12200 McNeely Dr

Address

17/08/2013

Date

Email

Phone Number

# The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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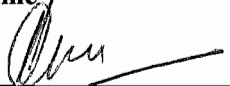
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Yours truly,

SATWANT ATWAL

Print Name



Signature

# 165-11700 CAMBIE RD (SUBWAY)

Address

17 Aug 13

Date

Sat atwal @ hotmail . com

Email

604-618-5006

Phone Number

# The Reid Agency

...

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

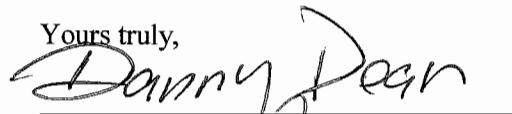
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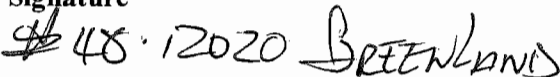
Yours truly,



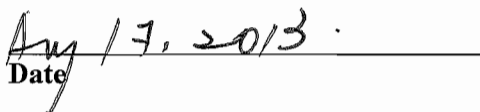
Print Name



Signature



Address



Email

Phone Number



• • •

# The Reid Agency

...

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

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Yours truly,

Kyle Elaso

Print Name

Kyle Elaso

Signature

11580 Cambie Rd.

Address

Aug 17, 13

Date

Email

Phone Number

# The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Kenneth Mole

Print Name

[Signature]

Signature

677-4933 Fisher Drive

Address

Aug 17 2013

Date

Kmole674@gmail.com

Email

604-868-3361

Phone Number

# The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

7926 BRIDGE ST.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email

604 725 1392  
\_\_\_\_\_  
Phone Number



# The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Rhona Scott

Print Name

Rhona Scott

Signature

9352 Kingsley

Address

Aug 17 / 2013

Date

Rhonaslott@shaw.ca

Email

604-725-3868

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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

PATRICIA SARGENT  
Print Name

P. Sargent  
Signature

3251 REGINA AVE.  
Address

Aug. 17 / 2013  
Date

[Signature]  
Email

\_\_\_\_\_  
Phone Number



# The Reid Agency

...

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

**Attention: Sara Badyal, Planner 2**

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Yours truly,

JADY WONG  
**Print Name**

Jerry  
**Signature**

317-9388 McKim Way  
**Address**

Aug 17, 13  
**Date**

**Email**

**Phone Number**

# The Reid Agency

...

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

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Yours truly,

  
\_\_\_\_\_

Print Name

  
\_\_\_\_\_

Signature

317-9308 McKim Way  
\_\_\_\_\_

Address

8/17/13  
\_\_\_\_\_

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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

MARY HO

Print Name

Mary Ho

Signature

4622 Kitchener Place

Address

Aug. 17/2013

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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Chris Clute

Print Name

Chris Clute

Signature

4244 River rd

Address

Aug 17

Date

cm1114legoalierman39@hotmail.com

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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

M. Lizuan

Print Name

[Signature]

Signature

5560 Aucadia

Address

Apr 214 Richmond B.C.

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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

  
\_\_\_\_\_  
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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Mat Phillip S  
Print Name

Mat Phillip S  
Signature

52-22788 Westminster Hwy. Richmond.  
Address

8/17/13  
Date

(604) 710-8794  
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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

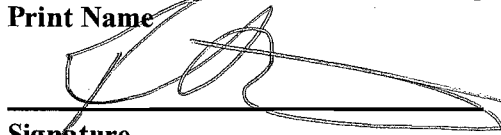
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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,



Print Name



Signature

17011 River Road.

Address

Aug 17, 13.

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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

JEFF WONG

**Print Name**



**Signature**

7903 110 A

**Address**

**Date**

Jeff-886@hotmail.com

**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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Chetan Shetty  
Print Name

[Signature]  
Signature

7748 160th St  
Address

Aug 17/2013  
Date

Chetan.shetty@hotmail.com  
Email

778-939-7637  
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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Nari Dhooty  
Print Name

[Signature]  
Signature

7748 160th St  
Address

Aug 17 / 2013  
Date

navighock7@gmail.com  
Email

778-239-6284  
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 – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,



Print Name



Signature

12020 - CAMBIE RD.

Address

Date

Aug 17, 13

Email

Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Aime Marie Volgren

Print Name

DM Volgren

Signature

Kingcome  
1532 Kingcome Ave

Address

July 28 / 2013

Date

Email

778 855 2303

Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

CHRIS LEONIS

Print Name

Chris Leonis

Signature

18440 River Rd

Address

July 28 / 2013

Date

Email

604 202 6458

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

William Tawn.

Print Name

XBM Jawn

Signature

18440 - River Road V6V 1M1

Address

July 28/2013

Date

\_\_\_\_\_  
Email

778-948-4605

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Karla Gurbach

Print Name

[Signature]

Signature

8178 11th Ave Burnaby B.C.

Address

July 28 / 2013

Date

Email

604-295-9333

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Kristina Legault  
Print Name

K. Legault  
Signature

10571 Bird Rd.  
Address

JULY 28, 2013  
Date

4  
Email

604-214-9311  
Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

TEO GALVANO

Print Name

Teo Galvano

Signature

3662 HOWELL CRT

Address

JUN 28, 2013

Date

Email

604 833 6585

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Dave Robb

Print Name

[Signature]  
Signature

66520 River Rd.

Address

JULY 28, 2013

Date

dave.robbs71k@yahoo.ca

Email

776-710-8814

Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

HARRISON JACKSON  
Print Name

[Signature]  
Signature

6431 ACERDA  
Address

July 28 2013  
Date

\_\_\_\_\_  
Email

606-377-9782  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Codi Pearce

Print Name

[Signature]

Signature

4620 Brown road Richmond

Address

JULY 28, 2013

Date

Email

604-377-4517

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

DONNA KEEFER

Print Name

Donna Keefe

Signature

11080 CAMBIE ROAD

Address

JULY 28, 2013

Date

604 278 8943

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

JOAN GRIFRITHS,

Print Name

[Signature]  
Signature

26630 River Rd.

Address

JULY 28, 2013

Date

\_\_\_\_\_  
Email

604-808-6911

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

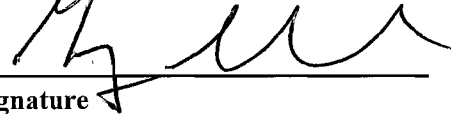
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Yours truly,

GREG MURRELL

Print Name



Signature

11120 GRANVILLE

Address

JULY 28, 2013

Date

Email

604 448 1645

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

R. SAVAGE

Print Name

R. Savage

Signature

4491 #7 Rd

Address

JULY 28, 2013

Date

Email

604-278-8190

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Kyrylyuk Anja  
Print Name

[Signature]  
Signature

10771 Auburn Drive  
Address

JULY 28, 2013  
Date

\_\_\_\_\_  
Email

778-8992309  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

LISA MURRELL

Print Name

Signature

11120 Granville Ave

Address

JUN 28, 2013

Date

murrell.lisa@gmail.com

Email

604-454-4047

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Farm Herman

**Print Name**

[Signature]

**Signature**

12220 Harrison Ave.

**Address**

JULY 28, 2013

**Date**

**Email**

604-617-4702

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jason Legge  
Print Name

[Signature]  
Signature

4720 Lockspur Ave Richmond BC  
Address

JULY 28, 2013  
Date

JLegge@ebco.com  
Email

778-840-7185  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Joan Legge

Print Name

Joan Legge

Signature

203 7700 - St Albans

Address

July 28, 2013

Date

Email

604-270-0113

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Marianne Harris

Print Name

M. Harris

Signature

12420 Greenwood Dr., Richmond, B.C.

Address

JULY 28, 2013

Date

mharris@cfnet.ubc.ca

Email

604 276 9175

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

X MAUNDER S. SAMBHI

Print Name

Maunder Sambhi

Signature

11580-11700 Cambie Rd, Richmond, BC

Address

July 28 / 2013

Date

Email

778-275-5161

Phone Number



... **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

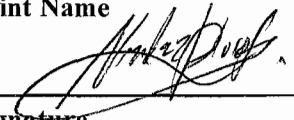
I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

NONDAS PELOSOF

Print Name



Signature

10151 WILLIAMS RD.

Address

July 28/2013

Date

Email

778-384-7877

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

AL BALOGH  
Print Name

Ali Balogh  
Signature

4371 Victoria St. Vancouver B.C.  
Address

JULY 28 2013  
Date

778.828-4465  
Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Morgana Glass  
Print Name

[Signature]  
Signature

4620 Brown Rd  
Address

July 28/2013  
Date

mor-glass@yahoo.ca  
Email

604-349-4668  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Vanessa Reeves

Print Name

Vanessa

Signature

#12-108A1 Gilbert Rd.

Address

July 28/2013

Date

Email

778-863-9955

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Maritama Carlson

Print Name

Maritama Carlson

Signature

12562 Jack Bell Drive, BC.

Address

July 28/2013

Date

maritamacarlson@hotmail.com

Email

604-793-8501 cell

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

DOUG ORR

Print Name

Douglas Orr

Signature

11240 CAMBIE RD

Address

July 28 / 2013

Date

Email

778.859.1956

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Courtenay Fron  
Print Name

GJL  
Signature

110-7297 Moffatt rd.  
Address

July 28/2013  
Date

Courtenay@email.com  
Email

778-686-4496  
Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

James Vint  
Print Name

[Signature]  
Signature

12562 Janket Dr  
Address

July 28, 2013  
Date

604-~~719~~-277-6250  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

EVA MAI

Print Name

Eva Mai

Signature

5311 #8 Rd

Address

JULY 27, 2013

Date

Email

604-278-0234

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Print Name

R.H. CHASE

Signature

17851 RIVER RD. V6V 1L8

Address

JUN 27, 2013

Date

Email

604-318-9919

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Rosy Bal

Print Name

[Signature]

Signature

12420 Barnes Drive

Address

JULY 27, 2013

Date

Email

604-506-6172

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Sherman Sandhu

Print Name

Sh

Signature

1370 East 55th Ave

Address

JULY 27, 2013

Date

Email

604-339-6151

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

IRIS SIDERIS

Print Name

Iris Sideris

Signature

204- 2211 No 4 RD

Address

JULY 27, 2013

Date

ISIDERIS@yahoo.com

Email

604- 379-3418

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

*Karanda Holain*

Print Name

*Karanda Holain*

Signature

*4071 #5 Rd.*

Address

*JULY 27, 2013*

Date

Email

*604-278-4722*

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

CHAI YUK LUN

Print Name

Y. S. Chan

Signature

115-11700 CAMBIE Rd.

Address

JULY 27, 2013

Date

Email

(604) 270-1025

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Ram KASHORE  
Print Name

Signature *[Handwritten Signature]*  
4760 WYNE CRESCENT  
RICHMOND

Address

JULY 27, 2013  
Date

Email

604 442 8614  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Gurjinder Bains  
Print Name

[Signature]  
Signature

10991 Granville ave.  
Address

JULY 27, 2013  
Date

778-883-1969  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Shane Drouin

Print Name

Shane Drouin

Signature

10280 Sandiford Dr

Address

JUL 27, 2013

Date

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Yumi Yamada  
Print Name

Yumi Yamada  
Signature

10520 Anahim Dr.  
Address

JULY 27, 2013  
Date

604-617-0124  
Email  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Lisa Thompson

Print Name

Lin Jlema

Signature

62-12551 Cambie Road

Address

July 27, 2013

Date

teh1999@hotmail.com

Email

778-885-4468

Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

BALJIT PABLA

Print Name

Bk Pabla

Signature

# 110-4011 NO 5 + CAMBIE RD.

Address

July 27 2013

Date

Email

247 2252.

604 447 7272

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Nancy Wenzla

Print Name

Nancy Wenzla

Signature

12240 Cambie Rd

Address

July 27 2013

Date

Email

604 278-6190

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Brenda Marks

Print Name

Brenda Marks

Signature

12211 Cambie

Address

July 27 2013

Date

Email

604722-1600

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Kathy Churchill

Print Name

Kathy Churchill

Signature

12211 Cambie Rd.

Address

July 27/2013

Date

Email

778 668 6461

Phone Number

YES!



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

GERMAN KASHAROV

**Print Name**

Kasharov

**Signature**

GERMAN ST. 4575

**Address**

JUNE 15, 2013

**Date**

**Email**

**Phone Number**



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Michael Lutsenko  
Print Name

**Signature**

8320 Garden City Rd.  
Address

June 15, 2013  
Date

## Email

601-440-6944  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

CINDY CARR  
Print Name

Clara  
Signature

#60 - 12110 BELL RD  
Address

JUNE 15, 2013  
Date

604-649-9927  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

CHAD McEWAN  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

11300 cambie rd  
\_\_\_\_\_  
Address

JUNE 15, 2013  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Email

778-837-6942  
\_\_\_\_\_  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jordan Mutch  
Print Name

[Signature]  
Signature

11300 cambie rd  
Address

June 15, 2013  
Date

778 299 6942  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Deep Desai  
Print Name

[Signature]  
Signature

4800 Dumont St.  
Address

June 13, 2013  
Date

Performance: Landscape @ hotmail.  
Email

778 994 7935  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly

*Will M*

Print Name

*Will M*

Signature

*71 - 6300 Bcd St.*

Address

*June 15, 2013*

Date

Email

Phone Number



• • • **Reid Agency**

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

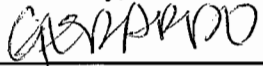
**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

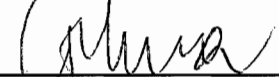
I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.


Yours truly,

  
\_\_\_\_\_

**Print Name**

  
\_\_\_\_\_

**Signature**

  
\_\_\_\_\_

**Address**

  
\_\_\_\_\_

**Date**

  
\_\_\_\_\_

**Phone Number**



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Kaveer Mukar

**Print Name**

J N Day

**Signature**

11-4811 Blair Dr.

**Address**

June 15, 2013

**Date**

**Email**

604-821-1524

**Phone Number**



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Chris Peters

**Print Name**

Chris Peters

**Signature**

12400

**Address**

June 15, 2013

**Date**

chris-g-d-peters@hotmail.com

**Email**

604 440 0479

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Print Name

ROBERT HEAD

Signature

108# 8680 FREMONT ST

Address

JUNE 15, 2013

Date

Email

604 324 8600

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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,

ANNA WELTER

Print Name

AWelter

Signature

9690 Franklin St

Address

June 15/13

Date

Email

604-324-8600

Phone Number



**• • • Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Yours truly,  
Laura Coombs-Fraser

Print Name

First Name \_\_\_\_\_  
Signature Laura Crooks-Lynn

**Signature**

8591 Leslie Rd

### Address

June 15, 2013

Date \_\_\_\_\_

## Email

604-270-1981

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

YVETTE TAYLOR  
Print Name

Yvette Taylor  
Signature

#21 12091 BATH RD.  
Address

JUNE 15, 2015  
Date

604-214-9111  
Email  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Penny Taylor  
Print Name

P Taylor  
Signature

#21-12091 Batuk Rd  
Address

June 15 2003  
Date

604-214-8111  
Email  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Donna Davis

Print Name

[Signature]

Signature

10502 Shepherd Dr.

Address

June 15, 2013

Date

d1405@telus.net

Email

778-839-0016

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

W STEWART WILSON

Print Name

W Stewart Wilson

Signature

11691 WOODHEAD RD

Address

June 13, 2013

Date

Email

604-278-1389

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

Philip Tremblay

Print Name

P. Tremblay

Signature

4040 H 5 Road

Address

June 15, 2013

Date

Email

604-233-1073

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

BETTY LEVY  
Print Name

Betty Levy  
Signature

10840 ANAHIM DR. RICHMOND  
Address

JUNE 14, 2013  
Date

betty.levy@iebc.com  
Email

604-244-5845  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

STEVE MAY

Print Name

Steve May

Signature

5311 #8 ROAD

Address

June 9, 2013

Date

Email

604 374-3289

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Print Name

FERNANDO DISCUA

Signature

Address

10711  
SHEPHERD DR RICHMOND BC

JUNE 9, 2013

Date

V6X 4G7

Email

604 754 6674

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Donna Vangeo's  
Print Name

D Vangeo's  
Signature

#15, 12500 McNicoll Dr  
Address

June 9, 2013  
Date

604 - 247. 7169  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

DAREN PARTIDGE

Print Name

D. Partidge

Signature

6211 NO. 7. RD. RICHMOND

Address

JUNE 9 2013

Date

Email

604 278-7770

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Wendy Summers  
Print Name

Wendy Summers  
Signature

2851 NO 8 RD  
Address

June 9, 2013  
Date

          
Email  
604-655-6671  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Sim Gagno  
Print Name

[Signature]  
Signature

2851 #8rd  
Address

June 9 / 13  
Date

604 817 6196  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

ALEX Chisholme

Print Name

ALEX Chisholme

Signature

11711 Thorpe Rd.

Address

June 9, 2013

Date

Email

604 613 2942

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Laurel Fahrni

Print Name

L. Fahrni

Signature

12420 Flury Dr.

Address

June 9, 2013

Date

jlibpetersen@yahoo.ca

Email

604-244-0212

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Kathleen Campbell

Print Name

K. Campbell

Signature

10291 Bryson Dr.

Address

June 9, 2013

Date

archie.kathleen@shaw.ca

Email

604-279-8700

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Sue Price

Print Name

Signature

5-12055 Greenland Dr

Address

June 9, 2013

Date

Suziprice2002@gmail.com

Email

604-644-9480

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jim Price

Print Name

Jim Price

Signature

#5 - 12055 Greenbnd Dr. Richmond

Address

JUNE 9/13

Date

Email

604-603-5180  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

ASHWIN ZAVERI

Print Name

A. C. Zaveri

Signature

4911 #5 Road Richmond

Address

June 9, 2013

Date

Email

604-765-4620

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

Rob Henscheid

Print Name

[Signature]

Signature

12682 Jack Bell Dr.

Address

June 9, 2013

Date

Email

(604) 821-1854

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

Roy Sy  
Print Name

Roy Sy  
Signature

10288 Bird Road  
Address

June 9, 2013  
Date

roy.sy@hotmail.com  
Email

778 990 7232  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

Jeff Agala  
Print Name

[Signature]  
Signature

10360 HAZEL AVE  
Address

JUNE 9, 2013  
Date

[Blank line]  
Email

604 338 3514  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

PARMINDER S. Rana

Print Name

FSR

Signature

9240 PATERSON RD

Address

JUNE 9, 2013

Date

Email

604-231-9566

Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

12011 Jensen Dr.  
\_\_\_\_\_  
Address

June 9, 2013  
\_\_\_\_\_  
Date

alexjensen@yahoo.com  
\_\_\_\_\_  
Email

(604) 575-5698  
\_\_\_\_\_  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jair Sanchez  
Print Name

[Signature]  
Signature

11960 Dewsbury  
Address

JUNE 9, 2013  
Date

778 834 5299  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Dorothy Nguyen  
Print Name

[Signature]  
Signature

11960 Deensbury Drive  
Address

June 9, 2013  
Date

\_\_\_\_\_  
Email

604 842 6572  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Gurjit Gill  
Print Name

[Signature]  
Signature

1374 East 61 Vancouver  
Address

June 9, 2013  
Date

gurjit.gill90@gmail.com  
Email

604-327-9845  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

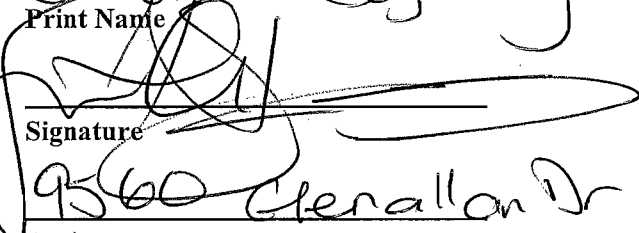
**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

  
Print Name

  
Signature

9560 Glenallan Dr  
Address

June 9/13  
Date

Email

778-995-7862  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

CWEN DAVIDSON

Print Name

[Signature]  
Signature

620 LANCASTER RES

Address

JUNE 9, 2013  
Date

Email

604-278-5852  
Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

*Jim Wood*

Print Name

*J. Wood*

Signature

*10851 BIRD RD*

Address

*June 9, 2013*

Date

Email

*604-214-9935*

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

x Navin Sami

**Print Name**

x [Signature]

**Signature**

x 4651 # 5 rd

**Address**

June 8 / 2013.

**Date**

**Email**

x 604 270-4848

**Phone Number**



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Alex Kam

Print Name

[Signature]

Signature

12460 Greenland Dr

Address

June 8/2013

Date

Email

604 657 2842

Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

DENNIS PILARINOS

Print Name

Dennis Pilarinos

Signature

290-2088 #1 S RD.

