



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

Monday, July 20, 2015 – 7 p.m.

Council Chambers, 1st Floor

Richmond City Hall

6911 No. 3 Road

Richmond, BC V6Y 2C1

OPENING STATEMENT

Page

1. **OFFICIAL COMMUNITY PLAN BYLAWS 7100 AND 9000, AMENDMENT BYLAW 9252 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9253 (RZ 07-394294)**

(File Ref. No. 12-8060-20-009252/009253; RZ 07-394294) (REDMS No. 4574015)

PH-5

[See Page PH-5 for full report](#)

Location: 3868, 3880 and 3900 Steveston Highway

Applicant: G & B Estates Ltd.

Purpose of Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9252:

To amend the land use designation of 3868 and 3880 Steveston Highway in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4 Steveston Area Plan to reflect the proposed commercial development.

Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9253:

To create the “Neighbourhood Commercial (ZC36) – Steveston” zone and to rezone 3868, 3880 and 3900 Steveston Highway from the “Neighbourhood Commercial (CN)”, “Gas & Service Stations (CG2)” and “Single Detached (RS1/A)” zones to the “Neighbourhood Commercial (ZC36) – Steveston” zone, to permit development of approximately 2,109 m² of commercial space in three (3) one-storey buildings.

Page

First Reading: June 22, 2015

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) **Allan and Nicola Byres**, 3851 Steveston Highway
3. Submissions from the floor.

PH-32

Council Consideration:

1. Action on second and third readings of Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9252.
2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9253.

2. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9254**

(File Ref. No. 12-8060-20-009254) (REDMS No. 4579777 v. 3)

PH-34

See Page PH-34 for full report

Location: City-wide

Applicant: City of Richmond

Purpose: To amend section 12.4 of City’s energy efficiency policies for townhouse developments resulting from rezoning, requiring that new townhouse design achieve either an EnerGuide 82 rating (ERS 82) or the Natural Resources Canada’s “Energy Star for New Homes” standard; and be solar hot water-ready.

First Reading: June 22, 2015

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.

Page

Council Consideration:

1. Action on second and third readings of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9254.

2. Adoption of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9254.

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9256 (ZT 14-677144)**

(File Ref. No. 12-8060-20-009256; RZ 14-677144) (REDMS No. 4582072)

PH-46

[See Page PH-46 for full report](#)

Location: 9291 Alderbridge Way

Applicant: First Richmond North Shopping Centres Ltd.

Purpose: To amend the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone to allow a 325 m² (3,498 ft²) type 2 retail liquor store at 9291 Alderbridge Way (on the property at 9251 Alderbridge Way) and to update the zone with current road names.

First Reading: June 22, 2015

RELATED BYLAW:

RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9258 (ZT 14-677144)

(File Ref. No. 12-8060-20-009258; ZT 14-677144) (REDMS No. 4582072)

Location: 8080 Park Road

Applicant: First Richmond North Shopping Centres Ltd.

Purpose: To amend the "Downtown Commercial (CDT1)" zone to no longer allow a type 2 retail liquor store at 8080 Park Road.

First Reading: June 22, 2015

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.

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9256.

2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9258.

ADJOURNMENT

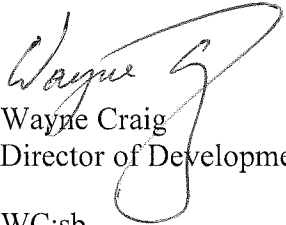


To: Planning Committee **Date:** June 8, 2015
From: Wayne Craig
Director of Development **File:** RZ 07-394294
Re: **Application by G & B Estates Ltd. for Rezoning at 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to a new "Neighbourhood Commercial (ZC36) – Steveston" zone**

Staff Recommendation

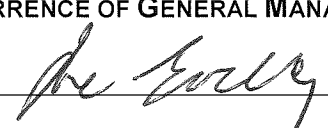
1. That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252,
 - a) to redesignate 3868 and 3880 Steveston Highway from "Neighbourhood Residential" to "Neighbourhood Service Centre" in Attachment 1 to Schedule 1 of Bylaw 9000 (City of Richmond 2041 OCP Land Use Map); and
 - b) to redesignate 3868 and 3880 Steveston Highway from "Single-Family" to "Commercial" in the Land Use Map of Schedule 2.4 of Bylaw 7100 (Steveston Area Plan);be introduced and given first reading.
2. That Bylaw 9252, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw 9252, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, to create the "Neighbourhood Commercial (ZC36) - Steveston" zone and for the rezoning of 3868, 3880 and 3900 Steveston Highway from the "Neighbourhood Commercial (CN)", "Gas & Service Stations (CG2)" and "Single Detached (RS1/A)" zones to the "Neighbourhood Commercial (ZC36) - Steveston" zone, be introduced and given first reading.