Address

June 8 / 2013

Date

Email

6042441110

Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Tanner Mason  
Print Name

[Signature]  
Signature

6331 McCallan  
Address

JUNE 8/2013  
Date

Tmason @ improvent.com  
Email

(604) 999-1134  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

*Kinda Siquigale*

Print Name

*Kinda Siquigale*

Signature

*9160 Walford St*

Address

*June 8 / 2013*

Date

Email

*604 274 9462*

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Sean Carey  
Print Name

[Signature]  
Signature

17060 River Rd  
Address

June 8/2013  
Date

110 8607863  
Phone Number



• • • **Reid Agency**

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

TANYA MOROSKY  
Print Name

[Signature]  
Signature

9940 PATTERSON ROAD  
Address

JUNE 8/2013  
Date

[Signature]  
Email  
(604) 828-5577  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Pamela Discua  
Print Name

Pamela Discua  
Signature

#15-10711 Shepherd dr.  
Address

June 8/2013  
Date

discua@hotmail.com  
Email

778-829-5495  
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:   Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Rick Bawal  
**Print Name**

[Signature]  
**Signature**

11760 Nellis Dr., Richmond!  
**Address**

June 8/2013  
**Date**

604-537-5792  
**Phone Number**



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Sherni Sidhu

Print Name

Sherni Sidhu

Signature

11500 Bird Rd.

Address

June 8/2013

Date

778 881 2697

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

ANIT KUMAR

Print Name

[Signature]

Signature

12180 CAMERON DR.

Address

JUNE 8, 2013

Date

Email

604.783.9315

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

KAILASH NAITHAN  
Print Name

Kaithan  
Signature

11371 - CAMBIE ROAD  
Address

JUNE 8/2013  
Date

\_\_\_\_\_  
Email

(6044401931)  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

PATRICIA PARKER

Print Name

Patricia Parker

Signature

# 24 - 3660 N° 5 Rd

Address

June 8/2013

Date

Email

606 370 2650

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Judy MAYER  
Print Name

Judy Mayer  
Signature

11831 OLD FALD AVE  
Address

JUNE 8/2013  
Date

JUDYWNICK@YAHOO.CA  
Email

604-276-8811  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

KALYAN CHATAPURAM

Print Name



Signature

4771 Dawsbury Crt

Address

June 8/2013

Date

CKKALYAN@GMAIL.COM

Email

604 368 06 49

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jeopry L. Pagharsian  
Print Name

Paghy  
Signature

4731 Dewsbury Court Richmond B.C V6X 2L3  
Address

JUNE 8/2013  
Date

PJcpry @ yahoo.com  
Email

778 926 7978  
Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Cathy Stephens  
Print Name

[Signature]  
Signature

8991 Douglas Street  
Address

June 8/2013  
Date

C  
Email

604-244-9327.  
Phone Number



**• • • Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

**Print Name**

**Signature**

## Address

Date \_\_\_\_\_

## Email

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Deb Boyes  
Print Name

Deb Boyes  
Signature

4391 Dallyn Rd.  
Address

June 8, 2013  
Date

ladyvenom@live.ca  
Email

778-708-2570  
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Valerie Moshchenko

**Print Name**

ML

**Signature**

10300 Bird Rd Richmond

**Address**

June 8, 2013

**Date**

vmosh 01@hotmail.com

**Email**

778-988-1217

**Phone Number**





• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

THOMAS

**Print Name**

[Signature]

**Signature**

6332 SIDAWAY

**Address**

JUNE 3, 2013

**Date**

**Email**

778 846 7448

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

KELLY PHILLIPS  
Print Name

K Phillips  
Signature

10280 RIVER DR RICH BC  
Address

JUNE 8, 2013  
Date

604-277-1151  
Email  
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Sarday Atwal  
**Print Name**

[Signature]  
**Signature**

10560 McDennan Place  
**Address**

JUNE 8, 2013  
**Date**

sahwal2011@hotmail.com  
**Email**

604 518 8987  
**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

CORIE THORAM

Print Name

[Signature]

Signature

16860 RIVER ROAD

Address

JUNE 8, 2013

Date

[Signature]

Email

604-340-6537

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jackie Francis

Print Name

Signature

Jim Francis

Address

#20 - 5320 48 Ave

Date

June 8/2013

Email

francisjackie@hotmail.com

Phone Number

604 - 946 - 6494



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

KATHLEEN MANNEN

Print Name

K. Mannen

Signature

3380 No. 6 Rd.

Address

June 8, 2013

Date

cremaxw@outlook.com

Email

604-274-0373

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Rudine L. Tremblay

Print Name

[Signature]

Signature

3380 No. 6 Rd Richmond

Address

June 8/13

Date

Email

604 290 3263  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Henry Gallwitz  
Print Name

[Signature]  
Signature

14088 RIVERPORT DRIVE  
Address

JUNE 7/2013  
Date

604 340 5140  
Phone Number





... Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Reid Agency

Print Name

[Signature]

Signature

6-12900 JADE BELL

Address

June 7/2013

Date

Email

604/488-9597

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Paiqe Dela Torre  
**Print Name**

  
**Signature**

4573 No 5 Road Richmond  
**Address**

June 7/2013  
**Date**

**Email**

604 764 7530  
**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Kim MARKLAND

Print Name

Kim Markland

Signature

10760 BIRD RD

Address

JUNE 7/2013

Date

Email

604-570 7881

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

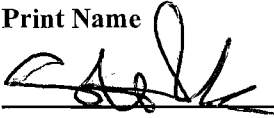
I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond. Please accept this letter in support of a liquor retail store offering VQA Wines, Imported and Domestic Beer and a unique selection of spirits opening in our neighbourhood.

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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

SCOTT PINK

Print Name



Signature

3686 HOWELL CRT

Address

JUNE 7/2013

Date

Email

604 241-4423

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Albert Taylor

Print Name

Albert Taylor

Signature

11580 Williams

Address

June 7/2013

Date

Email

(604) 644-3468

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jimmy Kirk  
Print Name

[Signature]  
Signature

11651 Mellis Dr  
Address

June 7/2013  
Date

604-725-4637  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

KEVIN MARXLAND

Print Name

Kevin Marxland

Signature

6741 AZURE RD

Address

June 7 / 2013

Date

Email

604 277-1539

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Bick Khakh

Print Name

[Signature]

Signature

6211 #6 Road

Address

June 7/2013

Date

604 7723 5097

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Raman Bains

Print Name

[Signature]

Signature

1520 Montego St

Address

June 7/2013

Date

Email

604 600 4685

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Byron Pimlott

Print Name

Byron Pimlott

Signature

1112 PENRITH CREC SE

Address

June 7/2013

Date

Email

557 897 4644

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Mike Black

Print Name

Mike Black

Signature

3040 #6 B D

Address

June 7/2013

Date

Email

778-881-8062

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

*Ricky Rana*  
**Print Name**

*Rana*  
**Signature**

11700 Arctik St.  
**Address**

June 7/2013  
**Date**

778-847-2393  
**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Kelly Gowan  
Print Name

[Signature]  
Signature

11780 Marcus Dr Rms  
Address

JUNE 7/2013  
Date

604-690-3249  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Daniel Stratter

Print Name

D Stratter

Signature

2200 No. 6 Rd

Address

JUN 7/2013

Date

/

Email

604 800 1782

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Nancy Ashiyankala  
Print Name

Nancy Ashiyankala  
Signature

Unit 185 - 11580 Cambie Rd  
Address

JUNE 7/2013  
Date

604-600-8195  
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Shikha Sandhi

**Print Name**

Shikha Sandhi

**Signature**

11211 Bird Road, Richmond

**Address**

June 7/2013

**Date**

sandhi.shikha@yahoo.com

**Email**

604 653 8522

**Phone Number**





... **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Michael Sumner  
Print Name

[Signature]  
Signature

11671 BIRD RD  
Address

JUNE 7/2013  
Date

SK  
Email

604-441-6618  
Phone Number



• • • **Reid Agency**

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

James Dickson

Print Name

James Dickson

Signature

#31 11888 Mellis Drive

Address

07-Jun-2013

Date

James.dickson@yahoo.com

Email

604 270 1121

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

*Craig Vohr*

Print Name

*Wendell Vohr*

Signature

Address

*15858 SILVERDALE RD N.C 20M*

*604-260-2282*

Date

*June 7/2013*

Email

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Eugenie Porter  
Print Name

EPor  
Signature

49.12331 McNeely Dr.  
Address

June 7/2013  
Date

778.999.3700  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

HUSEIN DHARAMSEI

Print Name

[Signature]

Signature

20-5380 Smith Dr.

Address

June 7/2013

Date

husain@gmail.com

Email

778 886 1713

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Sandeep Mann

**Print Name**

[Signature]

**Signature**

12300 Flury DR

**Address**

JUNE 7/2013

**Date**

**Email**

604-779-1390

**Phone Number**



... Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Tanya Donaldson

Print Name

T. Donaldson

Signature

#49-6233 Birch St. Richmond BC V6Y 4H3

Address

June 7/2013.

Date

Email

604-916-6532

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

DAVID HAMPSON

Print Name

[Signature]

Signature

11500 DANFORTH RD

Address

JUNE 7/2013

Date

marpole.joe@gmail.com

Email

7789263283

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

ANWETTE WILSON

Print Name

ANWETTE WILSON

Signature

#2/3 - 12411 JACK BEAL DR.  
Address RICHMOND BC. V6V 2S5

JUNE 7/2013

Date

Email

604-278-2266

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Harvey Choy

Print Name

Harvey Choy

Signature

10480 Reynolds Drive

Address

June 7/2013

Date

Email

604 271-8005

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Michelle Eccles

Print Name

Michelle Eccles

Signature

4500 No 5 Road

Address

June 2/13

Date

Email

778-297-9069

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

X Mark Taboada

Print Name

X [Signature]

Signature

X 10353 bird rd.

Address

June 2/2013

Date

Email

X 778 996 1484

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Joe Mann  
Print Name

Joe Mann  
Signature

12120 Woodhead Road  
Address

June 2/2013  
Date

778-322-3490  
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Justin Turner  
**Print Name**

[Signature]  
**Signature**

12571 Cambie Road  
**Address**

June 2/2013  
**Date**

778 232 7410  
**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Laura Mills

Print Name

Laura Mills

Signature

11791 Montego St

Address

June 21 2013

Date

Email

Phone Number

604 273 9709



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Ansu Sharma  
Print Name

Ansu Sharma  
Signature

11811 AZTEC STREET  
Address

JUNE 21 2013  
Date

604-724-3649  
Email  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

*Brenton Charles*

Print Name

*[Signature]*

Signature

*4300 Deafield cres*

Address

*June 2/2013*

Date

Email

*604 370 3441*

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Dwight Doherty

Print Name

[Signature]

Signature

11457 Seagrass Ave

Address

June 2/2013

Date

Email

604-379-6959

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

SURSHVIR BRAR

Print Name

x [Signature]

Signature

x 10411 Bird Rd

Address

x June 2/2013

Date

Email

x 604-671-2795

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

X James Vint  
Print Name

X [Signature]  
Signature

X 12562 Jock Bevilacqua  
Address

X June 2 / 2013  
Date

X 604-779-2147  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Cherie

Print Name

Cherie Gomez

Signature

25 - 12211 Cambie Rd.

Address

June 21 2013

Date

Email

778-297-4643

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

X Mandy Gaudin

Print Name

X [Signature]

Signature

X 10560 Birch Rd

Address

X June 2/2013

Date

Email

X 604 372 9667

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

X Monte Brady  
Print Name

X [Signature]  
Signature

X #15- 1222 Cambie Rd  
Address

X June 2/2013  
Date

X 1178- 082 2343  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

x Christine Malcolm

Print Name

x CMa

Signature

x 45-12055 Greenbark Dr.

Address

x June 2/2013

Date

Email

x 604-370-0275

Phone Number





• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

x TOBI LEE

**Print Name**

x Tobi Lee

**Signature**

x 11220 BIRD RD

**Address**

x June 2/2013

**Date**

**Email**

x 604-313-6007

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

X   
Print Name

X   
Signature

X \_\_\_\_\_  
Address

Date

Email

X   
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

X Sarinder Sekhon  
Print Name

X [Signature]  
Signature

X 1103-918 Henlock Drive  
Address

X June 2/2013  
Date

\_\_\_\_\_  
Email

X 604-613-4488  
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

X STEVEN TRAIN

**Print Name**

X [Signature]

**Signature**

X 10471 Hollybank drive

**Address**

X June 2/2013

**Date**

**Email**

X 778-986-4264

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

AMV CHAN

Print Name

[Signature]

Signature

10519 YARMISH DRIVE

Address

June 2nd 2013

Date

xims@vinc.ca

Email

604 275 6828

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

X469 Ninkovic

Print Name

X469 Ninkovic

Signature

X4240 Bryson Bay, Richmond, BC

Address

June 2nd 2013

Date

Email

X604-323-0416

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Jennifer Dhesi  
**Print Name**

J. Dhesi  
**Signature**

11771 Mellis Dr  
**Address**

June 2/2013  
**Date**

604-270-4104  
**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Christine Newfeld

Print Name

Chris Newfeld

Signature

11360 Daniels Rd

Address

June 2/2013

Date

Email

604 273-5634

Phone Number





• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Gerome Zerhian

**Print Name**

(Signature)

**Signature**

12051 Bath rd unit 302

**Address**

June 21 2013

**Date**

zhao: chobsp@hotmail.com

**Email**

7789897179

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Bonnie Ng  
Print Name

[Signature]  
Signature

10422 Shepherd Dr. Lang.  
Address

June 21 2013  
Date

604-716-2030  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

  
\_\_\_\_\_  
Print Name

Banny NG  
Signature

1042 Skznp/ADD  
Address

June 21 2013  
Date

604-160562  
Email

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jitendra Patel

Print Name

Patel

Signature

12520 Jack Bell Dr

Address

June 2/2013

Date

Email

604-271-4046

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond


I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

ALLAN CORDERO

Print Name



Signature

208-7011 BLUNDELL RD

Address

JUNE 21 2013

Date

Email

604-285-1415

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Peter Ohillon

**Print Name**

[Signature]

**Signature**

9799 Tonicki dr

**Address**

June 2/2013

**Date**

**Email**

778-829-6491

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Ashok Parashar

Print Name

Ash Parashar

Signature

2295 E. 48th

Address

June 2/2013

Date

Email

604-325-6010

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Shikha  
Print Name

Shikha  
Signature

2295 E-48<sup>th</sup> AVE  
Address

June 2/2013  
Date

778-708-4411  
Email  
Phone Number





• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

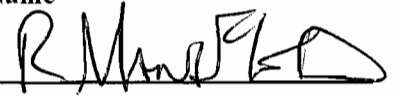
**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

  
\_\_\_\_\_  
**Print Name**

  
\_\_\_\_\_  
**Signature**

  
\_\_\_\_\_  
**Address**

  
\_\_\_\_\_  
**Date**

  
\_\_\_\_\_  
**Email**

  
\_\_\_\_\_  
**Phone Number**



... Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

TONY CUPIT

Print Name

Signature

Address

10740 BIRD RD

Date

Email

Phone Number

604 303 1072



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

DANTE CALVEO

**Print Name**

[Signature]

**Signature**

13-12055 GRETCHIN

**Address**

June 2/2013

**Date**

**Email**

(604) 303 1074

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

JENNIFER N. MCKENZIE

Print Name

Jennifer McKenzie

Signature

#1004-3111 Corvette Way

Address

June 21 2013

Date

Email

604 353-9712.

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

SALLY DUBE

Print Name

Sally Dube

Signature

#62-11751 KING RD

Address

RICHMOND BC

June 2/2013

Date

Sally.dube@gmail.com

Email

604-241-9889

Phone Number



• • • **Reid Agency**

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

CINDY DAVIE  
Print Name

Cindy Davie  
Signature

18220 RIVER RD  
Address

JUNE 2/13.  
Date

604-227-3909  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

GANESH SINGH  
Print Name  
Signature

#1103-9188 HEMLOCK DR RICHMOND, BC V6Y 4J7  
Address

6/2/13  
Date

Email  
604 247 1866  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

ST SAIRISH VEENA

Print Name

[Signature]  
Signature

26 - 3080 AIRLY DRIVE  
Address

June 2, 2013  
Date

0247 214 3656  
Email

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

CAROL-ANN PERERA

Print Name

Carol A Perera

Signature

10231 KILBY DR

Address

June 2, 2013

Date

c-perera@hotmail.com

Email

607 786-7319

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

SAIFUR REHMAN

Print Name

SAIFUR REHMAN

Signature

13958, 108 Ave Surrey BC, V3T 0B4

Address

June 2, 2013

Date

Saifur.Rehman.85@hotmail.com

Email

6044165768

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Deidre Mansfield

**Print Name**

Deidre Mansfield

**Signature**

4500 Deerfield cres

**Address**

June 2, 2013

**Date**

deidrewoman@hotmail.com

**Email**

604 370 3441

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Jason Tran

Print Name

[Signature]

Signature

5370 Temuten St.

Address

June 2, 2013

Date

jasontran604@hotmail.com

Email

604-434-5990

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

S A TINDER  
Print Name

[Signature]  
Signature

11811 AZTB CST  
Address

June 2, 2013  
Date

604-653-6462  
Email  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Sofia Longo

Print Name

[Signature]  
Signature

124<sup>00</sup> BAYNES DR.

Address

JUNE 2, 2013

Date

SOFIARLONGO@GMAIL.COM

Email

604 440 6760

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Michael Chang  
Print Name

Michael Chang  
Signature

12255 Barnes Dr. Rm A  
Address

June 2, 2013  
Date

\_\_\_\_\_  
Email

604-830-3426  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

MUNISHA PARASHAR

Print Name

M. Parashar

Signature

2295 E. 48th Ave. Van. BC

Address

JUNE 2, 2013

Date

munisha@telus.net

Email

604-325-6810

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Print Name

GARNER LAW

Signature

11760 MONTEGO ST

Address

JUNE 2, 2013

Date

Email

604-278-6044

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

*Seth Mathieson*

Print Name

*Seth Mathieson*

Signature

*10351 #6 RD*

Address

*June 2, 2013*

Date

Email

*6042711059*

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

JAY NAGRA  
Print Name

[Signature]  
Signature

11700 OAKFIELD AVE  
Address

JUNE 2, 2013  
Date

604-273-6739  
Email  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

Toni Blomfield Elliott

Print Name

Blomfield Elliott

Signature

32-12055 Greenwood

Address

June 2, 2013

Date

Email

604-223 4464

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Glenn Somera

Print Name

[Signature]

Signature

#62-5955 oakdale rd.

Burnaby BC, V5H4S5

Address

June 2, 2013

Date

Email

604-780-7411

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

ROB ROSE

Print Name

[Signature]

Signature

10831 STEWARTON Hwy

Address

JUNE 2, 2013

Date

Email

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

POMELLE DIAMON

**Print Name**

Pomelle Diamond

**Signature**

86 - 12571 CAMBIE ROAD V6V 2A9

**Address**

June 2, 2013

**Date**

**Email**

**Phone Number**



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

M. G. LARSEN

**Print Name**

M. G. Larsen

**Signature**

4513 Fisher Court

**Address**

June 2, 2013

**Date**

**Email**

**Phone Number**





• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Sandra Reichert

**Print Name**

S Reichert

**Signature**

10-12060 Bath Rd Richmond

**Address**

June 2, 2013

**Date**

**Email**

604-763-1818

**Phone Number**



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Stephen Bailey  
Print Name

S Bailey  
Signature

3111 CORVETTE WAY  
Address

June 2<sup>nd</sup> 2013  
Date

June 2/13  
Email

\_\_\_\_\_  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

LORRAINE CHELINI

Print Name

Signature

Address

Date

Email

Phone Number

It's about  
time!

#35-12211 CAMBIE RD.

June 1<sup>st</sup> / 2013



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Ronald Badyal

Print Name

Ronald Badyal

Signature

11771 MONTGOMERY ST.

Address

June 1st 2013

Date

Email

604-273-4078

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

MIL O. MATHAM  
**Print Name**

[Signature]  
**Signature**

19251 GREENLAND DR  
**Address**

June 1<sup>st</sup> 2013  
**Date**

**Email**

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

June Fu  
Print Name

[Signature]  
Signature

12140 McNeely Drive  
Address

June 1<sup>st</sup> 2013  
Date

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:   Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Graham Morley  
Print Name

[Signature]  
Signature

6331 Sidaway Rd.  
Address

June 1st 2013  
Date

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number



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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Kimberly Rumbana

**Print Name**

Signature \_\_\_\_\_

5-8580 Cook Road ~~Rich~~ Richmond, BC.

**Address**

June 1<sup>st</sup> 2013

Date \_\_\_\_\_

kimrumbaua@hotmail.com  
Email

## Email

**Phone Number**





• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Kathy Savage  
**Print Name**

K. Savage  
**Signature**

16200 Cambie Rd.  
**Address**

JUN 14 2013  
**Date**

**Email**

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Gabe Sopena  
Print Name

[Signature]  
Signature

4711 Dallyn Road  
Address

June 1<sup>st</sup> 2013  
Date

gsopena@live.com  
Email

778-707-9577  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

MARK DIBO

Print Name

[Signature]

Signature

9610 TITRE AVE, RICHMOND, BC

Address

JUNE 1<sup>ST</sup> 2013

Date

Email

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Rob Anderson  
**Print Name**

[Signature]  
**Signature**

#129-12571 Cambie Road  
**Address**

June 1/13  
**Date**

rob-anderson2k@yahoo.ca  
**Email**

604 271 6111  
**Phone Number**



... **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

J. P. Metz

Print Name

[Signature]

Signature

4431 Vanguard Rd Richmond

Address

June 1, 2013

Date

Email

604 346-3440

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Poonam Prasad

**Print Name**

P. Prasad

**Signature**

11240 Hells Drive .

**Address**

June 1, 2013

**Date**

poonampasad-11@hotmail.com

**Email**

**Phone Number**



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Mike Sandhu  
Print Name

[Signature]  
Signature

10426 Bird RD  
Address

Jan 01/2013  
Date

778-889-2233  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Mike Rybicki

Print Name

Mike Rybicki

Signature

#21-12211 Cambie Rd

Address

June 1 / 07

Date

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

REZA YAHYA  
Print Name

confidential

R. Yahya  
Signature

No. 5 + Cambie / Bsmnt-2, 1831 Montego St.  
Address

May June 1 2013  
Date

lee  
Email

\_\_\_\_\_  
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Harveen Bhatti  
**Print Name**

[Signature]  
**Signature**

3731 Bearcreek Dr  
**Address**

June 1st 2013  
**Date**

**Email**

**Phone Number**



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

*Heere Kesteman*

**Print Name**

*Heere Kesteman*

**Signature**

14750 Westminster Hwy

**Address**

June 1 2013

**Date**

**Email**

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

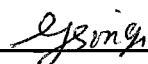
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Yours truly,

GURDIP S. FARWANA  
Print Name

  
Signature

4080 DAN FORTH DR RICHMOND  
Address

June 1 / 2013  
Date

GURDIP1234@Hotmail.Com  
Email

778- 865-1858  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Y. Gawdin

Print Name

Y. Gawdin

Signature

6051 No. 5 Rd - Rich B.C.

Address

June 1/13

Date

Y. Veer @ shaw.ca

Email

604 244 76 44

Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

DARYL WEINS

Print Name

[Signature]

Signature

10528 McLennan Pl.

Address

JUNE 1 2013

Date

Email

7

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

Kala Rai

Print Name

Kala Rai

Signature

4573 5RD Richmond

Address

Jun 1 / 2013

Date

Email

Phone Number



• • • **Reid Agency**

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

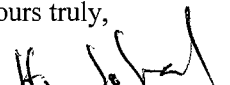
**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

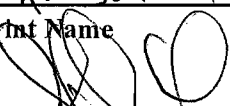
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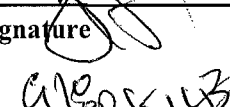
Yours truly,

  
\_\_\_\_\_

**Print Name**

  
\_\_\_\_\_

**Signature**

  
\_\_\_\_\_

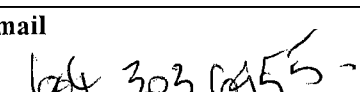
**Address**

  
\_\_\_\_\_

**Date**

  
\_\_\_\_\_

**Email**

  
\_\_\_\_\_

**Phone Number**





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Tony Bai  
Print Name

[Signature]  
Signature

3838 STOLBERG ST  
Address

June 1, 2013  
Date

bai.tony@gmail.com  
Email

\_\_\_\_\_  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Hari SINDHU  
Print Name

[Signature]  
Signature

10570 Bud Rd  
Address

June 1<sup>st</sup> / 2013  
Date

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Chantel Lai  
Print Name

  
Signature

4580 Deerfield Cres, Richmond BC  
Address

June 1<sup>st</sup>, 2013  
Date

siutel@yahoo.ca  
Email

\_\_\_\_\_  
Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re:     Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Jaclyn St Pierre

Print Name

Jaclyn St Pierre

Signature

3051 - MARY DR

Address

June 1, 2013

Date

Email

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

KATRINA HUSTON

Print Name

[Signature]

Signature

3491 Cataline Cres Richmond

Address

6/1/13

Date

the.kadster@hotmail.com

Email

604 603 9552

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

PETER  
**Print Name**

Peter  
**Signature**

11871 Dewsbury  
**Address**

June 1, 2013  
**Date** 06/01/2013

**Email**

**Phone Number**



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

KEN YAN

Print Name

[Signature]

Signature

#5 11760 BIRD RD

Address

JUNE 1/13

Date

Ken-Jeannie @ Shaw.ca

Email

(604) 231-7282

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Kathleen Fox  
Print Name

Kathleen Fox  
Signature

12055 Greenland Dr  
Address

June 1/13  
Date

kf57@telus.net  
Email

604-202-9239  
Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

Julio Del ROSARIO

Print Name

Julio Del Rosario

Signature

3660 Rees R.D.

Address

June 1, 2013

Date

Julio6P@HOTMAIL.CA

Email

604-644-1575

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Catherine Miller

Print Name

hill

Signature

6340 # 6 Rd

Address

June 1, 2013

Date

C.m. MILLER & Shaw. CA

Email

604-273 9372

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

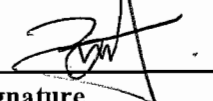
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Yours truly,

Michelle  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

49-12891 Jack Bell Dr.,  
\_\_\_\_\_  
Address

June 1, 2013  
\_\_\_\_\_  
Date

micmic227@hotmail.com  
\_\_\_\_\_  
Email

604 273 5933.  
\_\_\_\_\_  
Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

RAVI SHARMA

Print Name

Ravi Sharma

Signature

10400 Bird Road

Address

June 1, 2013

Date

Email

604-789-9626

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

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Yours truly,

Linda Swenson

Print Name

Linda Swenson

Signature

17251 Fedoruk Rd Richmond

Address

June 1, 2013

Date

Winnylms@telus.net

Email

604/2782299

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Herman Chand

Print Name

[Signature]

Signature

3011 Bearcroft drive

Address

June 1, 2013

Date

herman.chand@gmail.com

Email

604-644-4306

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Alicia Russell

Print Name

Alicia Russell

Signature

23491 Gilley Rd.

Address

June 1, 2013

Date

604-307-7226

Email

aliciarussell@gmail.com

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

JOHN CARR

Print Name

[Signature]

Signature

#22-12091 BAYVIEW RD

Address

RMD

JUNE 1, 2013

Date

daa/fermate@yahoo.ca

Email

(604) 788-4130

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

John Koucko

Print Name

[Signature]

Signature

4091 DAWSON RD. #2,

Address

June 1, 2013

Date

John.Koucko@live.ca

Email

604 816-1572

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

*ED SHERPAWIK*

Print Name

Signature

*#6-11760 BIRD ROAD*

Address

*June 1,  
2013*

Date

Email

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

MARIAN DERKSEN

Print Name

Marian Derksen

Signature

11060 BIRD RD, RMD.

Address

JUNE 1,  
2013

Date

m.derkсен@shaw.ca

Email

778-889-0011

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

PARVEEN SANDAL

**Print Name**

[Signature]

**Signature**

4571 Deerfield Cres

**Address**

May 31, 2013

**Date**

**Email**

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

Simeson Sandhu

Print Name

[Signature]

Signature

10731 bird road

Address

MAY 31, 2013

Date

SimeonSandhu@hotmail.com

Email

778-688-3369

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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,

Raman Mann

Print Name

[Signature]

Signature

4311 Woodhead rd

Address

May 31, 2013

Date

RagSingh87@hotmail.com

Email

604-720-5918

Phone Number



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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,

Anu Reddy

Print Name

R

Signature

11920 79th Ave.

Address

May 31, 2013

Date

allwaysreddy@hotmail.ca

Email

604-588-5556

Phone Number



... Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

A. Das Santos

Print Name

[Signature]

Signature

11800 Cambie Rd., Richmond

Address

MAY 31, 2013

Date

alexdrx@yahoo.ca

Email

604-761-1358

Phone Number





• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

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Yours truly,

ROLAND BOILY

Print Name

Roland Boily

Signature

22180 SHARPE AVE.

Address

MAY 31, 2013

Date

C BOILY @ SHAW, CA

Email

604 803 1454

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Natalie Hryciuk

**Print Name**

N. Hryciuk

**Signature**

\_\_\_\_\_  
**Address**

May 31, 2013

**Date**

\_\_\_\_\_  
**Email**

\_\_\_\_\_  
**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

RAINDALL RUSSELL

Print Name

[Signature]

Signature

37-11751 KING ST. RICHMOND

Address

MAY 31, 2013

Date

randall.russell@hotmail.com

Email

604-725-3141

Phone Number



• • • **Reid Agency**

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

**Attention: Sara Badyal, Planner 2**

**Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond**

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

Ewan Donachie

**Print Name**

Ewan Donachie

**Signature**

423 E. 22nd Ave. Van.

**Address**

May 31, 2013

**Date**

**Email**

902-694-5874

**Phone Number**



• • • Reid Agency

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

Attention: Sara Badyal, Planner 2

Re: Liquor Retail Store – 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond

I am a resident living close to 11580 Cambie Road (185 – 11700 Cambie Rd) 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 11580 Cambie Road (185 – 11700 Cambie Rd) in the City of Richmond.

Yours truly,

TRICIA KILLAM

Print Name

T. Killam

Signature

316-12460 DANIELS RD

Address

May 31, 2013

Date

TKILLAM@SHAW.CA

Email

604-818-2318

Phone Number

# Public Correspondence Submitted to City

## The Reid Agency

...

Pacific Land Group has applied to the City of Richmond for a zoning text amendment to allow a type two (2) liquor retail store located at 11580 Cambie Road (Unit 185 – 11700 Cambie Rd) in the City of Richmond.

The City of Richmond welcomes input from the public relating to this application. Please contact **Sara Badyal, Planner** 2 directly at **604.276.4282** to provide any comments or to review information relating to the zoning text amendment application **ZT 13-630050**.

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 11580 Cambie Road (unit 185 – 11700 Cambie Road) 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

community engagement | market research | stakeholder relations

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)

136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

# The Reid Agency

...

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
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 a this retail store	None of the above
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 185 - 11700 Cambie Rd, Richmond, BC (?)	Yes	Maybe	No		
10. Comments					

community engagement | market research | stakeholder relations

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)  
136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5



## The Reid Agency

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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 11580 Cambie Road (unit 185 – 11700 Cambie Road) in the City of Richmond":				
<input checked="" type="checkbox"/> Yes				
<input type="checkbox"/> 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

community engagement | market research | stakeholder relations

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)  
136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

# The Reid Agency

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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
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 a this retail store	None of the above
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 185 - 11700 Cambie Rd, Richmond, BC (?)	Yes	Maybe	No		
10. Comments	HOPE YOU HAVE A GOOD SELECTION OF COOKERS				

community engagement | market research | stakeholder relations

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)  
136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

## The Reid Agency

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1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 11580 Cambie Road (unit 185 – 11700 Cambie Road) 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

**community engagement | market research | stakeholder relations**

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)

136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

4. How important is supporting local business to you and your family?	<u>1</u>	2	3	4	5
5. How often do you visit local retail stores in your neighbourhood?	Everyday	<u>Once a week</u>	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	<u>1 - 2 times a month</u>	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	<u>Wine</u>	<u>Imported Beer</u>	<u>Domestic Beer</u>	<u>Spirits</u> 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?	<u>Yes</u>	No	Maybe	No I would not support a this 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 185 - 11700 Cambie Rd, Richmond, BC (?)	Yes	<u>Maybe</u>	No		
10. Comments					

The Reid Agency

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1. Do you support the zoning text amendment application to allow a type 2 liquor store located at 11580 Cambie Road (unit 185 – 11700 Cambie Road) in the City of Richmond":				
<input checked="" type="checkbox"/> Yes				
<input type="checkbox"/> 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

community engagement | market research | stakeholder relations

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)  
136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

# The Reid Agency

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7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?	VQA Wine	Wine	Imported Beer	Domestic Beer	Spirits
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 a this 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 185 - 11700 Cambie Rd, Richmond, BC (?)	Yes	Maybe	No		
10. Comments					

community engagement | market research | stakeholder relations

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)  
136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

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<input type="checkbox"/> 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

community engagement | market research | stakeholder relations

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)  
136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

# The Reid Agency

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1	2	3	4	5
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Everyday	Once a week	Once every two weeks	Once a month	I don't shop locally
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7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?				
VQA Wine	Wine	Imported Beer	Domestic Beer	Spirits
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 a this 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 185 – 11700 Cambie Rd, Richmond, BC (?)				
Yes	Maybe	No		
10. Comments				

community engagement | market research | stakeholder relations

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)  
136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5



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<input type="checkbox"/> No				
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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
EVERYONE NEEDS A CAR IN THIS AREA				

community engagement | market research | stakeholder relations

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136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

# The Reid Agency

...

4. How important is supporting local business to you and your family?	<u>1</u>	2	3	4	5
5. How often do you visit local retail stores in your neighbourhood?	<i>4 times</i> 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 <u>Rarely</u> I don't buy liquor products				
7. What products are you most likely to purchase at Wine Beer Liquor Retail Store?	VQA Wine <u>Wine</u> Imported Beer <u>Domestic Beer</u> <u>Spirits</u> 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 <u>Maybe</u> No I would not support a this 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 185 - 11700 Cambie Rd, Richmond, BC (?)	<u>Yes</u> Maybe      No				
10. Comments	GOVERNMENT STORES CHEAPER! WE NEED A LIQUOR STORE IN OUR AREA WHICH IS NO LARGE COMPLETELY IGNORED - GROCERY HERE NEITHER				

community engagement | market research | stakeholder relations

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<input checked="" type="checkbox"/> Yes				
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2. How important is the convenience of shopping in your own neighbourhood for you and your family?				
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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

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Yes	Maybe	No		
10. Comments				

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10. Comments					

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5. How often do you visit local retail stores in your neighbourhood?	<input checked="" type="radio"/> 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 <input checked="" type="radio"/> Every couple of months      Rarely      I don't buy liquor products				
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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?	<input checked="" type="radio"/> Yes      No      Maybe      No I would not support a this retail store				
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10. Comments	This area needs a small wine/beer/liquor store esp when its owned by a local family.				

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10. Comments					

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☒ Yes

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

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10. Comments	Coolers & vodka mixed beverages would be nice addn				

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Yes	Maybe	No		
10. Comments				
I would hope that the store on #3 Road would be sufficient				

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But Not Liquor Store

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10. Comments	Should not be around here at all.				

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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
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 a this retail store	None of the above
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 185 - 11700 Cambie Rd, Richmond, BC (?)	Yes	Maybe	No		
10. Comments	<p>I do not support the opening of a liquor store, especially, so close to three different schools. Mitchell Elementary, McNesley Elementary, H.J. Cambie High School</p>				

community engagement | market research | stakeholder relations

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Yes	Maybe	No		
10. Comments				
No comments				

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10. Comments				

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10. Comments	No liquor store is my community please!				

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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  
No liquor store in my neighbourhood.

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

1 2 3 4 5  
No liquor retail store.

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10. Comments	<i>not liquor retail store,</i>					

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10. Comments				

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10. Comments	No to type 2 liquor retail store. Not enough parking for a new business like a liquor store!				

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<input type="checkbox"/> Yes				
<input checked="" type="checkbox"/> No				
WHY RELOCATE, LEAVE IT AT THE FOUR POINTS SHERATON.				
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?				
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WOULD BE NICE TO HAVE A MARKET & GROCERY STORE IN THE AREA. FOOD IS MORE IMPORTANT THEN LIQUOR				

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Yes	No	Maybe	No I would not support a this retail store ✓	
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Yes	Maybe	No ✓		
10. Comments				
I DO NOT BUY OR SUPPORT LIQUOR PRODUCTS. LIQUOR GETS PEOPLE CRAZY AND CAUSES PROBLEMS.				

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Yes	Maybe	No			
10. Comments					
<p>I don't want a liquor store in our area</p> <p>104-11240 Mellis Dr. Rich. BC V6X1L7</p>					

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☐ Yes

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

1

2

3

4

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1

2

3

4

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Yes	Maybe	No		
10. Comments				
In the past a survey was done to build a liquor store in this neighbourhood and turned down.				

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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?				
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community engagement | market research | stakeholder relations

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136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

# The Reid Agency

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4. How important is supporting local business to you and your family?				
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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
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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 185 – 11700 Cambie Rd, Richmond, BC (?)				
Yes	Maybe	No	<input checked="" type="checkbox"/>	
10. Comments				

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2. How important is the convenience of shopping in your own neighbourhood for you and your family?					
1	2	3	4	5	Zero
3. How important is it to be able to walk to your local community market for your shopping needs?					
1	2	3	4	5	Zero

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Yes	Maybe	No		
10. Comments				
Safety Concern (a lot of drunk individuals) will be around community				

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Tom Joan Reynolds, 5-12311 Cambie Road, Richmond

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Yes	Maybe	No	PREDICT		
10. Comments					

WITH A HIGH SCHOOL SO CLOSE AND AN UNSUPERVISED PARK, I SEE A LOT OF ILLEGAL DRINKING GOING ON. THE PARK AUTHORITIES CAN'T EVEN CONTROL PUBLIC SMOKING, ILLEGAL POT SMOKING, SO THEY WILL NOT BE ABLE TO POLICE UNDERAGE DRINKING, OR LATE NIGHT ROWDINESS, HAVING A STORE CLOSE BY IS AN UNNECESSARY INCITATION

WITH THIS BEING A HEAVILY MUSLIM AREA, A LOT OF YOUNG PEOPLE ARE DENIED ALCOHOL AT HOME, SO WILL LOOK FOR A WAY TO EXPERIMENT/IMBIBE OUT OF THE HOME

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3) I STRONGLY SUPPORT IMPROVING OUR LOCAL STOPS, BUT IT IS SUCH A HOKEY, RUN DOWN PLACE IT WILL NEVER ATTRACT THE MAINSTREAM SHOPPER (EXCEPT FOR SHOPPERS DRUG MART - ITS ONE BIG PLUS). WE NEED CLEANER, MORE MAINSTREAM STORES FIRST. I WOULD NEVER WANT THE CITY TO TRAINOR AS CO. IT WOULD BE A DISASTER FOR THE CITY. I DON'T THINK ANYONE CAN RUN THIS STORE

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☐ Yes

☒ No

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Yes	Maybe	No		
10. Comments				
Too Close To Schools				

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Yes	Maybe	No		
10. Comments				

Close to a school (elementary & high school) and park. Lower income area that doesn't have access to healthy food within walking distance! Shoppers is the option or fruiticana (but quite culturally specific). Not a necessary community engagement | market research | stakeholder relations addition here.

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☐ Yes

☒ No

liquor? ①

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

↳ any-thing else ⑤

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10. Comments	We support existing stores but not any liquor outlets.				

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The City of Richmond welcomes input from the public relating to this application. Please contact **Sara Badyal, Planner** 2 directly at **604.276.4282** to provide any comments or to review information relating to the zoning text amendment application **ZT 13-630050**.

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 11580 Cambie Road (unit 185 – 11700 Cambie Road) in the City of Richmond?				
<input type="checkbox"/> Yes				
<input checked="" type="checkbox"/> No				
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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

community engagement | market research | stakeholder relations

Karen Reid Sidhu | Principal | T. 604.813.7503 | [thereidagency@gmail.com](mailto:thereidagency@gmail.com)  
136 12040 68<sup>th</sup> Avenue | Surrey BC | V3W 1P5

# The Reid Agency

...

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 a this 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 185 - 11700 Cambie Rd, 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

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Yes	Maybe	No		
10. Comments I do not drink alcohol and only buy it on rare occasions for cooking. People would be healthier if they drank less alcohol. The world would be a better and safer place if alcohol consumption and addiction decreased. Thank you for listening to my concerns.				

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**Policy 9307:**

It is Council policy that:

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

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



Page 1 of 1

Adopted by Council: July 25<sup>th</sup>, 2005

Policy 9309

Amended by Council: December 19<sup>th</sup>, 2005

File Ref: 12-8275

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

**Policy 9309:**

**It is Council policy that:**

**1. Definitions:**

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

**2. Guidelines:**

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

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



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9083 (ZT 13-630050)  
11580 Cambie Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 10.2.11 (Other Regulations) and substituting the following:
  - "1. **Religious assembly** is limited to:
    - a) only one **religious assembly** on one property, which must have a minimum lot area of 4,000.0 m<sup>2</sup>; and
    - b) 300 seats and a **gross floor area** of 700.0 m<sup>2</sup>.
  2. A **retail liquor 2** store is only permitted on the following listed sites:
    - a) 8040 Garden City Road  
P.I.D. 018-400-232  
Lot A Block 13 Section 22 Block 4 North Range 6 West  
New Westminster District Plan LMP1840
    - b) 8120 No. 2 Road  
P.I.D. 004-947-614  
Parcel A Section 19 Block 4 North Range 6 West  
New Westminster District Reference Plan 72706
    - c) 11580 Cambie Road  
P.I.D. 018-844-456  
Lot C Except: Part Dedicated Road on Plan BCP14207; Section 36 Block 5 North Range 6 West New Westminster District Plan LMP17749"
  3. In the case of Section 10.2.11.2.b), the **retail liquor 2** store at 8120 No. 2 Road shall have a **gross floor area** not exceeding 560.0 m<sup>2</sup>.
  4. In the case of Section 10.2.11.2.c), the **retail liquor 2** store at 11580 Cambie Road shall have a **gross floor area** not exceeding 147.0 m<sup>2</sup>.
  5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply."

2. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9083”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

DEC 9 2013



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** November 25, 2013  
**File:** RZ 11-589989

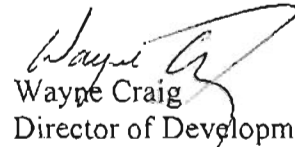
**Re:** Application by Yamamoto Architecture Inc. for Rezoning at 9051 and 9055 Dayton Avenue from the "Assembly (ASY)" Zone and "Land Use Contract 165" to the "Low Density Townhouses (RTL2)" Zone

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**Staff Recommendation**

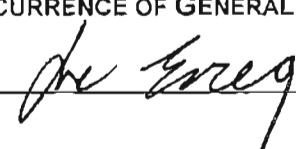
1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9085, to redesignate 9051 Dayton Avenue from "Community Institutional" to "Neighbourhood Residential" in Official Community Plan Bylaw 9000 (Specific Richmond Neighbourhoods Policy) and Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading.
2. That Official Community Plan Bylaw 7100, Amendment Bylaw 9086, to redesignate 9051 Dayton Avenue from "Public, Institutional & Open Space" to "Low Density Residential" in Schedule 2.6A of Official Community Plan Bylaw 7100 (Ash Street Sub-Area Plan), be introduced and given first reading.
3. That Bylaw 9085 and 9086, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program; and
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
4. That Bylaw 9085 and 9086, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9087,
- for the rezoning of 9051 and 9055 Dayton Avenue from the "Assembly (ASY)" zone and "Land Use Contract 165" to the "Low Density Townhouses (RTL2)" zone; and
  - to authorize the termination, release and discharge of "Land Use Contract 165" entered into pursuant to "Main Street Meeting-Room Holdings Land Use Contract By-law No. 3372", as it affects 9055 Dayton Avenue;
- be introduced and given first reading.

  
Wayne Craig  
Director of Development

SB:blg

Att.

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing Policy Planning	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	



## Staff Report

### Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to rezone 9051 and 9055 Dayton Avenue from “Assembly (ASY)” zone and “Land Use Contract 165” to “Low Density Townhouses (RTL2)” zone in order to construct a 25 unit townhouse complex (**Attachments 1 & 2**).

In discussions with staff, the developer discussed their desire to incorporate driveway gates into the proposed development. This was not supported by staff and the developer approached individual members of Planning Committee regarding regulations and policies relating to driveway gates. During the Planning Committee review of another townhouse application at their meeting on March 5, 2013, Planning Committee passed a referral motion requesting staff to report back on the use of sliding iron gates, or driveway gates, in townhouse developments.

This report addresses the subject development proposal and the following March 5, 2013 Planning Committee referral:

*“That staff investigate and report back on the propriety or policy for sliding iron gates in Townhouse complexes.”*

### Proposed 2041 Official Community Plan (OCP) Amendments

The application includes proposed amendments to the land use designation of 9051 Dayton Avenue in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.6A Ash Street Sub-Area Plan (**Attachment 3**).

### Discharging Land Use Contract 165

Staff recommends that Council approve the discharge of “Land Use Contract 165” registered on Title to 9055 Dayton Avenue to allow the property to be rezoned for the proposal.

### Servicing Agreement

The developer has agreed to enter into a Servicing Agreement as a rezoning consideration for the design and construction of road and servicing infrastructure works.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 4**).

### Surrounding Development

The site is subject to the Ash Street Sub-Area Plan in the Broadmoor area. Surrounding development is as follows:

To the North: Across Dixon Avenue, is a landscape buffer to the rear service area of the Garden City Shopping Centre property, zoned “Community Commercial (CC)”.

To the East: Single detached dwellings fronting onto Dixon Avenue on properties zoned “Single Detached (RS1/B)” and “Single Detached (RS1/K)”.

To the South: Across Dayton Avenue, are single detached dwellings on properties zoned “Single Detached (RS1/B)”.

To the North-west: Two-storey townhouse developments fronting onto Dixon Avenue and Garden City Road on properties zoned “Low Density Townhouses (RTL1)” and “Town Housing (ZT20) – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub-Area)”.

To the South-west: Are single detached dwellings fronting onto Dayton Avenue and Garden City Road on properties zoned “Single Detached (RS1/C)”.