Wayne Craig
Director of Development

WC:sb
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

G & B Estates Ltd. has applied to the City of Richmond for permission to rezone 3868, 3880 and 3900 Steveston Highway (Attachment 1) in order to construct a commercial development with approximately 2,109 m² commercial space in three (3) one-storey buildings (Attachment 2 & 3). The application includes rezoning the properties from the “Neighbourhood Commercial (CN)”, “Gas & Service Stations (CG2)” and “Single Detached (RS1/A)” zones to a new site specific “Neighbourhood Commercial (ZC36) – Steveston” zone.

The application also includes proposed amendments to the Official Community Plan (OCP) land use designations of 3868 and 3880 Steveston Highway in both the 2041 Official Community Plan (OCP) Bylaw 9000 and in the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4, the Steveston Area Plan, to reflect the proposed commercial development (Attachments 4 & 5).

Findings of Fact

A Development Application Data Sheet providing details about the Zoning Text Amendment proposal is attached (Attachment 6).

Surrounding Development

Surrounding development is as follows:

- To the North: across Steveston Highway are one-storey and two-storey commercial developments, zoned “Local Commercial (CL)” and single family homes, zoned “Single Detached (RS1/A)”.
- To the South: fronting onto both No. 1 Road and Hunt Street is a 20-unit three-storey multi-family development, zoned “Special Needs Residential (ZR2)”; and fronting onto both No. 1 Road and Regent Street is a 49-unit three-storey multi-family development, zoned “Medium Density Low Rise Apartments (RAM1)”.
- To the East: across No. 1 Road is a 9-unit two-storey multi-family development, zoned “Low Density Townhouses (RTL1)” and a 17-unit two-storey multi-family development, zoned “Low Density Townhouses (RTL3)”.
- To the West: fronting onto Hunt Street and Steveston Highway are single-family homes, zoned “Single Detached (RS1/A)”.

Background

The subject development site includes the corner property at 3900 Steveston Highway comprised of a vacant former gas station and the existing Minato Village, an older commercial shopping centre. The subject site also includes 3868 and 3880 Steveston Highway, which are portions of the historic undeveloped 1st Avenue roadway, currently containing a restaurant also developed by the owner and an overgrown hedge. In 1972, the east half of 1st Avenue between Steveston Highway and Hunt Street was closed and title raised, creating the lot at 3880 Steveston Highway.

This lot was leased to the current owner in 1972 and then purchased by the owner in 2001. In 2010, the west half of 1st Avenue between Steveston Highway and Hunt Street was closed and title raised, creating the lot at 3868 Steveston Highway. This lot was purchased by the owner in 2010.

The subject rezoning application has taken a number of years of review. The former corner gas station site was contaminated both onsite and into the City roadway. A detailed remediation program was completed and certificates of compliance were issued by the Province.

Now that remediation is completed and an anchor tenant has been secured, the owner is requesting a rezoning of all three properties to develop a new commercial shopping centre on the consolidated development site. The proposal is intended to reinvigorate the commercial centre, provide a new large anchor tenant pharmacy with cosmetics and groceries, a financial institution, the existing Dairy Queen tenant, other existing and returning tenants, as well as new tenants that may be interested in opening their businesses at the subject location.

Related Policies & Studies

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP), Steveston Area Plan, Flood Plain Designation and Protection Bylaw 8204, Noise Regulation Bylaw No. 8856 and the Public Art Program.