### **Related Policies & Studies**

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), Flood Plain Management Bylaw, the City’s Affordable Housing Strategy and Public Art Program. An overview of these policies is provided in the “Analysis” section of this report.

### **Consultation**

#### School District

This application was not referred to School District No. 38 (Richmond) because it only involves 25 multiple-family housing units. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units).

#### General Public

Signage is posted on-site to notify the public of the subject application. The Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment. Notification of the Public Hearing will be mailed to neighbours and advertised in the local newspaper, *The Richmond Review*. At the time of writing this report, the City has received one (1) public correspondence email (**Attachment 5**), which includes the following concerns (staff comments are included in *‘bold italics’*):

- Concern regarding development of townhouses in the middle of a single-family subdivision. *The proposal would provide the existing neighbouring single detached homes with a back yard interface to two-storey townhouses for the majority of the site (Attachment 6).*
- Privacy screening concern relating to removal of existing hedges and overlook. *The development proposes to provide privacy screening for neighbours through a two-storey building height and pruning and retaining the majority of the existing mature perimeter Cedar hedging. New hedge planting is proposed where there is no existing hedge and where the hedge is proposed to be removed for an amenity building.*
- Concern regarding raising the property grade and building height. *The proposal includes two-storey buildings. Site grading details will be further refined as part of the required Development Permit and cannot be significantly raised where existing hedges are retained.*
- Increased noise concern. *The proposed townhouses are not expected to cause noise concerns. During the construction phase, the developer is required to comply with the City’s Noise Regulation Bylaw No. 8856.*

- Transportation concerns related to Dixon Avenue: increased traffic, traffic waiting to turn onto Garden City Road; and parked cars narrowing the road width. *A Traffic Impact Study prepared by ISL Engineering and Land Services was submitted in support of the proposal and reviewed by Transportation staff. The study addresses these concerns and indicates that the surrounding road network has capacity to accommodate the proposal.*
- Pedestrian safety concern at the Dixon Avenue and Garden City intersection for elementary school students. *The Garden City intersection at Dixon Avenue currently has a special pedestrian crosswalk and the intersection at Dayton Avenue has a pedestrian signal. Both were recently upgraded with Audible Pedestrian Signals (APS) as part of a City-wide program and to further enhance pedestrian and bicycle safety; the developer has agreed to install illuminated street name signage at both intersections and a bicycle push button at the Dayton Avenue intersection as a consideration of rezoning. Transportation staff do not recommend upgrading these intersections to fully signalized intersections at this time, as the study indicates that full traffic signals are not warranted, and upgrading these signals would mean additional interruptions to traffic flow on Garden City Road.*
- Concern that the church property has been sold for development after having received property tax relief from the City.

*Assembly properties (e.g., churches) receive tax exemptions when the property is used for religious purposes. When a property ceases to be used for religious purposes, it is subject to full property taxes. Consequently, when the property changed hands to a private ownership, full property taxes applied.*

*In 2011, after much discussion, Council established a policy that proposals to rezone assembly sites are to be reviewed on a case by case basis. This is reflected in the 2041 OCP policy, which states that: "applications to re-designate from "Community Institutional" to other OCP designations and to rezone Assembly zoned land for the purpose of redevelopment will be considered on a case by case basis: without the need to retain assembly uses; subject to typical development requirements (e.g., access; parking; layout; tree preservation; child care; public art; Affordable Housing Strategy requirements; servicing upgrades; etc.)."*

*Staff assessed the proposal in the context of this 2041 OCP policy. Please see the "Proposed Official Community Plan (OCP) Amendments" section of this report for further details regarding the analysis.*

## Staff Comments

Based on Staff's review of the subject application, including the developer's transportation study, staff are supportive of the subject zoning text amendment, provided that the developer fully satisfies the considerations of the rezoning (**Attachment 6**).

## Analysis

### Planning Committee Referral

In their referral to staff, Planning Committee asked staff to investigate and report back on the propriety or policy for sliding iron gates, or driveway vehicle gates, in townhouse complexes. Staff can advise that the OCP requires all townhouse developments to obtain a Development

Permit approved by Council and discourages driveway vehicle gates. Specifically, the OCP Development Permit (DP) guidelines state that "Vehicle gates at townhouse site entrances are discouraged." Instead of a gate, the guidelines recommend defining the boundary between private and public space with changes in colour and texture across driveway entrances, minor architectural elements or landscaping.

Staff work with applicants to ensure vehicle gates are not installed on townhouse sites and that boundaries between public and private space are appropriately designed. To ensure that driveway gates are not installed on the subject site, the applicant has agreed to register a covenant as a rezoning consideration to prohibit driveway gates on both Dayton Avenue and Dixon Avenue and to restrict the Dayton Avenue vehicle access to incoming traffic only.

#### Proposed Official Community Plan (OCP) Amendments

The proposed development is located in the Ash Street Sub-Area of the Broadmoor Planning Area (**Attachment 3**) on properties that were previously used as a church complex and neighbouring single detached home. The application includes OCP amendments to amend the land use designation of 9051 Dayton Avenue in the 2041 OCP Land Use Map Attachment 1 to Schedule 1 from "Community Institutional" to "Neighbourhood Residential". It also includes an OCP amendment to amend the land use designation of 9051 Dayton Avenue in the Ash Street Sub-Area Plan Land Use Map from "Public, Institutional & Open Space" to "Low Density Residential".

The 2041 OCP includes policy that proposals to rezone assembly sites are to be reviewed on a case by case basis, without the need to retain assembly uses and subject to typical development requirements (e.g., access; parking; layout; tree preservation; child care; public art; Affordable Housing Strategy requirements; servicing upgrades; etc.). Given the OCP policy, staff have no policy framework to require community benefit.

Staff has worked with the development community over the years to provide additional community benefit. When Planning Committee and Council considered the rezoning of an Assembly zoned site on No. 3 Road, the application was referred back to staff. A revised proposal including a modest floor area increase and a voluntary contribution of \$35,000 received public hearing and third reading on September 3, 2013.

Given the context of the subject site, staff felt that a Floor Area Ratio density of 0.55 and transportation improvements would best address the needs of the neighbourhood. As a community benefit, the developer has agreed to provide road and intersection improvements as a consideration of the rezoning that will enhance pedestrian and cyclist safety for the neighbourhood. The proposal includes new sidewalk behind the existing curb along the north side of Dayton Avenue for the entire block; new sidewalk, boulevard and road widening along a portion of the south side of Dixon Avenue to complete the block; new illuminated street name signage at both Garden City Road intersections; and a bicycle push button at the Dayton Avenue intersection (**Attachment 6**). These works include frontage improvements that are typically required for development proposals and additional works for 52 m along Dixon Avenue and 160 m along Dayton Avenue that beyond the site in front of other properties. The proposed works beyond the standard frontage improvements represent a considerable financial cost to the developer while also improving pedestrian and cyclist infrastructure in the neighbourhood.

The addition of townhouses will help to address Richmond's growing population with a variety of housing to complement the adjacent residential townhouses, single detached properties and Garden City Shopping Centre (**Attachment 7**).

#### Proposed Zoning Amendment and Land Use Contract Discharge

Staff recommend that Council approve the termination and discharge of "Land Use Contract 165" registered on Title to 9055 Dayton Avenue (RD49296) along with rezoning the subject consolidated development site to "Low Density Townhouses (RTL2)". The zone specifies a maximum building height of 9 m and maximum floor area ratio density of 0.55, including a density bonus provision to support the City's Affordable Housing Strategy. The proposal complies with the zone and takes advantage of the density bonus provision.

#### Proposal Details

Staff's review of the proposed development shows it to be consistent with City policies, as indicated below:

- a) Floodplain Management: In accordance with the City's Flood Plain Designation and Protection Bylaw 8204, the developer has agreed to register a flood indemnity covenant as a consideration of the rezoning.
- b) Affordable Housing: In accordance with the City's Affordable Housing Strategy and the "Low Density Townhouses (RTL2)" zone density bonus provision, the developer has agreed to provide a voluntary contribution of approximately \$104,778, based on \$2.00 per buildable square foot, to the City's affordable housing reserve as a consideration of the rezoning.
- c) Public Art: The developer has agreed to participate in the City's Public Art Program in the amount of approximately \$39,816, based on \$0.76 per buildable square foot, through installing Public Art on-site or as a voluntary contribution to the City's Public Art fund.
- d) Infrastructure Improvements: The developer has agreed to enter into a Servicing Agreement as a consideration of the rezoning for the following:
  - **Road Network Improvements**: the developer shall be responsible for the design and construction of road improvements along Dayton Avenue and Dixon Avenue, illuminated street name signage at both intersections and a bicycle push button at Dayton Avenue.
  - **Engineering Improvements**: the developer shall be responsible for the design and construction of required storm sewer upgrades and sanitary sewer improvements to change the routing of the existing sanitary sewer and associated statutory-rights-of-way (SRW) to accommodate the proposed development.
- e) Tree Retention and Replacement

Bylaw-size trees	Existing	Retained	Compensation
On-site	3	0	2:1 replacement ratio required
On neighbouring properties	6	6	To be protected
In City boulevard	2	2	To be protected

- A Certified Arborist's report was submitted by the developer and reviewed by the City's Tree Preservation Coordinator. A tree retention plan is included in **Attachment 7**.

- The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the removal of three (3) bylaw-sized trees on-site, including:
  - Two (2) trees (Tag #4 & 5) located up against the west property line close to Dixon Avenue. The 77 cm dbh Douglas Fir (Tag #4) is good to fair condition and has shed a number of limbs. The 74 cm dbh Cedar (Tag #5) is in good condition and has co-dominant stems.
  - One (1) tree (Tag #6) is located in a north-west corner of the site. The Cedar has multiple stems with a combined size of 155 cm dbh, is in good to fair condition and is located in an existing sanitary sewer right-of-way (ROW).
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), six (6) replacement trees are required for the removal of three (3) bylaw-sized trees. The preliminary landscape plan (**Attachment 7**) includes 60 new trees and will be further refined through the required Development Permit.
- The developer is proposing to prune and retain most of the existing perimeter Cedar hedging on the site. The removal and replanting of a section of hedge to accommodate the proposed amenity building (**Attachment 7**) will be further refined through the required Development Permit.
- The developer has agreed to enter into a contract with a Certified Arborist as a consideration of rezoning and is required to install tree protection fencing prior to any construction activities occurring on the site.

f) Form of Development

The developer proposes to construct a low density residential development with 25 two-storey townhouses and a two-storey indoor amenity building (**Attachment 7**), which conforms to OCP policies and Development Permit guidelines for multi-family development.

Development Permit approval to the satisfaction of the Director of Development is required prior to rezoning adoption, which will include the following:

- Detailed architectural, landscaping, open space design, grading and tree protection.
- Review of sustainability features of the development.
- Review of convertible and aging in place features. One (1) convertible unit is proposed and aging in place features are proposed in all units.
- Detailed drive aisle and driveway design. The proposal includes a vehicle access to Dixon Avenue (two-way) and a vehicle access to Dayton Avenue that is restricted to incoming traffic only (one-way). The requested second vehicle access is for incoming vehicles only and the traffic impact study did not identify any concerns. Transportation staff have reviewed the study and agree that the limited access can be considered on Dayton Avenue due to the relatively small size of the development and depth of the site.
- Vehicle and bicycle parking; truck loading; garbage, recycling and food scraps storage and collection; and private utility servicing.

**Financial Impact or Economic Impact**

None.

## Conclusion

In response to Planning Committee's referral, the OCP discourages vehicle gates at townhouse site entrances and the proposal includes a restrictive covenant to prohibit the installation of driveways gates on the subject site.

The proposal provides a low density infill development with 25 two-storey townhouses on a vacant assembly site. While the proposal can be considered under the City's 2041 Official Community Plan (OCP) regarding multi-family developments, amendments are required to land use designation for a portion of the site in the City of Richmond 2041 OCP Land Use Map, OCP Specific Richmond Neighbourhoods Policy, and Ash Street Sub-Area Plan. The proposal is generally consistent with the "Low Density Townhouses (RTL2)" zone. Overall, the proposed land use, density, site plan and building massing respects the surrounding single detached homes and townhouse developments. Further review of the project design is required to be completed as part of the Development Permit application review process. The proposed roadway improvements will enhance pedestrian and cyclist safety in the neighbourhood.

On this basis, staff recommend that: Official Community Plan Bylaw 9000, Amendment Bylaw 9085, Official Community Plan Bylaw 7100, Amendment Bylaw 9086, and Zoning Bylaw 8500, Amendment Bylaw 9087, be introduced and given first reading.



Sara Badyal, M. Arch, MCIP, RPP  
Planner 2



Terry Crowe  
Manager, Policy Planning

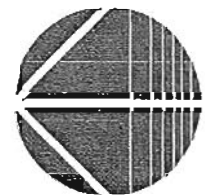
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- Attachment 1: Location Map
- Attachment 2: GIS Aerial Photo
- Attachment 3: Ash Street Sub-Area Plan Land Use Map
- Attachment 4: Development Application Data Sheet
- Attachment 5: Public Input
- Attachment 6: Rezoning Considerations
- Attachment 7: Conceptual Development Plans



City of Richmond

# PROPOSED REZONING

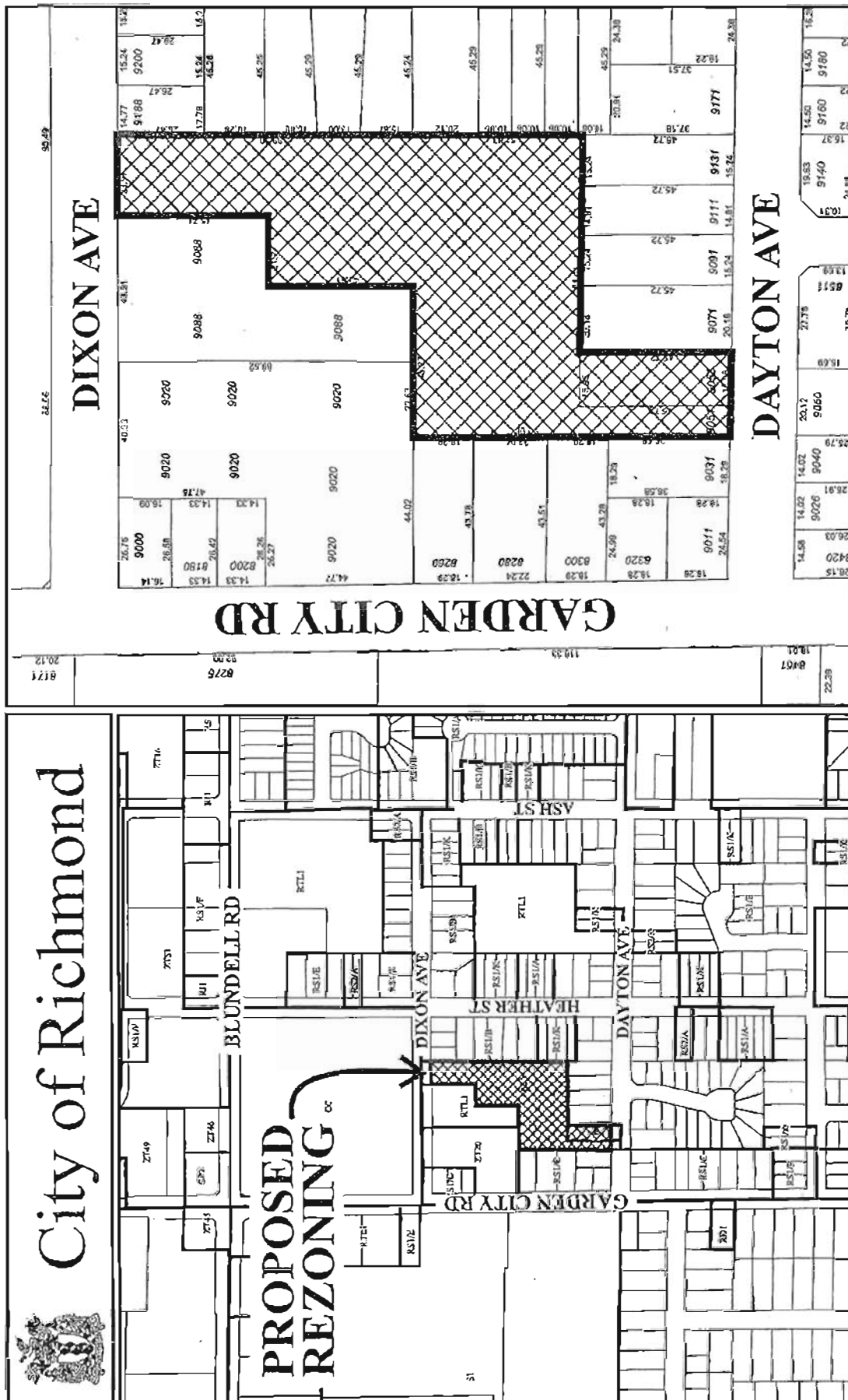


RZ 11-589989

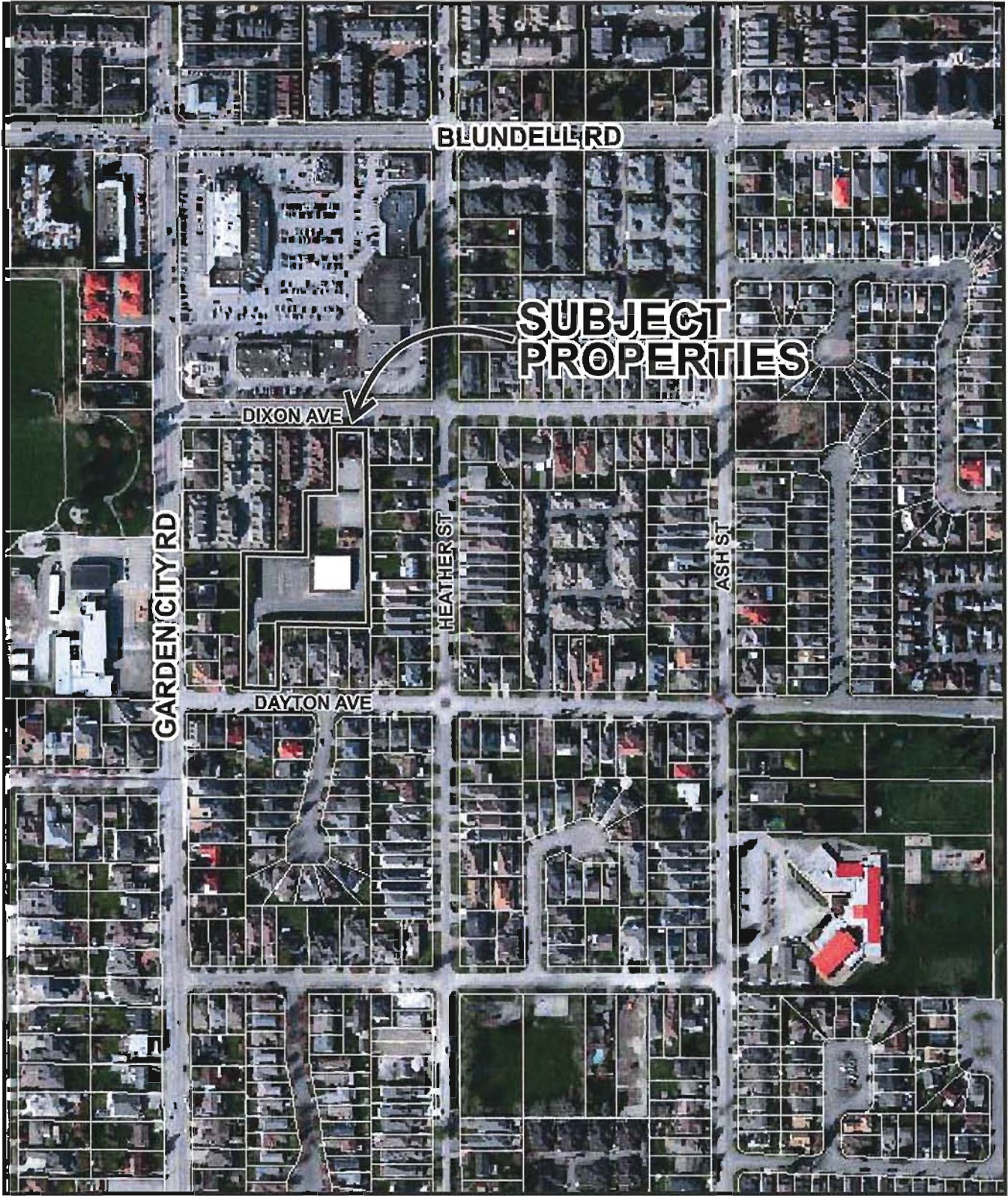
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**Note: Dimensions are in MILLIMETRES**







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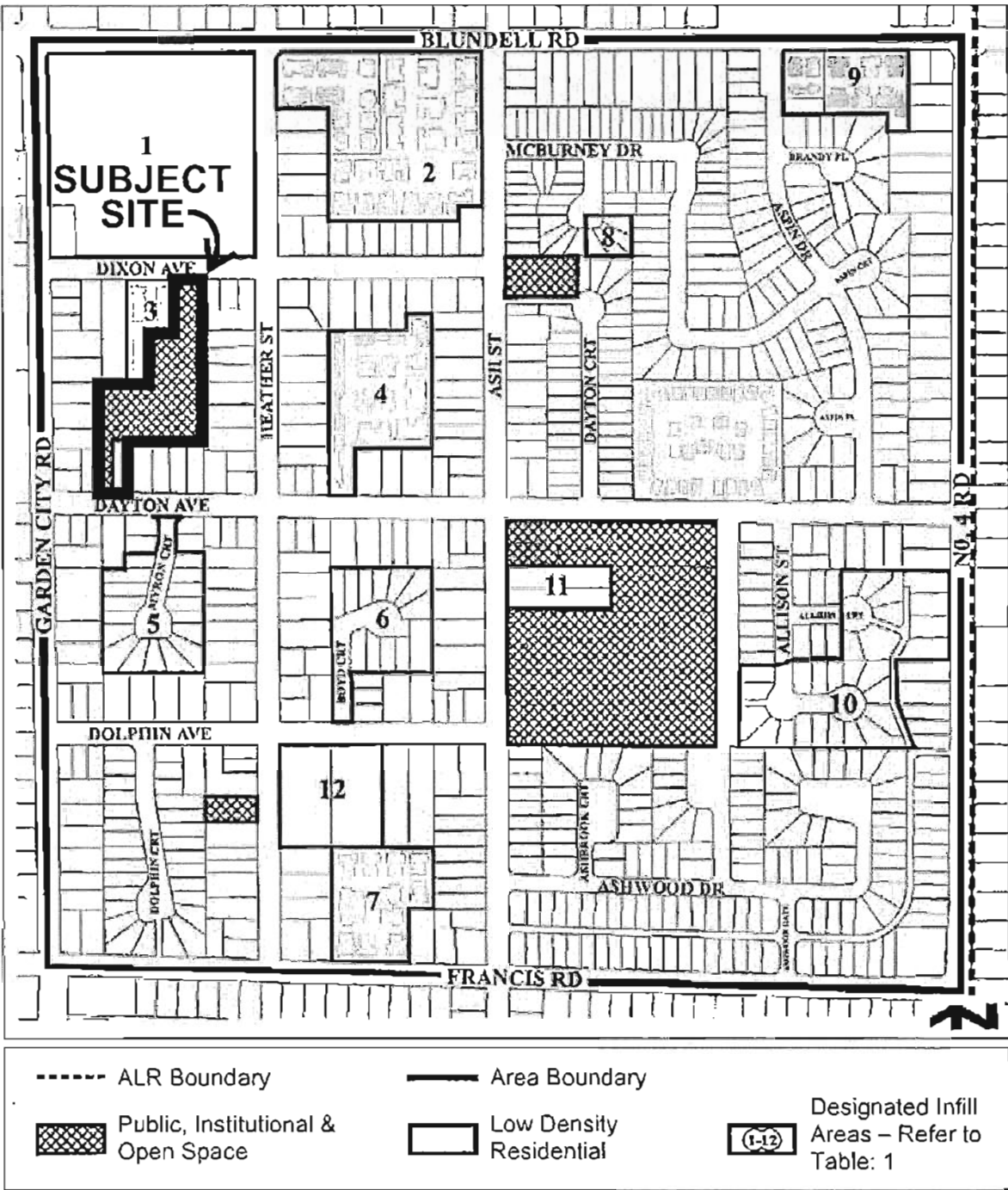
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Note: Dimensions are in METRES



Ash Street Sub-Area Plan  
Land Use Map





**RZ 11-589989**

**Attachment 4**

Address: 9051 and 9055 Dayton Avenue

Applicant: Yamamoto Architecture Inc.

Planning Area(s): Ash Street Sub-Area

	Existing	Proposed
Owner	Dayton CWL Investments Inc., Inc. No. BC0914003	Remains the same
Site Size	8828 m <sup>2</sup>	Remains the same
Land Uses	Assembly & Single-Family lot	Multi-Family Residential
OCP Designation	Community Institutional	Neighbourhood Residential
Area Plan Designation	Public, Institutional & Open Space	Low Density Residential
Zoning	Assembly (ASY) and Land Use Contract 165	Low Density Townhouses (RTL2)
Number of Units	Church & Single-Family house	25 Townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	None permitted
Lot Coverage: Building area	Max. 40%	40%	None
Non-porous area	Max. 65%	61%	
Planting area	Min. 25%	34%	
Lot Size	Min. 30 m width Min. 35 m depth	24 m to 90 m 187 m	None
Setbacks:			None
Dayton Avenue	Min. 6 m	6 m	
Dixon Avenue	Min. 6 m	6 m	
Interior Side Yard	Min. 3 m	3 m to 7 m	
Height	9 m	9 m	None
Off-street Parking Spaces:			None
Resident	50	50	
Visitor	5	5	
Accessible	(1)	(1)	
Total	55	55	
Tandem Parking Spaces:	Max. 50%	None	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	186 m <sup>2</sup>	None
Amenity Space – Outdoor:	Min. 150 m <sup>2</sup>	181 m <sup>2</sup>	None

Public Input

## Badyal, Sara

---

**From:** Kathy Stephens [katstep1@gmail.com]  
**Sent:** Thursday, 06 September 2012 09:02 AM  
**To:** Badyal, Sara

Hi Sara,

Re:9051/9055 Dayton Ave.

I have talked to 9 of my neighbours about the townhouse development proposed and they are not happy about it. Some of them have limited English and a lot of questions. We came in to see the plans and asked some questions. None could be answered because we were told they didn't know yet or the plans could change. Here are some of the questions.

1. How can a church that paid lower taxes for years sell to a developer for high profits to build townhouses in the middle of a subdivision of single family houses on a residential street?
2. How much higher will the property be for building and how high will the townhouses be?
3. Will people be looking into our back yards?
4. When they take out the 17 foot hedge all around the whole block what will they replace it with.
5. With 33 townhouses there will be a lot more noise and traffic behind our back yard? Is this acceptable to the City?
6. After the townhouses were built beside the Church property on Dixon Road it is a traffic jam just to drive out to Garden City Road. The people from the townhouses are parking on both sides of the street so there is room for only one car at a time because the road is so narrow. There is a drive way for the strip mall there so traffic is heavy. With 2 schools right there foot traffic is heavy as well. Very dangerous for the kids walking in grades from K to 7.

Thanks so much for answering these question and I will pass them on. We will probably like to come in and see you also for more information. Please let me know when you are available.

Thanks so much for your time

Kathy Stephens



## Rezoning Considerations

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 9051 and 9055 Dayton Avenue

**File No.:** RZ 11-589989

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9087, the developer is required to complete the following:**

1. Final Adoption of OCP Bylaw 9000, Amendment Bylaw 9085 and OCP Bylaw 7100, Amendment Bylaw 9086.
2. Consent of the owner to the adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9087 and termination, release and discharge of "Land Use Contract 165" entered into pursuant to "Main Street Meeting-Room Holdings Land Use Contract By-law No. 3372", as it affects 9055 Dayton Avenue.
3. Delivery of a discharge, executed by the owner, of Land Use Contract from Title of 9055 Dayton Avenue (RD49296).
4. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on title to prohibit driveway gates on both Dayton Avenue and Dixon Avenue and to ensure that, without prior approval from the City, the Dayton Avenue driveway is limited to one-way traffic (access only) complete with bollards that are not to be removed, except for emergency vehicle access.
7. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot to the City's affordable housing reserve (e.g. \$104,778, deposited as \$31,433 to operating account 7501-80-000 and \$73,345 to reserve account 7481-80-000).
8. City acceptance of the developer's offer to voluntarily contribute \$0.76 per buildable square foot to the City's Public Art Program (e.g. for the installation of Public Art on-site or contribution of \$39,816 to account 7750-80-000).
9. Provision of indoor amenity space (minimum 70 m<sup>2</sup>) or cash contribution as per (e.g. for 25 townhouse units, \$31,000 to account 7721-80-000) in-lieu of on-site indoor amenity space in accordance with the OCP and Council Policy 5041.
10. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees and hedges to be retained on-site and to be protected in neighbouring properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
11. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
12. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
13. Enter into a Servicing Agreement\* for the design and construction of road and engineering infrastructure works. Works include, but may not be limited to:
  - a) Dixon Avenue:
    - i. Improvements across the site frontage to Heather Street to extend curb, boulevard and sidewalk established to the west, including minor road widening, curb & gutter, 2 m wide grass boulevard with street trees (7 cm Skyline Honeylocust), 1.5 m wide concrete sidewalk and grass boulevard with davit arm street lights.
    - ii. Installation of illuminated street name signage at the intersection with Garden City Road.
  - b) Dayton Avenue:
    - i. Improvements from Garden City Road to Heather Street including new 1.5 m wide concrete sidewalk behind the existing curb and grass boulevard behind new sidewalk.
    - ii. Installation of illuminated street name signage and bicycle push button at the intersection with Garden City Road.

- c) Water works:
- i. Using the OCP 2021 Maximum Day Model, there is 268 L/s available at 20 psi residual at 9051 Dayton Avenue, and 217 L/s at 20 psi at 9071 Dayton Avenue. Based on a letter from the civil consultant, MPT, and combined on-site water demand calculations (i.e. combined domestic demand and fire flow) dated January 17, 2013, the proposed site requires 80 L/s. Water analysis is not required to determine upgrades to achieve minimum requirements. Once the building design is confirmed at the Building Permit stage, the developer is required to submit fire flow calculations signed and sealed by a professional engineer based on the FUS or ISO to confirm that there is adequate available flow.
  - ii. The City requires the available flows and results of the combined water demand calculations to be included on the Servicing Agreement design drawings.
- d) Sanitary sewer improvements to change the routing of the existing sanitary sewer and associated statutory-rights-of-way (SRW) in the northern portion of the site and Dixon Avenue frontage to accommodate the proposed development (approximately 90 m of sewer between manholes SMH6197 and SMH 6199), including requirements to:
- i. Install new sanitary manhole in Dixon Avenue at the north-west corner of the site and new 200 mm diameter sanitary sewer along the Dixon Avenue frontage (approximately 17 m between new manhole and manhole SMH6199).
  - ii. Install new sanitary manhole on-site approximately 52 m south of new sanitary manhole in Dixon Avenue at the north-west corner of the site and new 200 mm diameter sanitary sewer along the west boundary of the site between the two (2) new manholes. Provide adequate separation from privately-owned utilities (i.e., on-site water, on-site drainage and on-site sanitary mains) to ensure City is able to operate and maintain the proposed City-owned sanitary main without impacting the privately-owned utilities and vice-versa.
  - iii. Install new sanitary service connections to 8291 and 9311 Heather Street in existing location and new sanitary sewer lead to tie into proposed sanitary manhole to the west (approximately 25 m length).
  - iv. The granting of a new 6 m wide standard utilities statutory right-of-way along the west property line from Dixon Avenue for the length of the proposed sewer (approximately 52 m length).
  - v. The granting of a new 4 m utilities statutory right-of-way aligned east-west from the shared property line between 8291 and 9311 Heather Street to the proposed right-of-way in (iv) above (approximately 18 m length) and that allows for building encroachments located 4 m above grade and higher.
  - vi. Discharge portions of utilities rights-of-way where the sanitary sewer has been removed, including: portions of existing right-of-way (AB90921) along the east boundary of the site near Dixon Avenue and aligned east-west across the southern portion the site; and portions of existing right-of-way (AB187845) aligned east-west across the northern and southern portions of the site. Discharges to occur only after first removing any existing utility infrastructure in the right-of-way. A letter of confirmation is required (letter signed and sealed by a P. Eng. to City of Richmond (Attention: Eric Sparolin).
- e) Storm sewer improvements to:
- i. Upgrade a section of existing Dixon Avenue storm sewer from 300mm to 600mm diameter complete with new manholes at both ends of the upgrade. The section to be upgraded is between Heather Street and the existing manhole located west of the site (approximately 82 m from STMH 5696 to STMH 5699).
  - ii. Upgrade a section of existing Dayton Road storm sewer from 375 mm to 600 mm diameter complete with new manholes at both ends of the upgrade. The section to be upgraded is between Garden City Road and the east edge of the site (approximately 70 m from STMH5607 to the east property line of 9055 Dayton Avenue). An existing tree in front of 9031 Dayton Avenue may need to be removed due to impact by the storm sewer upgrade. Retention, replacement or compensation as determined by City Parks staff will be addressed through the Servicing Agreement design.
- f) Private Utilities: Developer to provide private utility companies rights-of-ways to accommodate any above ground equipment (e.g. transformers, kiosks) and future under-grounding of overhead lines required by the proposed development.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of transportation, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

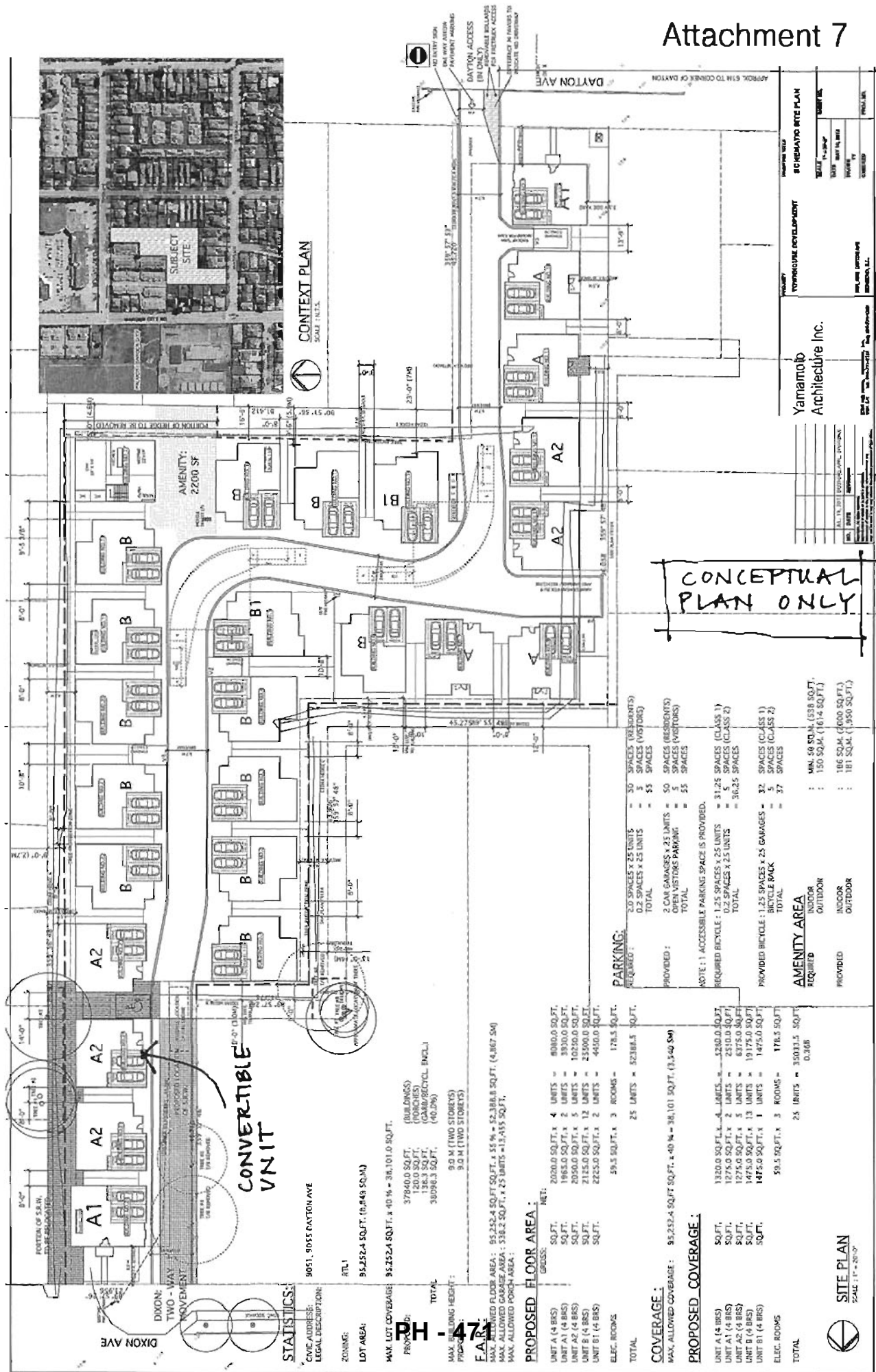
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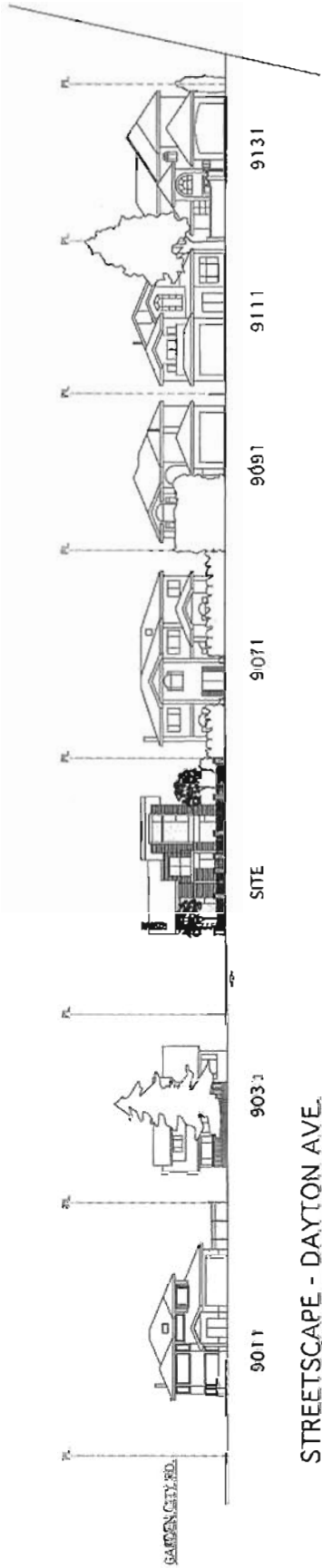
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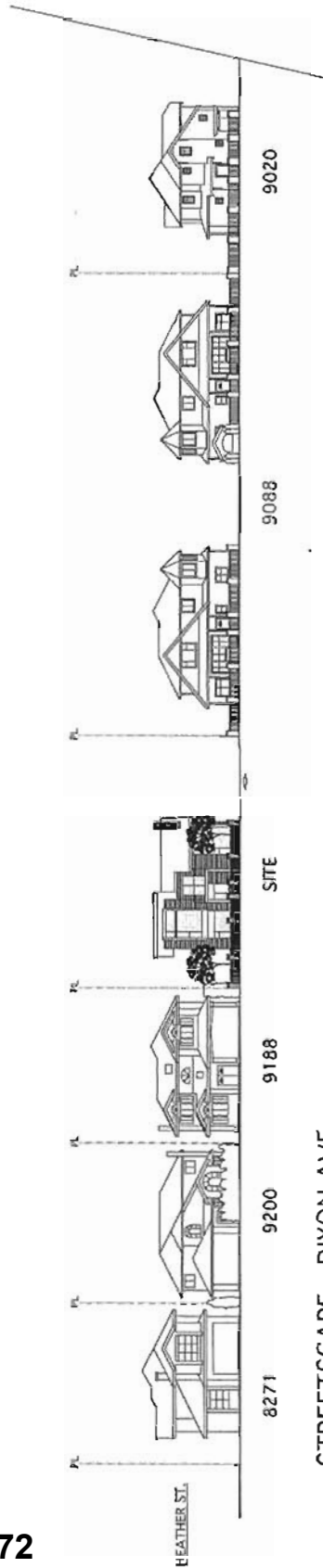
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STREETSCAPE - DAYTON AVE.



STREETSCAPE - DIXON AVE.

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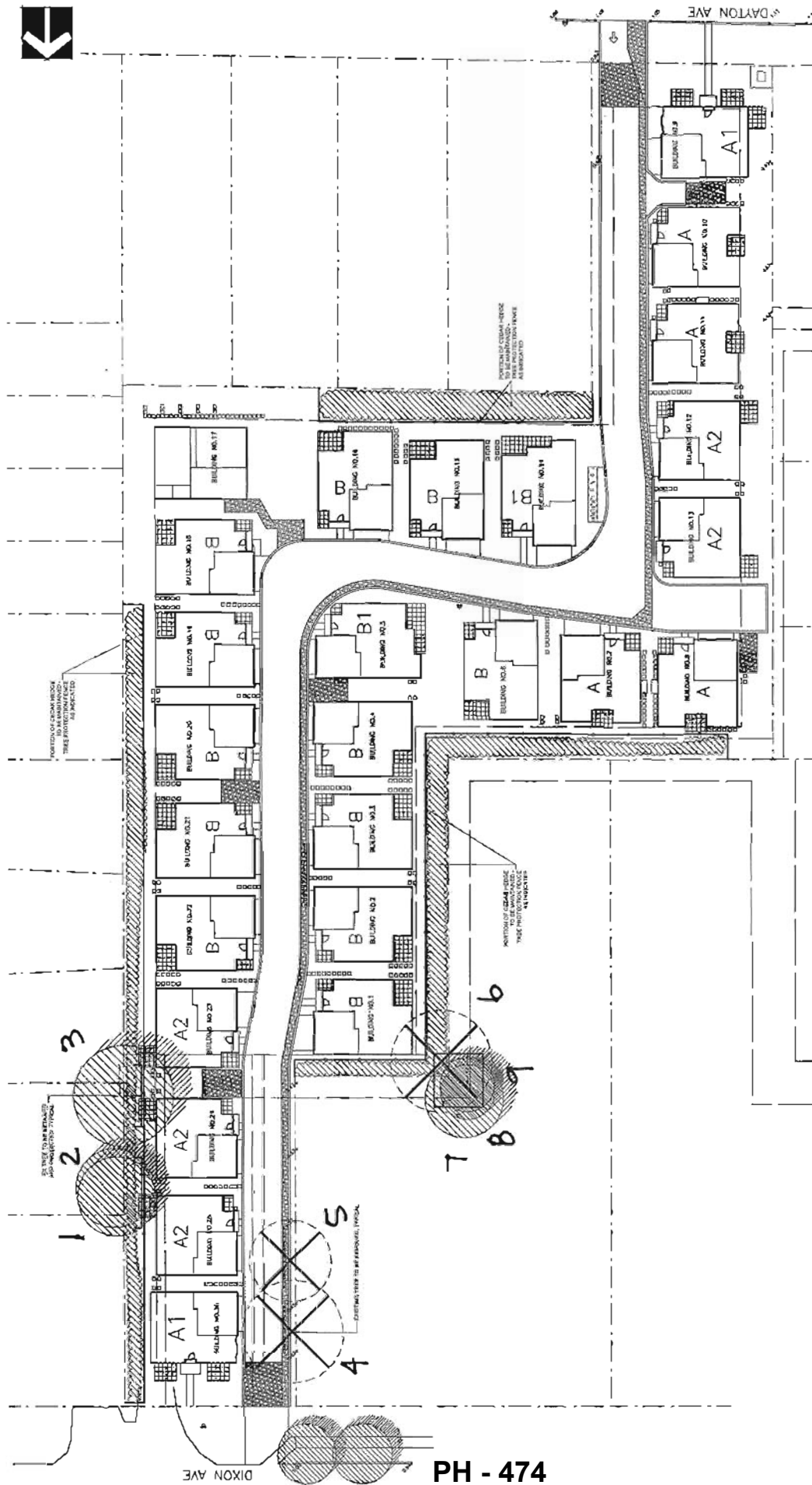
Yamamoto  
Architecture Inc.