Official Community Plan (OCP)/Steveston Area Plan – Proposed Amendments

The site is located in the Steveston planning area and is subject to the 2041 Official Community Plan (OCP) and the Steveston Area Plan (Schedule 2.4 of the OCP). The 2041 OCP Land Use Map identifies the corner commercial property at 3900 Steveston Highway as “Neighbourhood Service Centre” and both the commercial property at 3880 Steveston Highway and the vacant lot at 3868 Steveston Highway as “Neighbourhood Residential” (Attachment 4).

The Steveston Area Plan Land Use Map identifies the corner commercial property at 3900 Steveston Highway as “Commercial” and both the commercial property at 3880 Steveston Highway and vacant lot at 3868 Steveston Highway as “Single-Family” (Attachment 5).

Both the OCP maps are proposed to be amended to accommodate the proposed commercial development. OCP amendment Bylaw 9252 is provided for Council consideration.

Floodplain Management Implementation Strategy

The development proposal is required to comply with the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is a consideration of rezoning (Attachment 7).

Noise Regulation Bylaw No. 8856

The development proposal is required to comply with the Noise Regulation Bylaw No. 8856. Registration of a legal agreement on Title is a consideration of rezoning (Attachment 7) ensuring that the building envelope is designed and appropriate rooftop HVAC units are specified to avoid

generated noise from penetrating into neighbouring residential properties that exceed noise levels specified in the bylaw.

Public Art Program

The developer has agreed to participate in the City’s public art program through a voluntary contribution as a consideration of rezoning (Attachment 7). The contribution rate for commercial developments is \$0.42 per buildable square foot (for a total contribution of \$16,820).

Consultation

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

Staff have reviewed the proposal, with respect to the BC Local Government Act and City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders.

Table 2 below clarifies this recommendation.

Table 2: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary, as the Agricultural Land Reserve is not affected.
Richmond School Board	No referral necessary as this commercial application does not involve any multiple-family housing units thus it does not have the potential to generate 50 or more school aged children (e.g., typically around 295 multiple-family housing units).
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and density changes are proposed.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and density changes are proposed.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and density changes are proposed.
TransLink	No referral necessary, as no transportation road network changes are proposed, only minor land use and density changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the ports are not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the airport is not affected.
Richmond Coastal Health Authority	No referral necessary, as the health authority is not affected.

Stakeholder	Referral Comment (No Referral necessary)
Community Groups and Neighbours	No referral necessary, as only minor land use and density changes are proposed. The applicant has reviewed the proposal with the owners of the neighbouring single detached homes to the west, and the resident manager and executive director of the neighbouring multi-family developments to the south. The applicant advises that the neighbours were supportive of the proposal.
Other relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use and density changes are proposed.

Analysis

The proposed rezoning would allow for the redevelopment of the existing Minato Village neighbourhood service centre with expansion into the vacant area of the former corner gas station and the undeveloped lot at 3868 Steveston Highway.

a) Proposed Site Specific “Neighbourhood Commercial (ZC36) – Steveston” Zone

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific “Neighbourhood Commercial (ZC36) – Steveston” zone and to rezone the subject site to the new zone. The proposed ZC36 zone has been prepared to manage development on the subject site and is based on the existing “Neighbourhood Commercial (CN)” zone, which currently applies to the existing shopping centre. The CN zone permits a range of commercial businesses as permitted uses; residential and minor community care uses as secondary uses; and retail liquor 2 as an additional use. Different from the CN zone, the new zone does not include retail liquor 2 or residential uses and does include commercial education and indoor recreation as additional permitted uses. Also different from the CN zone, the new zone does not include tenancy size restrictions for retail uses. Zoning amendment Bylaw 9253 to create the new zone and to rezone the subject site is provided for Council consideration.

b) Built Form and Architectural Character:

The applicant has provided conceptual development plans for a commercial development with approximately 2,109 m² of commercial space located in three (3) one-storey buildings (Attachment 2). A Development Permit processed to a satisfactory level is a requirement of zoning approval. The review of the future Development Permit will include examining:

- Compliance with Development Permit Guidelines for commercial projects in the 2041 Official Community Plan Bylaw 9000. In addition to the applicable design guidelines, staff will work with the project architect to ensure the form and character provides an appropriate gateway to the Steveston Village Heritage Conservation Area.
- Detailed architectural and landscape designs, including design development to provide adequate articulation, visual interest and animation along Steveston Highway and No. 1 Road, to provide a strong corner presence at the intersection as well as sensitive interfaces to the adjacent single-family and multi-family developments.