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DRAWN BY: J. YAMAMOTO  
CHECKED BY: J. YAMAMOTO  
INTERVIEW: J. YAMAMOTO

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PLAN #4





**PH - 474**

**pmg**  
LANDSCAPE  
ARCHITECTS

Julie C100 • 4105 Still Creek Dr.,  
Durham, North Carolina, NC 27609  
p: 919 296-6011 • f: 919 296-6022

that the data reported in this paper do not contradict the results of the study of the effect of the concentration of the polymer on the rate of polymerization.

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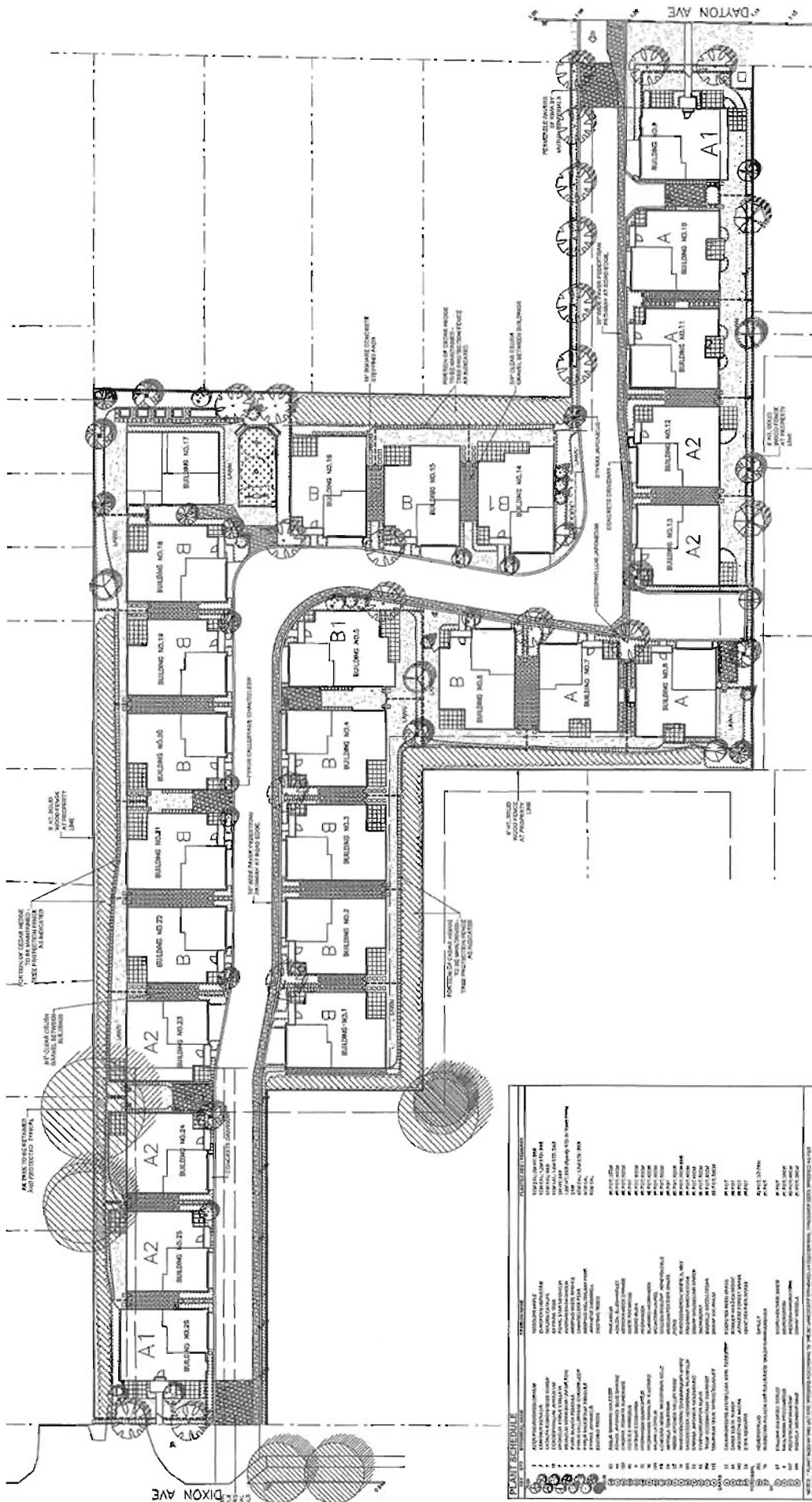
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9851, 9855 DAYTON AVENUE  
BIRMINGHAM, BC

**TREE RETENTION  
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PROJECT: TOWNHOUSE DEVELOPMENT  
9051, 9055 DAYTON AVENUE  
RICHMOND, BC

LANDSCAPE TREE PLAN

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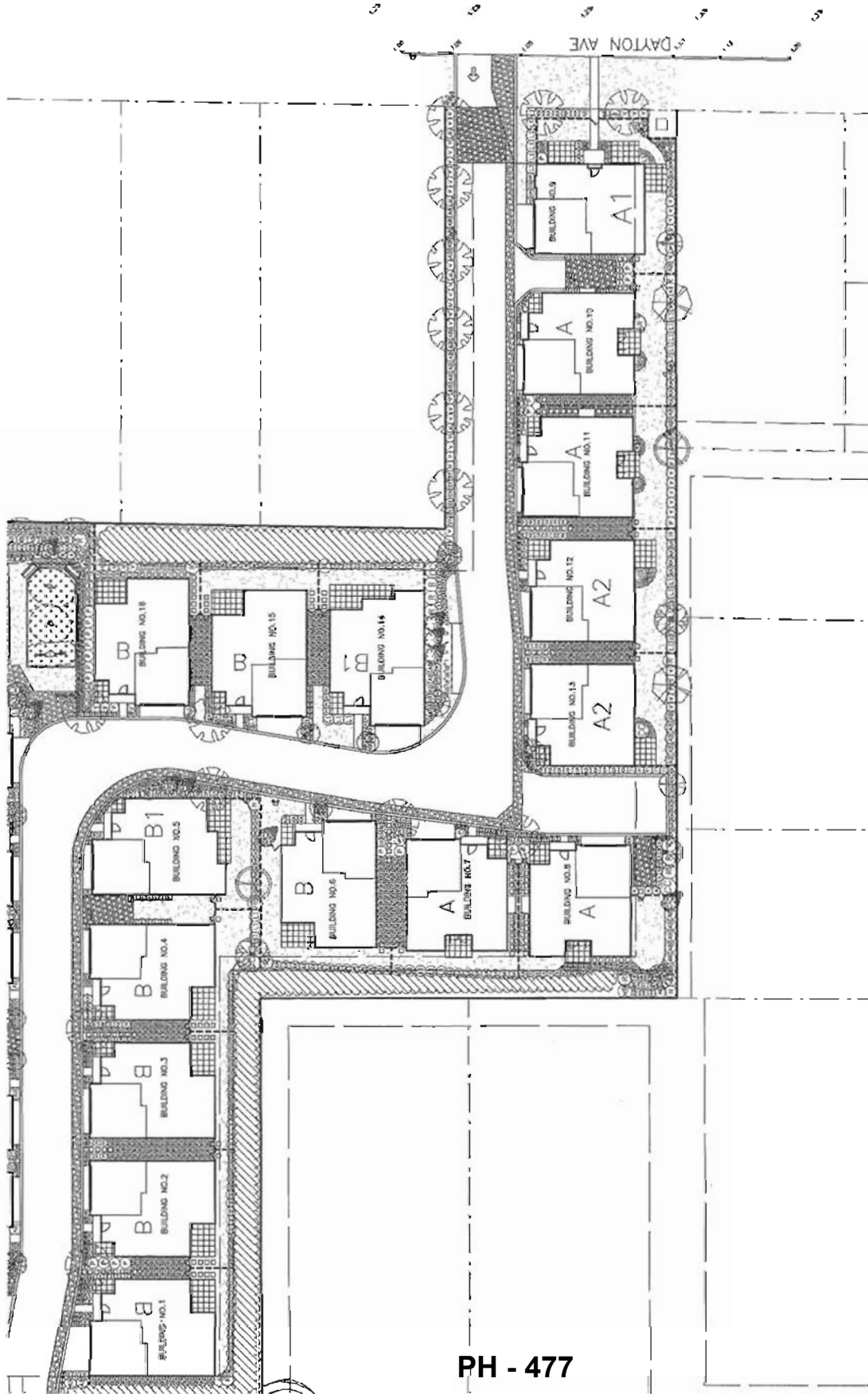
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TOWNHOUSE DEVELOPMENT

9051, 9055 DAYTON AVENUE  
RICHMOND, BC

LANDSCAPE  
SHRUB PLAN A

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# LANDSCAPE SHRUB PLAN B

TOWNHOUSE DEVELOPMENT  
9031, 9032 DAYTON AVENUE  
BETHESDA, MD

DATE: 12/11/13  
SCALE: 1/8"=1'-0"  
DRAWN: JAP  
DESIGN: JAP  
CHECK: JAP  
DRAWING NUMBER: L4  
PROJECT NUMBER: 11-039

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**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 9085 (RZ 11-589989)  
9051 and 9055 Dayton Avenue**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in the Specific Richmond Neighbourhoods Policy (Broadmoor Map) and in the Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof of the following area and by designating it "Neighbourhood Residential".

P.I.D. 018-728-171

PARCEL "A" SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN LMP16270

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9085".

FIRST READING

PUBLIC HEARING

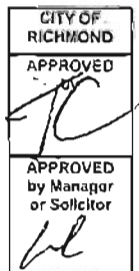
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 9 2013



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9086 (RZ 11-589989)  
9051 and 9055 Dayton Avenue**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing the existing land use designation in Schedule 2.6A (Ash Street Sub-Area Plan) thereof of the following area and by designating it "Low Density Residential".

P.I.D. 018-728-171

PARCEL "A" SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN LMP16270

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9086".

FIRST READING

PUBLIC HEARING

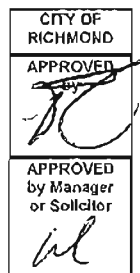
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 9 2013



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9087 (RZ 11-589989)  
9051 and 9055 Dayton Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**LOW DENSITY TOWNHOUSES (RTL2)**".

P.I.D. 003-762-297

LOT 273 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN 52463

P.I.D. 018-728-171

PARCEL "A" SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN LMP16270

2. That: \_\_\_\_\_

- a) "Land Use Contract 165", entered into pursuant to "Main Street Meeting-Room Holdings Land Use Contract By-law No. 3372", be terminated, released and discharged in relation to the following area:

P.I.D. 003-762-297

LOT 273 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW  
WESTMINSTER DISTRICT PLAN 52463

- b) The Mayor and Clerk are hereby authorised to execute any documents necessary to terminate, release and discharge "Land Use Contract 165" from the following above area.

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9087**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

**DEC 9 2013**

CITY OF RICHMOND
APPROVED by <b>SB.</b>
APPROVED by Director or Solicitor <b>ll</b>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

## MayorandCouncillors

To Public Hearing
Date: Jan 20, 2014
Re: 9051 & 9055 Dayton Ave
R2 11-589989

**From:** Webgraphics  
**Sent:** Friday, 10 January 2014 2:51 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #764)

**Categories:** 12-8060-20-9085 (xr: B/L 9086 & 9087) 9051 & 9055 Dayton Ave - Yamamoto Architecture

## Send a Submission Online (response #764)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	1/10/2014 2:49:38 PM

### Survey Response

Your Name	Ray Luetzen
Your Address	8351 Heather Street
Subject Property Address OR Bylaw Number	9051 and 9055 Dayton Avenue
Comments	<p>Unfortunately, I am not able to attend the Public Hearing, Monday January 20, 2014, but wish to address a few concerns that I have concerning this proposed project. Having lived in our residence for 34 years, we have seen many changes in Richmond, a lot of them for the better. The main concerns we have about the proposed development are as follows: 1/ It is our understanding that the present hedge that separates us from the site will remain( with some pruning). The site maps that are available online are not clear on that matter. The hedge has taken over 30 years to grow, providing privacy and noise control and it would be criminal to have it removed. 2/ The paved areas of the present property have caused excessive run-off water during moderate to heavy rains which in turn creates flooding in our and neighbouring back yards. The present storm sewer drains location and capacity seem inadequate for the site area. 2/ Traffic flow from</p>

Garden City through Dayton Avenue to Heather Street already is and will be a bigger problem. Parking should be restricted to one side of the street as vehicles now have to alternate to travel through. There is a tremendous amount of traffic that exits from the shoppingcenter onto Dayton in both directions creating potential traffic jams. We trust that the concerns will be addressed and not just dismissed in the name of "progress".



# City of Richmond

## Report to Committee Fast Track Application Planning and Development Department

To: Planning Committee  
From: Wayne Craig  
Director of Development

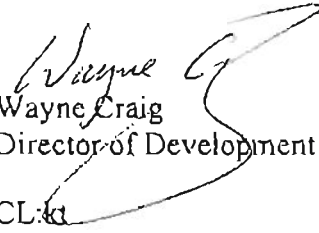
Date: December 5, 2013

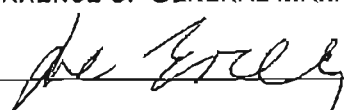
File: RZ 13-645746

Re: Application by Kulwinder Pooni for Rezoning at 8951 Heather Street from Single Detached (RS1/B) to Single Detached (RS2/A)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9088, for the rezoning of 8951 Heather Street from "Single Detached (RS1/B)" to "Single Detached (RS2/A)", be introduced and given first reading.

  
Wayne Craig  
Director of Development  
CL:kl  
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

**Staff Report**

Item	Details	
Applicant	Kulwinder Pooni	
Location	8951 Heather Street ( <b>Attachment 1</b> )	
Development Application Data Sheet	See <b>Attachment 2</b>	
Zoning	Existing: Single Detached (RS1/B)	
	Proposed: Single Detached (RS2/A)	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Ash Street Sub-Area Plan Land Use Map Designation	Low Density Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes a legal secondary suite within the principal dwelling on one (1) of the two (2) proposed lots.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North: One (1) newer dwelling on a lot zoned "Single Detached (RS1/K)".	
	South: Three (3) dwellings on lots zoned "Single Detached (RS1/C)".	
	East: Two (2) dwellings on lots zoned "Single Detached (RS1/B)", fronting Dolphin Court.	
	West: One (1) dwelling on a lot that was recently rezoned to "Single Detached (RS2/A)", directly across Heather Street.	
Rezoning Considerations	See <b>Attachment 3</b>	

**Staff Comments**Background

The proposed rezoning would enable the creation of two (2) smaller lots from an existing large lot on the west side of Heather Street, just north of Francis Road. Each new lot would be a minimum of 9 m wide and 429 m<sup>2</sup> in area. The proposed subdivision plan is provided in **Attachment 4**.

The west side of this block of Heather Street has undergone redevelopment through rezoning and subdivision in recent years. The subject application is consistent with the pattern of redevelopment already begun on the block.

Trees & Landscaping

A Tree Survey and a Certified Arborist's Report were submitted by the applicant, which identify and provide recommendations for the two (2) bylaw-sized trees on-site, and the one (1) bylaw-sized tree on the adjacent property to the south at 8971 Heather Street. A list of tree species assessed as part of the Arborist's Report is included on the Tree Retention Plan (**Attachment 5**).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, has conducted on-site Visual Tree Assessment, and concurs with the recommendations to:

- Retain and protect the Gingko biloba tree located in the front yard of the subject site, which is in excellent condition (Tree #1).
- Remove the Cherry tree located in the rear yard, which has been historically topped and is experiencing decay as a result (Tree #3).

The Plum tree (Tree #2), located on the adjacent property to the south at 8971 Heather Street will not be impacted by proposed development on the subject site.

To ensure protection of the Gingko biloba tree (Tree #1), the following is required prior to rezoning:

- Submission of a site plan demonstrating that the driveway and dwelling on the proposed north lot will be designed outside of the required Tree Protection Zone for the tree.
- Submission of a contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the Tree Protection Zone.
- Submission of a survival security in the amount of \$2,500 (based on the tree's replacement value). After construction and landscaping on the site is completed, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.

Tree protection fencing must be installed to City standard around Tree #1 in accordance with the City's Tree Protection Bulletin (Tree-03) (i.e. min. 1.5 m from the base of the tree in all directions). Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

The applicant proposes to plant and maintain three (3) trees on the proposed lots, which is consistent with City policy (min. 6 cm deciduous calliper or 3 m high conifer). With the protection of the Gingko biloba tree (Tree # 1) in the front yard of the subject site, there will be a total of four (4) trees on the proposed new lots.

#### Vehicle Access & Site Servicing

Vehicle access to the proposed lots will be from Heather Street. As mentioned above, the driveway and dwelling on the proposed north lot must be located outside of the Tree Protection Zone of Tree # 1.

A storm inspection chamber and connection is required along the common property line of the subdivided lots to service both lots. A sanitary inspection chamber and connection is required along the common property line of the subdivided lots to service both lots. New service connections complete with water meters are required to service both lots.

Through past redevelopment on the west side of Heather Street, from Dolpin Avenue to the south property line of 8875 Heather Street, road improvements were undertaken to widen the road and install curb, gutter, grass boulevard, street trees, and a concrete sidewalk.



Due to the sequence in which redevelopment occurred along the west side of Heather Street, no road improvements exist from the north property line of 8891 Heather Street to Francis Road. Through past redevelopment at 8891 to 8933 Heather Street, Neighbourhood Improvement Charges were collected for future road improvements.

Due to the location of the subject site within the middle of the block, Engineering Improvement Charges for future road improvements are required to be paid by the applicant at subdivision stage.

With this rezoning application at 8951 Heather Street, redevelopment of the west side of this block of Heather Street will be complete. Information provided by the City's Engineering department indicates that, with the funds secured through redevelopment, the City intends to complete the frontage improvements along the west side of Heather Street from the north property line of 8891 Heather Street to Francis Road in the near future.

#### Subdivision

At subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment fee, Servicing Costs, and Engineering Improvement Charges in the amount of \$19,100 for future road improvements (to include pavement widening, curb and gutter, boulevard landscape and trees, sidewalk and roadway lighting).

#### **Conclusion**

This rezoning application, to permit subdivision of an existing large lot into two (2) smaller lots, complies with applicable policies and land use designations contained within the OCP, and are consistent with the pattern of redevelopment that has already begun in the neighbourhood.

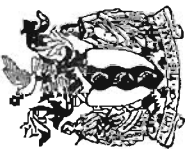
The list of rezoning considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9088 be introduced and given first reading.

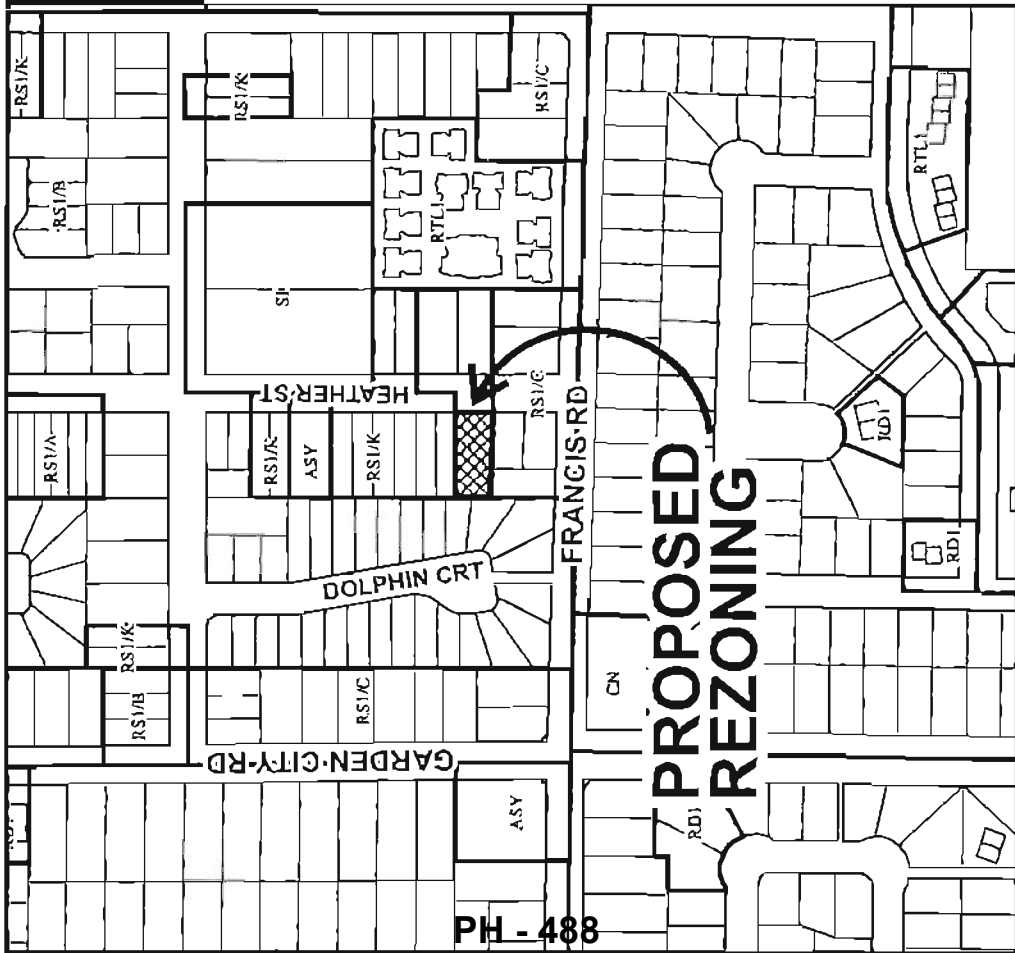


Cynthia Lussier  
Planning Technician  
(4108)  
CL:kt

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Rezoning Considerations
- Attachment 4: Proposed Subdivision Plan
- Attachment 5: Tree Retention Plan



City of  
Richmond



10.67	12.00	10.67	45.27	8933	8931	10.67	18.29	9200	18.29	9220	18.29	9240	18.29	9260	19.5	92
10.67	14.00	18.73	45.27	8951	8951	18.81	15.25	34.75	34.71	16.78	30.03	16.78	17.84	29.99	35.84	8988
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	25