- Detailed site layout review, including site access, internal drive aisles, vehicular parking, bicycle parking, garbage/recycling/organics collection and loading (two medium SU-9 spaces).
- Sustainability strategy for the development proposal. Since commercial tenants have control over the building interiors, the owner is investigating how to provide solar powered exterior lighting (e.g., parking area, building and/or landscaping).
- Crime Prevention through Environmental Design.

c) Transportation and Site Access:

- i) The development proposal includes two (2) driveways for this corner commercial development, one (1) on No. 1 Road and one (1) on Steveston Highway. The access to No. 1 Road is to be limited to right-in/right-out plus left-in movements only (No left-out movement from the site). Appropriate signage advising motorists of the turn restrictions, driveway configuration and raised concrete island are to be designed and constructed through the required Servicing Agreement (Attachment 7).
- ii) The proposal includes the creation of a new left turn lane, providing Steveston Highway traffic with access to the site's Steveston Highway driveway. Submission of a functional road plan is a requirement of rezoning and the left turn lane is to be designed and constructed through the required Servicing Agreement (Attachment 7).
- iii) The conceptual architectural design includes two (2) required medium loading spaces (SU-9 size trucks) located one in front of the other on the south side of the west building. The owner has agreed to register a legal agreement on title to prohibit large (WB-17) trucks from entering the site as a consideration of rezoning (Attachment 7).
- iv) A Traffic Impact Assessment prepared by MMM Group was submitted regarding the proposal and identifies that the proposal requires 89 parking spaces. The conceptual development plans include 84 parking spaces. Staff have reviewed and support the proposed 6% parking reduction as permitted under the Zoning Bylaw 8500 on the basis of the applicant providing the following TDM package as a consideration of rezoning (Attachment 7):
 - Registration of a legal agreement on title to prohibit assignment of parking spaces to a particular tenant so that the parking spaces remain unassigned and accessible to all customers at all times.
 - Granting of two (2) statutory rights-of-way (1.5 m x 9 m) to accommodate new bus shelters at the existing bus stop locations on Steveston Highway and No. 1 Road.
 - Design and construction of concrete bus shelter pad and accessible concrete pad at the (2) two bus stop locations as part of the required Servicing Agreement.
 - Voluntary contribution of \$50,000 for two (2) bus shelters for the bus stop locations.
 - Voluntary contribution of \$30,000 towards a future TDM in the vicinity of the site to be constructed by the City. This may include: an asphalt walkway along Steveston Highway from the site to 2nd Avenue; or alternate TDMs in the vicinity of the site to be determined by the City.

d) Tree Retention and Replacement:

- i) A tree survey was submitted in support of the application. A tree retention / replacement plan is attached (Attachment 3). The one (1) existing tree on-site (in the southwest corner) will be protected and retained. The one (1) existing tree off-site and adjacent to the development site (at the northwest corner) will be protected.
- ii) An existing overgrown hedge along the west property line is proposed to be removed and replaced with a new minimum 3 m high cedar hedge. An existing hedge along the south property line will be retained to maintain screening to the neighbouring multi-family development. The owner has reviewed this proposal with their neighbours, who did not express concerns regarding the proposal. The proposal was reviewed with the two (2) adjacent neighbouring single family property owners to the west, a resident manager and executive director of the neighbouring multi-family developments to the south.
- iii) Tree Protection – Tree protection fencing is required prior to any construction activities (including demolition) occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within tree protection zones is a consideration of rezoning.

e) Infrastructure Improvements:

The owner has agreed to enter into the City's standard Servicing Agreement as a consideration of rezoning (Attachment 7) for the design and construction of road network infrastructure improvements. Works include: frontage improvements along Steveston Highway and No. 1 Road; traffic signal improvements at Steveston Highway and No. 1 Road intersection; bus stop improvements; and 2 m wide road dedication along both frontages for future road widening.

Existing Legal Encumbrances

A statutory right-of-way is registered on title to 3900 Steveston Highway (F41649). The statutory right-of-way is no longer needed and staff recommend that it be discharged from title. Discharge is a consideration of rezoning (Attachment 7).