HEATHER ST

FRANCIS RD



RZ 13-645746

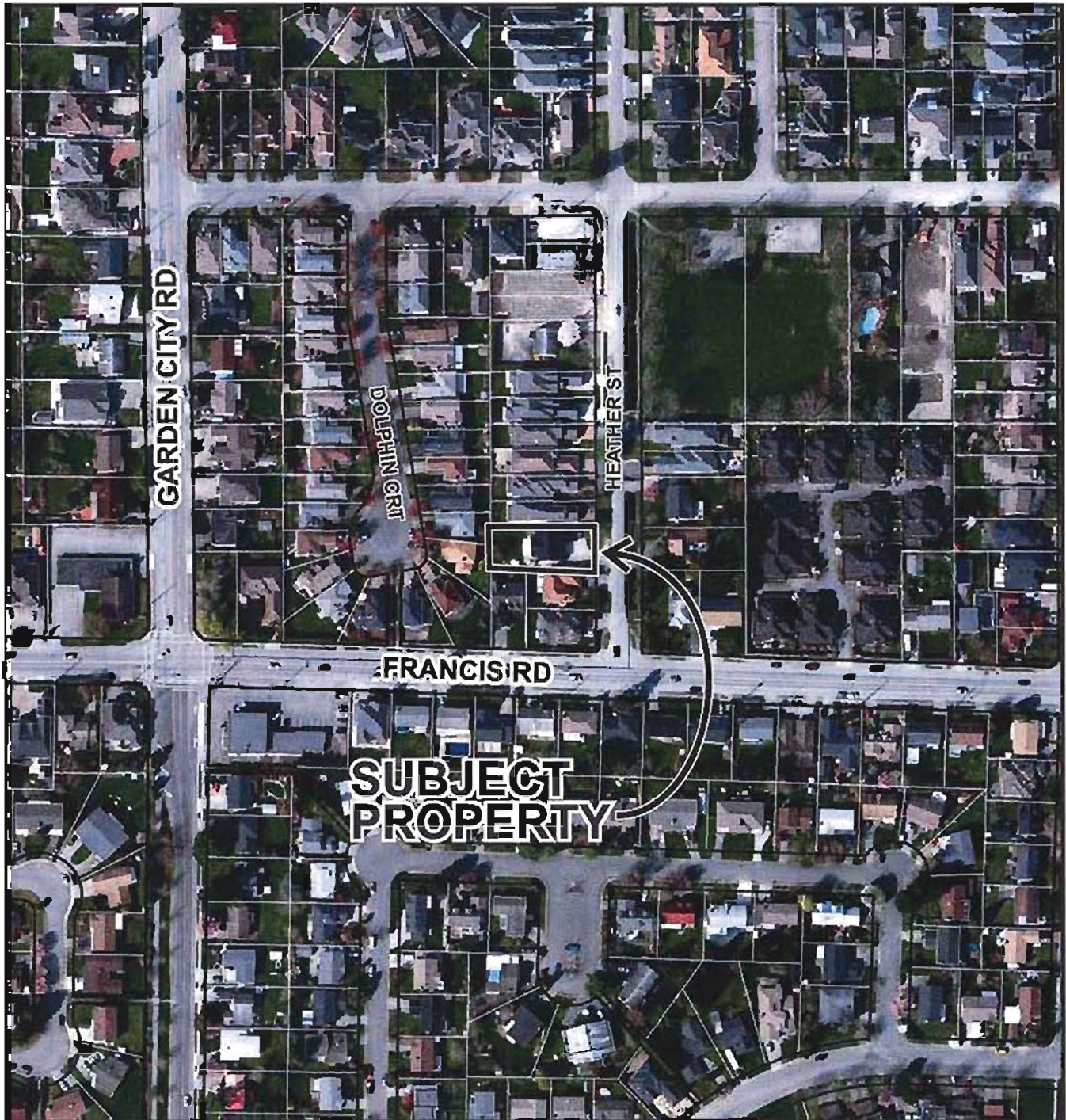
Original Date: 09/18/13

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 13-645746

Original Date: 09/18/13

Revision Date:

Note: Dimensions are in METRES



**RZ 13-645746**

**Attachment 2**

Address: 8951 Heather Street

Applicant: Kulwinder Pooni

Date Received: September 13, 2013 Fast Track Compliance: October 21, 2013

	Existing	Proposed
Owner	Kulwinder Pooni Narinder Mann	To be determined
Site Size (m <sup>2</sup> )	858 m <sup>2</sup> (9,235 ft <sup>2</sup> )	Two (2) lots, each 429 m <sup>2</sup> (4,617 ft <sup>2</sup> )
Land Uses	One (1) single detached dwelling	Two (2) single detached dwellings
Zoning	Single Detached (RS1/B)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Buildings	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Lot Size	Min. 270 m <sup>2</sup>	Min. 429 m <sup>2</sup>	none
Lot Width	Min. 9 m	Min. 9.48 m	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.





# City of Richmond

**Rezoning Considerations**  
Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 8951 Heather Street

**File No.:** RZ 13-645746

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9088, the developer is required to complete the following:**

1. Submission of a site plan, which demonstrates how the driveway and dwelling on the proposed north lot will be designed outside of the Tree Protection Zone for the Gingko biloba tree in the front yard of the subject site (Tree #1).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within close proximity to the Tree Protection Zone of the Gingko biloba tree in the front yard of the subject site (Tree #1). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (to include driveway excavation and installation stage), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$2,500 for the Gingko biloba tree to be retained (Tree #1). After construction and landscaping on the site is completed, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,080) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

**Prior to Demolition Permit Issuance, the developer must complete the following requirements:**

- Install tree protection fencing around the Gingko biloba tree in the front yard of the subject site (Tree #1). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Bulletin (Tree-03) (i.e. min. 1.5 m from the base of the tree in all directions), and must remain in place until construction and landscaping on the proposed lots is completed.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control

Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed original on file]

---

Signed

---

Date

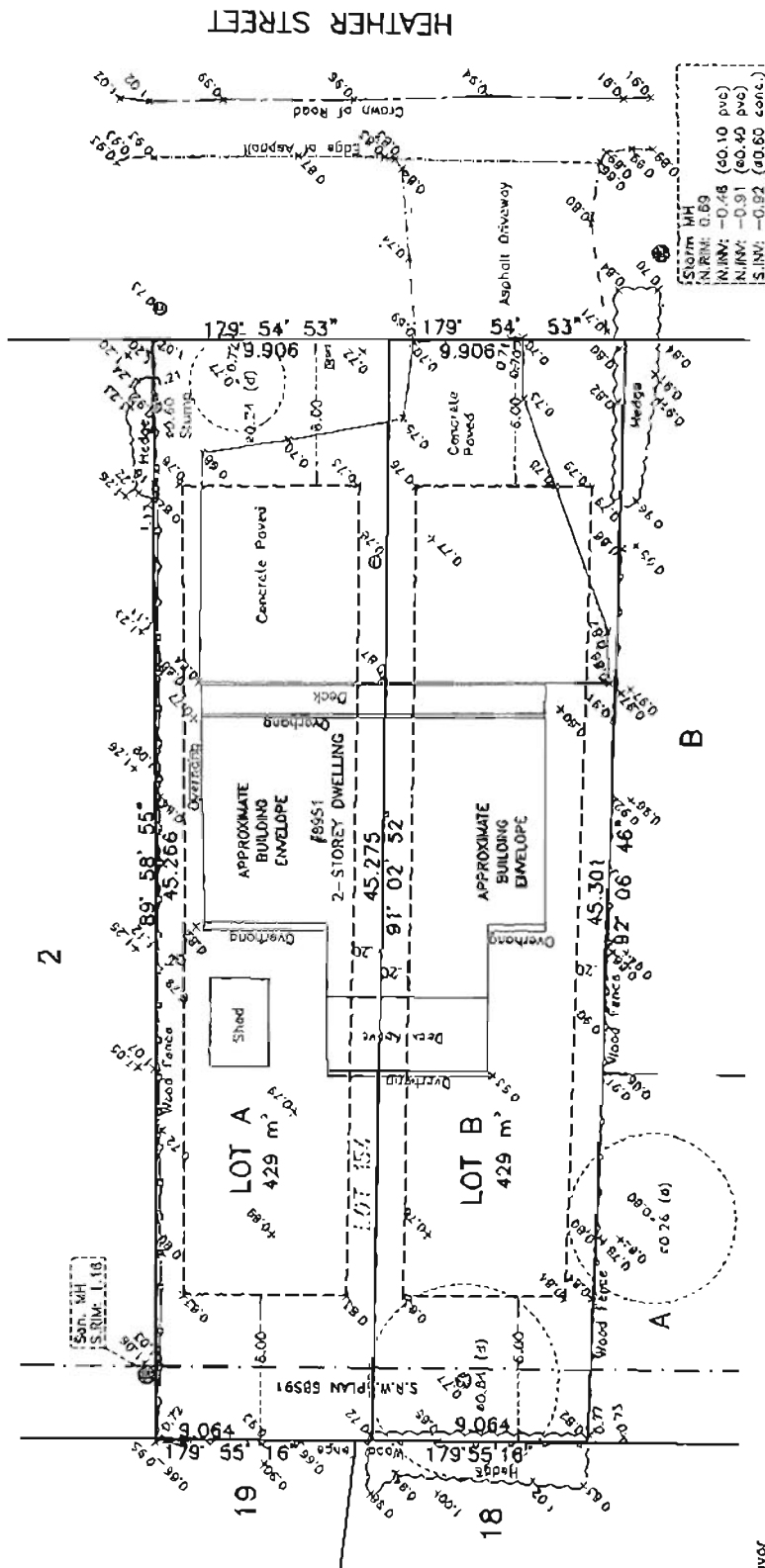
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 154 SECTION 22 BLOCK 4 NORTH  
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 40408

#8951 HEATHER STREET,  
RICHMOND, B.C.  
P.L.D. 003-735-770

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:
- ⊙ denotes round catch basin
  - ⊙ denotes manhole
  - W denotes water meter
  - = denotes water valve
  - (d) denotes deciduous

NOTE:

Elevations shown are based on City of  
Richmond HPI Benchmark network.  
Benchmark: HPI #202, Control Monument 77H4623  
Located at CL S bound L turn lane @ No.3 Rd & Bennett Rd  
Elevation = 1.452 metres

CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.  
AUGUST 28th, 2013

© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3J7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 5281  
FB-235 P115-118  
Drawn By: TH

DWG No. 5281-TOPO

PH - 493

NTS

# TREE RETENTION PLAN

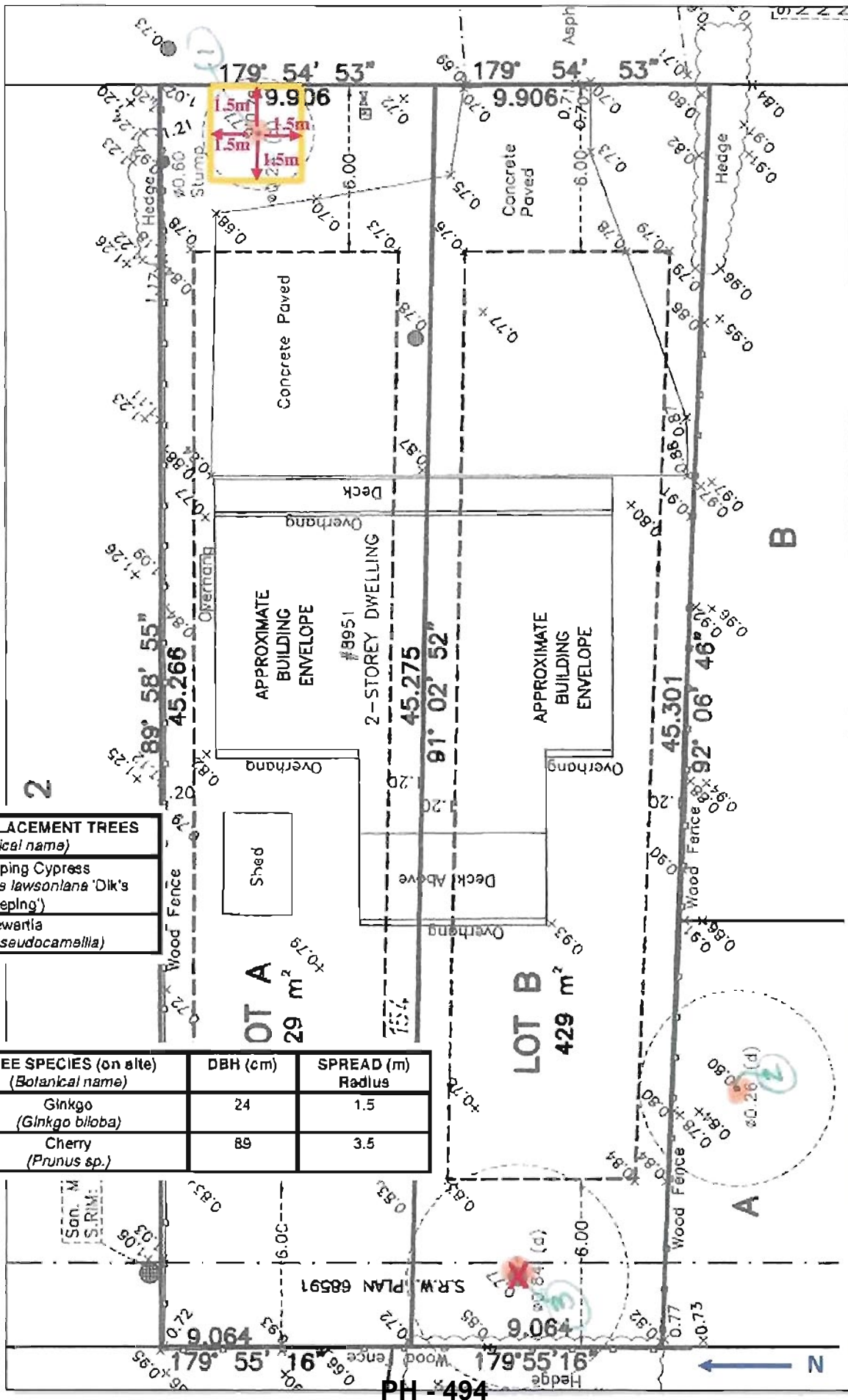
ATTACHMENT 5

## SUITABLE REPLACEMENT TREES (Botanical name)

Dik's Weeping Cypress  
(*Chamaecyparis lawsoniana* 'Dik's Weeping')

Stewartia  
(*Stewartia pseudocamellia*)

TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Ginkgo ( <i>Ginkgo biloba</i> )	24	1.5
3	Cherry ( <i>Prunus sp.</i> )	89	3.5



PH - 494

NTS





Richmond Zoning Bylaw 8500  
Amendment Bylaw 9088 (RZ 13-645746)  
8951 Heather Street

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**SINGLE DETACHED (RS2/A)**".

P.I.D. 003-735-770

Lot 154 Section 22 Block 4 North Range 6 West New Westminster District Plan 40408

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9088**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

DEC 17 2013



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

## Report to Committee Planning and Development Department

To: Planning Committee  
From: Wayne Craig  
Director of Development

Date: December 9, 2013  
File: ZT 13-636744

Re: Application by Viridi Pacific Holdings Ltd. for a Zoning Text Amendment to the  
Light Industrial (IL) Zoning District at 16540 River Road

### Staff Recommendation

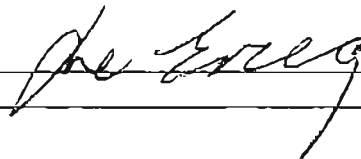
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9089, to amend the "Light Industrial (IL)" zoning district to permit outdoor storage at 16540 River Road, be introduced and given first reading.

  
Wayne Craig  
Director of Development

WE:kc  
Att.

### REPORT CONCURRENCE

#### CONCURRENCE OF GENERAL MANAGER



## Staff Report

### Origin

Virdi Pacific Holdings Ltd. has applied to the City of Richmond for a zoning text amendment (ZT 13-636744) to the “Light Industrial (IL)” zoning district to allow outdoor storage as a permitted use at 16540 River Road (**Attachment 1** – Location Map).

Based on previous rezoning and zoning text amendment applications (RZ 10-524476; ZT 12-610945), the subject site is zoned to allow for light industrial development (limited density), standalone commercial vehicle parking/storage activities and supporting accessory uses (i.e., residential security/operator unit).

The proponent has received proposals from potential tenants to use the subject site for outdoor storage activities in addition to the standalone commercial vehicle parking/storage activities. In order to accommodate this use, a zoning text amendment is being requested by the proponent to allow for outdoor storage activities on the subject site. A preliminary site plan is contained in **Attachment 2**. The proponent has indicated that the range of outdoor storage activities would likely consist of packaged lumber and empty shipping containers stored on portions of the site where truck parking also takes place.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in **Attachment 3**.

#### Rezoning Applications in the 16000 Block of River Road

A timeline outlining the development of the land use strategy in the 16000 block of River Road and subsequent rezoning applications for commercial vehicle parking/storage and outdoor storage activities is in **Attachment 4**. **Attachment 5** provides a map to identify the status of all rezoning applications submitted in the 16000 block of River Road.

### Surrounding Development

To the North: River Road and the foreshore of the Fraser River.

To the East: One property zoned “Agriculture (AG1)” to the north-east of the subject site. The remaining eastern boundary abuts a property currently under application to rezone from “Agriculture (AG1)” to “Industrial Storage (IS1)” to allow for truck parking and outdoor storage. This neighbouring rezoning application at 16700 River Road (RZ 12-603740) received 3<sup>rd</sup> Reading on January 21, 2013 and the proponent is working on completing the rezoning considerations for the project.

To the South: An existing dedicated City road (unconstructed). Further south is an existing rail line and “Agricultural (AG1)” zoned properties.

To the West: One property zoned "Agriculture (AG1)" along a majority of the subject site's west property line. Further west is a "Light Industrial (IL)" zoned property, which was rezoned to allow for commercial vehicle parking/storage, outdoor storage and limited light industrial development (16360 River Road) (RZ 10-523713).

### **Related Policies & Studies**

#### 2041 Official Community Plan

The 2041 Official Community Plan (OCP) designates the subject site "Industrial". The proposed outdoor storage use complies with the 2041 OCP designation.

#### Agricultural Land Reserve Status

The subject site is not located in the Agricultural Land Reserve (ALR) as they were approved for exclusion from the ALR in 2000.

#### Interim and Long Term Action Plans for the 16,000 Block of River Road

Council approved the Interim and Long Term Action Plans for the 16,000 block of River Road initially in 2008 and again endorsed the above land use strategies in December 2012 to consider rezoning applications for interim uses involving commercial vehicle parking/storage, outdoor storage and light industrial development (limited density) (Attachment 6 – Interim and Long Term Action Plans).

The proposed addition of outdoor storage activities as part of the proposed zoning text amendment application complies with the provision of the Interim and Long Term Action Plans endorsed by Council.

#### Flood Plain Designation and Protection Bylaw

A Flood Plain Covenant has been registered previously on title identifying a minimum Flood Construction Level of 3.1 m GSC in accordance with the bylaw.

### **Staff Comments**

#### Transportation

All transportation conditions and requirements for development of the site were addressed through the previous approved rezoning (RZ 10-524476) and zoning text amendment (ZT 12-610945) applications, which included:

- A 20 m wide road dedication along the south edge of the property for a future industrial road.
- Design and construction of a channelized controlled vehicle access from River Road to ensure trucks enter and exit the site from the west only.
- Registration of a legal agreement to ensure that the River Road access is removed once the new industrial road (south) servicing the property is operational.

The proposed addition of outdoor storage activities as a permitted use on the site will not result in any additional transportation related impacts on River Road.

### Engineering

All engineering conditions and requirements were addressed through the previous approved rezoning (RZ 10-524476) and zoning text amendment (ZT 12-610945) applications, which included:

- A 10 m wide statutory right of way along the site's River Road frontage for future dyke and utility related works.
- Registration of a Flood Plain Covenant on the subject site, specifying a 3.1 m GSC Flood Construction Level elevation.

### Analysis

#### Proposed Outdoor Storage Activities

The addition of outdoor storage activities on the subject site will not result in any additional requirements.

A landscape buffer screen previously secured and installed in 2011 along the subject site's River Road frontage provides for appropriate screening of truck parking and outdoor storage activities and also prevent incursions into or modification of the existing Riparian Management Area (RMA) (15 m) along the north edge of the site (River Road). Outdoor storage activities will not impact the existing landscape buffer or existing 15 m RMA.

#### Outdoor Storage Regulations to Apply

The following restrictions will be applicable to the subject site and consistent with other properties in this area that have received Council approval for outdoor storage uses:

- No outdoor storage of hazardous materials, food products, goods that can be transferred by the elements (i.e., wind, water) or wrecked/salvage goods.
- Outdoor storage activities are prohibited from emitting or discharging noise, odours, vibrations, radiation or electrical interference that would constitute a disturbance to neighbouring properties and surrounding activities.
- Servicing and repair of vehicles is not permitted.
- Maximum height of 4.5 m applicable to commercial vehicles and outdoor storage activities.

These restrictions are included in the site specific provisions of the "Light Industrial (IL)" zoning district and will apply to the subject site. The above restrictions have been reviewed by and agreed to by the proponent.

The proposed addition of outdoor storage activities on the subject site is consistent with uses approved through other rezoning applications in the 16,000 block of River Road processed under the Interim Action Plan. Of the 4 rezoning applications approved in this area (including the subject site), 3 have approval to conduct outdoor storage activities.

### Rezoning Considerations

All necessary requirements and conditions were addressed and secured through previously approved applications for the subject site. Therefore, no rezoning considerations are required through this zoning text amendment application.

**Financial Impact or Economic Impact**

None anticipated.

**Conclusion**

The applicant is requesting a zoning text amendment to allow for outdoor storage on a site-specific basis for the property at 16540 River Road, which is currently zoned "Light Industrial (IL)" and allows for commercial vehicle parking/storage and a limited area light industrial building. The proposal to add outdoor storage activities is consistent with the uses that were considered in the Interim Action Plan. Three (3) other rezoning applications in the 16000 block of River Road have been approved or received 3<sup>rd</sup> reading to allow for outdoor storage activities, based on the same provisions and restrictions proposed in this application. On this basis, the land use proposal is consistent with other approved applications and staff support the requested zoning text amendment.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9089, be introduced and given first reading.



Kevin Eng  
Planner 1

KE:cas

Attachment 1: Location Map

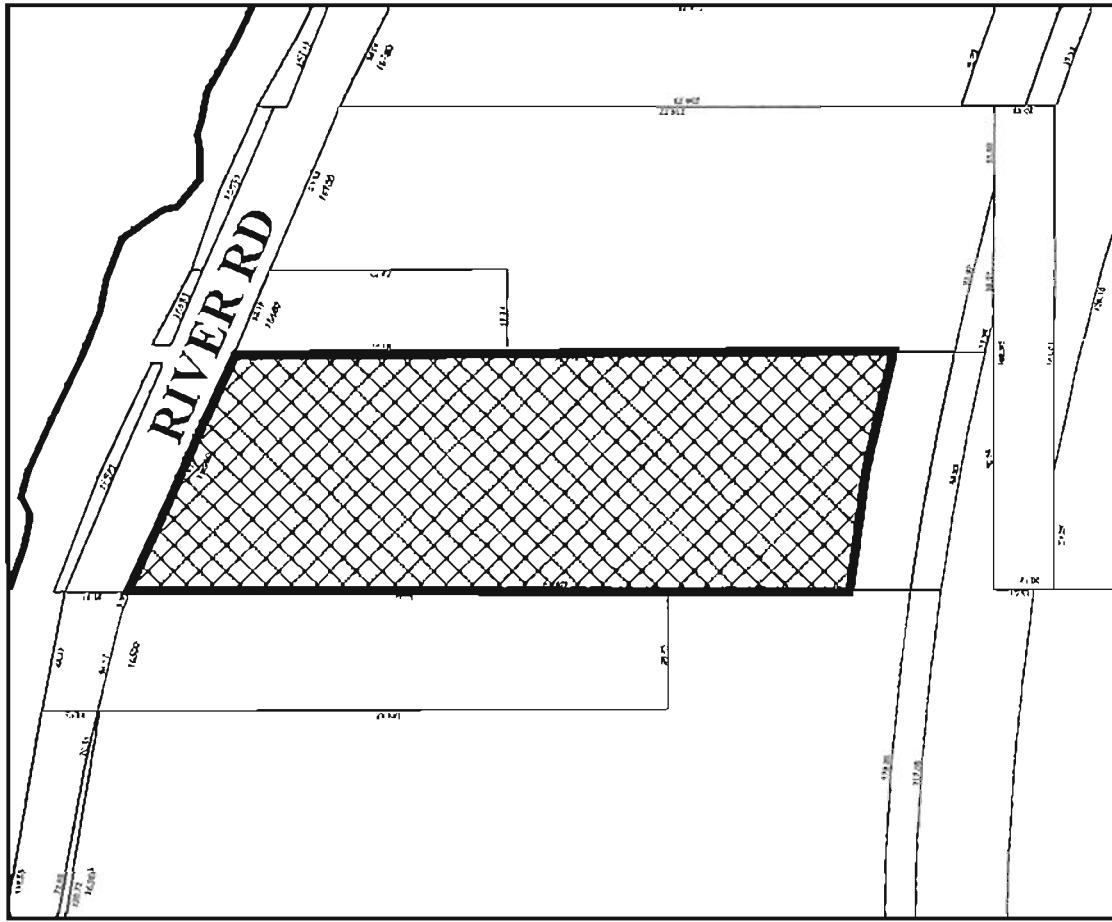
Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

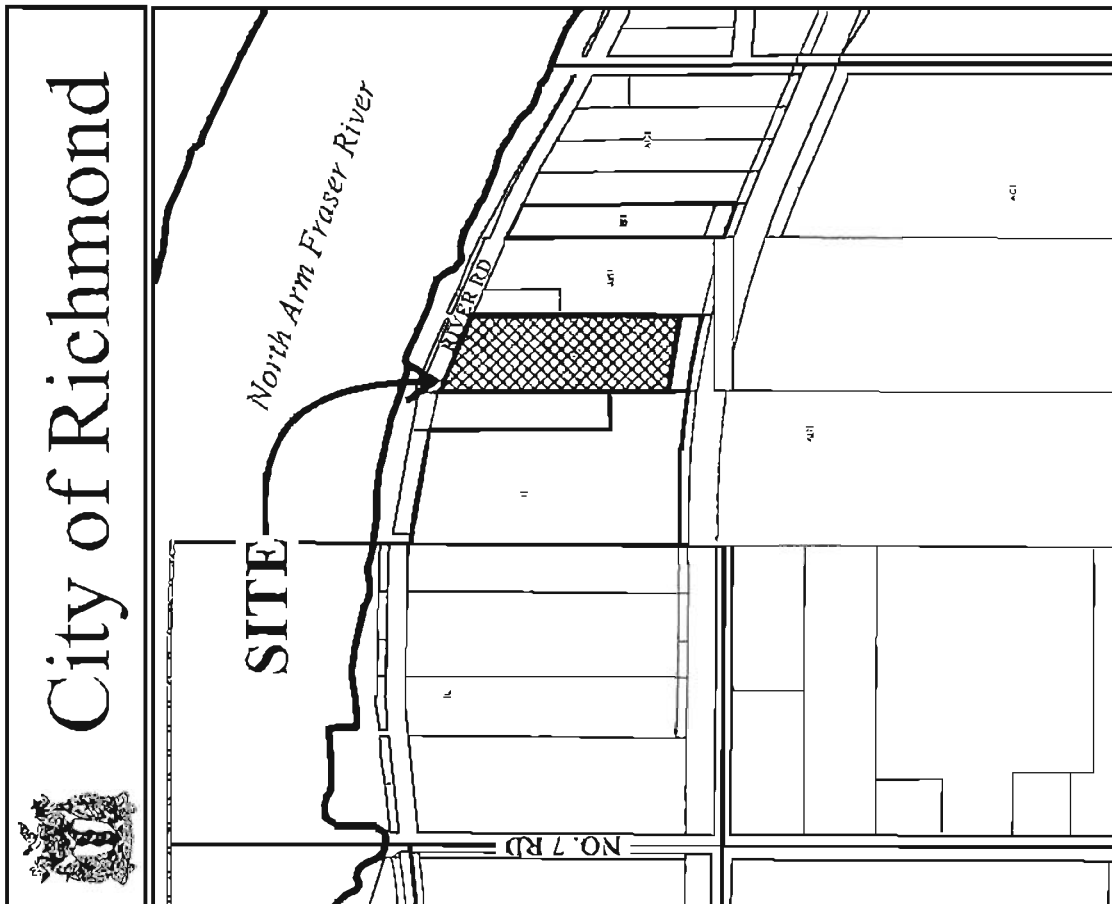
Attachment 4: Timeline – 16000 Block of River Road

Attachment 5: Map of Rezoning Applications in the 16000 Block of River Road

Attachment 6: Interim and Long Term Action Plan



Original Date: 05/13/13  
 Revision Date: 11/27/13  
 Note: Dimensions are in METRES



ZT 13-636744







ZT 13-636744

Original Date: 05/13/13

Amended Date:

Note: Dimensions are in METRES







**ZT 13-636744**

**Attachment 3**

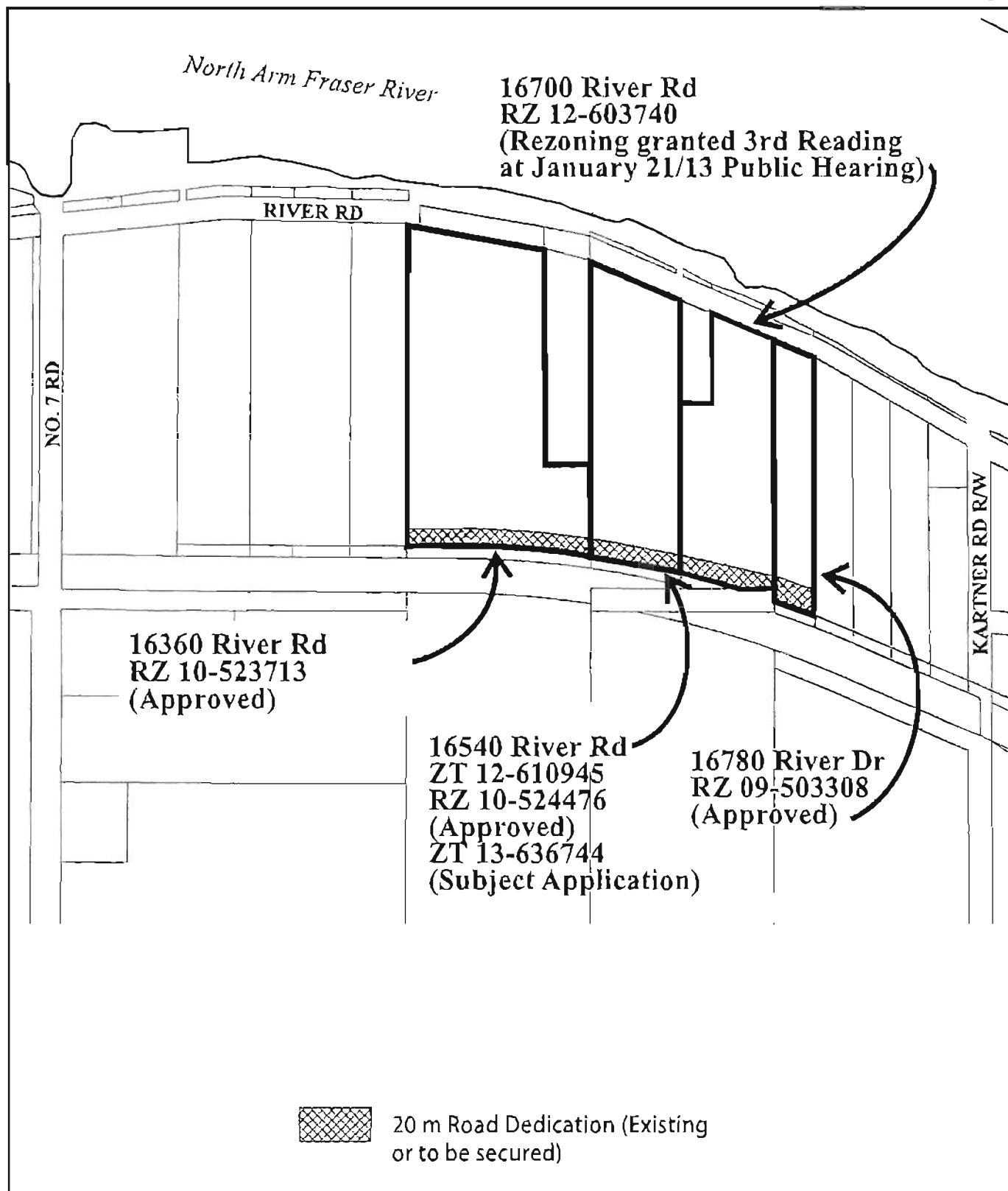
Address: 16540 River Road

Applicant: Viridi Pacific Holdings Ltd.

	Existing	Proposed
Owner:	Viridi Pacific Holdings Ltd.	No change
Site Size (m <sup>2</sup> ):	17,990 m <sup>2</sup> (4.45 acres)	No change
Land Uses:	<ul style="list-style-type: none"><li>• Single-family dwelling located on the north portion of the site used as a residential security/operator unit.</li><li>• Commercial vehicle parking/storage in accordance with existing zoning on remaining vacant portions of the subject site.</li></ul>	<ul style="list-style-type: none"><li>• Outdoor storage activities to accommodate storage of packaged lumber and empty shipping containers.</li><li>• Outdoor storage activities to comply with existing restrictions prohibiting certain types of storage uses and maximum height (4.5 m).</li></ul>
OCP Designation:	Industrial	No change – Proposal complies
Zoning:	Light Industrial (IL) <ul style="list-style-type: none"><li>• Allows for commercial vehicle parking and storage.</li><li>• Allows for limited light industrial development (0.12 FAR Max).</li></ul>	<ul style="list-style-type: none"><li>• Light Industrial (IL)</li><li>• Zoning text amendment to allow outdoor storage as a permitted use on 16540 River Road only.</li></ul>
Other Designations:	15 m Riparian Management Area along the site's River Road frontage	No impact or change.

**Timeline – 16000 Block of River Road**

<b>February 2008</b>	Council approves the Interim Action Plan for the 16000 Block of River Road, outlining provisions for the consideration of commercial vehicle truck parking, outdoor storage and limited light industrial development as an interim use through individual rezoning applications. The Long-Term Action Plan is also approved for this portion of River Road, which is applicable for intensive light industrial redevelopment in the future when City service and infrastructure is available.
<b>September 2010</b>	16780 River Road (RZ 09-503308) receives rezoning approval for commercial vehicle parking/storage and outdoor storage.
<b>2011</b>	City staff undertakes a Council directed review of the Interim Action Plan.
<b>November 2011</b>	16540 River Road (RZ 10-524476)(Subject Site) receives rezoning approval for commercial vehicle parking (with restrictions on the type and number of commercial vehicles) and a limited area light industrial building.
<b>January 2012</b>	Council reaffirms the Interim Action Plan as a result of the staff review completed in 2011. Follow-up traffic counts to be undertaken throughout 2012 to monitor traffic along River Road and No. 7 Road. Traffic data to be reported back to Council by the end of 2012.
<b>July 2012</b>	16540 River Road (ZT 12-610945)(Subject Site) receives zoning text amendment approval that removed previous restrictions on the type and number of commercial vehicles that can be parked/stored on-site.
<b>December 2012</b>	Council endorses the Interim Action Plan to consider rezoning applications for commercial truck parking/storage, outdoor storage and limited light industrial development based on the traffic data collected in 2012. Traffic data collection to continue and be monitored by Transportation staff.
<b>January 2013</b>	16700 River Road (RZ 12-603740) receives Public Hearing, 2 <sup>nd</sup> and 3 <sup>rd</sup> reading for a rezoning application proposing commercial vehicle parking/storage and outdoor storage.
<b>July 2013</b>	16360 River Road (RZ 10-523713) receives rezoning approval for commercial vehicle parking/storage, outdoor storage and limited area light industrial development.



## Rezoning Applications in the 16000 Block of River Road

Original Date: 03/31/09

Amended Date: 11/27/13

Note: Dimensions are in METRES

**The City of Richmond**  
**Interim Action Plan**  
**16,000 Block of River Road**  
*(Revised based on Public Consultation Feedback)*

**Land Use**

- The 16,000 block of River Road:
  - Is currently designated for 'Business and Industry' in the City's Official Community Plan (OCP).
  - Outdoor parking and storage of vehicles and goods would be consistent with the existing OCP land use designation.
  - This land is not within the Agricultural Land Reserve.
  - Agri-Industrial service activities (operations that support or are directly related to a farm) can also be considered as a potential land use under the "Business and Industry" designation.
- The 17,000 block of River Road:
  - No land use changes are proposed as part of the Interim Action Plan as the properties are contained within the Agricultural Land Reserve and designated for "Agriculture" in the existing OCP.

**Proposed Approach to Rezoning Applications**

- The City is proposing a restrictive Comprehensive Development District zone in this area. This will allow (if permitted) outdoor storage and parking of vehicles and goods under a set of regulations and conditions – Fencing; Screening; Storage Setbacks; Permeable surface treatment.
- The proposed Comprehensive Development District zone will limit the uses and restrict the amount and size of buildings.

**Technical Objectives and Issues***Engineering*

- The 16,000 block of River Road is currently **not** adequately serviced by City storm and sanitary systems to sufficiently support intensive light industrial activities involving warehousing/manufacturing buildings or agri-industrial service uses.
- Rezonings proposing outdoor vehicle storage and parking can be considered, as this use would have minimal impacts on City services.

*Transportation*

- Vehicle access for traffic generated from proposed uses (i.e., commercial vehicle parking and storage) is to be arranged to mitigate the use and related impact of truck traffic on River Road.
- City staff have recommended that the applicants explore a shared vehicle access across the properties under rezoning application to limit truck and vehicle use of River Road.
- Appropriate traffic assessments and upgrades to applicable portions of River Road and No. 7 Road must be undertaken.

*Existing Soil/Fill Conditions*

- Confirmation from the Ministry of Environment that any fill previously located on the sites does not pose a contamination risk or negative impact to surrounding areas. A report prepared by the appropriate professional is required to be submitted to the Ministry of Environment to confirm this. The rezoning applicants are to undertake this process, keeping City staff informed of progress and approvals.

### Rezoning Considerations (To be completed by the rezoning applicants)

- ❑ Submit an acceptable fence and landscape buffer scheme.
- ❑ Registration on title legal agreements securing shared vehicle access by rezoned properties and restricting access to River Road based on the recommendations set out in the traffic assessment and approved by the City (*additional consideration based on public feedback*).
- ❑ Complete a traffic assessment of **River Road** from No. 7 Road to the eastern extent deemed to be impacted by traffic generated by properties along River Road (16,000 Block).
- ❑ Complete a traffic assessment of **No. 7 Road** from Westminster Highway to River Road by traffic generated by properties along River Road (16,000 Block)(*additional consideration based on public feedback*).
- ❑ Any traffic control measures, joint access infrastructure or road upgrades, including any traffic calming features to minimize the truck impacts in the area, identified as part of the traffic assessment of applicable portions of River Road and No.7 Road (reviewed and approved by City staff) will be the responsibility of the rezoning applicants to complete (*additional consideration based on public feedback*).
- ❑ Dedication of a 20 metre wide strip of land along the south property line of each property to facilitate the creation of a new road.

### Forthcoming Process

- ❑ Rezoning applicants will be given a deadline of March 31, 2008 to complete the necessary studies and plans and submit the following materials to City staff for review:
  - Traffic assessments for applicable portions of River Road and No. 7 Road (*additional consideration based on public feedback*).
  - Geotechnical reports, which have been forwarded to the Ministry of Environment for review and approval, to confirm that the sites do not pose any contamination risk or negative impact to surrounding areas.
  - A buffer and landscaped screen plan for the properties under rezoning application.
- ❑ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.

# **The City of Richmond Long-Term Action Plan 16,000 Block of River Road**

***(Revised based on Public Consultation Feedback)***

## **Land Use Examination**

- ❑ Monitor outdoor vehicle and goods parking/storage to ensure compliance to regulations and Interim Action Plan provisions.
- ❑ Future rezoning applications will be required, should property owners wish to undertake more intensive light industrial activities or agri-industrial service activities.
- ❑ Intensive light industrial uses or agri-industrial service activities is consistent with the existing City's Official Community Plan (OCP) 'Business & Industry' land use designation.
- ❑ Review agri-industrial service operations to determine if specialized zoning provisions are required.

## **Technical Objectives and Issues**

### *Traffic and Transportation*

- ❑ Establishment of a new road access east of No. 7 Road to serve as the future vehicle access to potential light industrial activities.
- ❑ The proposed alignment for a new road east of No. 7 Road is along the south property line of the River Road properties (a 20 metre wide future road dedication will be secured through current rezoning applications).
- ❑ Design and construction of a new road east of No. 7 Road would be undertaken when the road can be made functional.

### *City Servicing*

- ❑ Intensive light-industrial uses and agri-industrial service activities will require the appropriate servicing infrastructure (sanitary, storm and water systems), which entails significant works to be undertaken.
- ❑ Resolution of City servicing constraints will be required through future rezoning applications in this area to more intensive light industrial uses.

## **Forthcoming Process**

- ❑ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.



Richmond Zoning Bylaw 8500  
Amendment Bylaw 9089 (ZT 13-636744)  
16540 River Road

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

1. Richmond Zoning Bylaw 8500 is amended by repealing Section 12.2.11.3 in the "Light Industrial (IL)" zone and replacing it with the following:

"Outdoor storage shall only be permitted at the following sites and subject to the restrictions in Sections 12.2.11.4 and 12.2.11.5

16360 River Road

P.I.D. 023-325-178

Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP  
26319

16540 River Road

P.I.D. 028-709-632

Lot 1 Section 14 Block 5 North Range 5 West New Westminster District Plan BCP 49491"

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9089".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 17 2013



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



To Public Hearing  
Date: Jan 20, 2014  
Item # 5  
Re: 16540 River Rd  
ZT 13-636744

CITY OF RICHMOND  
COUNCIL CENTRE

JAN 13 2014  
8:45am

January 10, 2014

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

Dear Honorable City of Richmond Council Members,

**RE: Richmond Zoning Bylaw 8500 Amendment Bylaw 9089 (ZT 13-636744) on 16540 River Road Richmond**

I am writing this letter to the City of Richmond as a concerned citizen witnessing the effects of the past approved "truck storage" and other outdoor storage yards in that area of the 16000 block of River Road.-

After talking to Kevin Eng, your City Planner, it is obvious that this is all in the design stages of more trucks to be placed on River Road, the road that is also the dyke that protects our City. Since the allowing of the truck parking in that area, there had been increased trucks (greater than 9 tons) especially to the east of that area. Designing of access to those properties (ie 16780 River Road) that has road separators or delineators is **not working** considering that there **WERE** 10 delineators to prevent tractor trailers from going EAST, however they had to already be once replaced a year ago and now again there is only 1 delineator left trying uselessly to stay in place for so many of the transport tractors cross the double yellow line to go EAST.

I am writing to appeal to the city council on what are the realities of trying to use River Road. I adamantly object to broadening the land use of that property (16540 River Road) for the purposes of outdoor storage. Kevin Eng told me that the height restriction will be to 4.5 metres. I still OBJECT to this after again witnessing the effects of the RAYMONT container storage operation. If you ever try to go east on River Road from No. 6 Road weekdays, invariably there are numerous highway transport tractors laden with containers that are PARKED on that section of River Road, blocking River Road. After sitting behind these trucks for a while wondering what is happening, I risk my well being and cross the double line into oncoming traffic. These parked tractor trailers are trying to get access to the Raymont property to unload their containers.

Any containers or other outdoor storage that would be placed on this 16540 River Road property would need to be taken there and picked up by tractor trailers placing more traffic onto River Road even to the EAST of these properties. More and more shipping containers are being placed on rural properties without any view of what is right and proper for a city and what they look like. Keep industrial containers on industrial zoned sites. Do you want a shipping container placed in your neighbourhood?

The 16000 River Road area properties were approved for truck storage a short while ago with certain conditions and restrictions. At that time, the City of Richmond Council took plenty of time to consider zoning and usage for those properties. Why should this property zoning **again** be amended by the By-Law process? I am witnessing the effects especially on weekdays when these trucks drive eastward on River Road. More truck traffic due to picking up and returning "outdoor storage" units such as shipping containers and towable trailers is not the best situation for the rural community to the east of No. 7 Road.

In addition, large trucks, dump trucks, transport trailer units and other heavy vehicles upon exiting these sites deposit a thin slimy mud on River Road that builds up upon the road surface. With rain these fine mud particles are washed eventually into the River Road ditch which is a recognised Fisheries Habitat.

I plead with the City Council members **not** to allow this Amendment to go ahead. There have been issues with truck traffic and I emphasize that for an increase of the volumes of these heavy vehicles due to increased back and forth movement to and from these properties will just exacerbate these problems.

Respectfully objecting to the By-law amendment,  
Doris Loughheed  
19000 River Road,  
Richmond, BC V6V1M3



PH - 511