Financial Impact or Economic Impact

None.

Conclusion

The proposal would provide a commercial development with approximately 2,109 m² commercial space in three (3) one-storey buildings. The proposal would facilitate the redevelopment of a vacant corner gas station site and an older commercial shopping centre, enhancing the corner of No. 1 Road and Steveston Highway.

Amendments are required to the land use designations for 3868 and 3880 Steveston Highway in the 2041 OCP Land Use Map and Steveston Area Plan. The development proposal is consistent with the proposed "Neighbourhood Commercial (ZC36) – Steveston" zone. Overall, the proposed land use, density, site plan and building massing respects the surrounding single

detached homes, multi-family developments and commercial 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 the convenience and safety of pedestrian, cycling, rolling, public transit and vehicle movement in the neighbourhood.

It is recommended that Official community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252 and Zoning Bylaw 8500, Amendment Bylaw 9253 be introduced and given first reading.



Sara Badyal, MCIP, RPP
Planner 2



Terry Crowe
Manager, Policy Planning

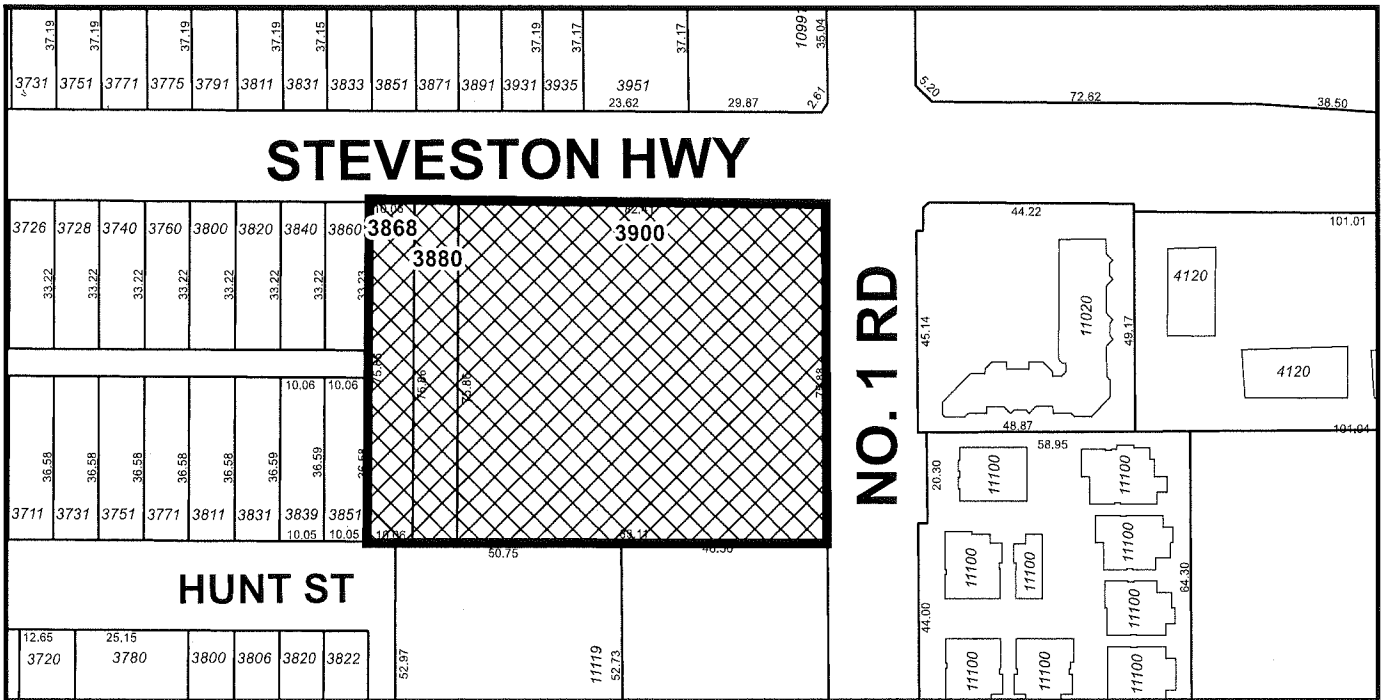
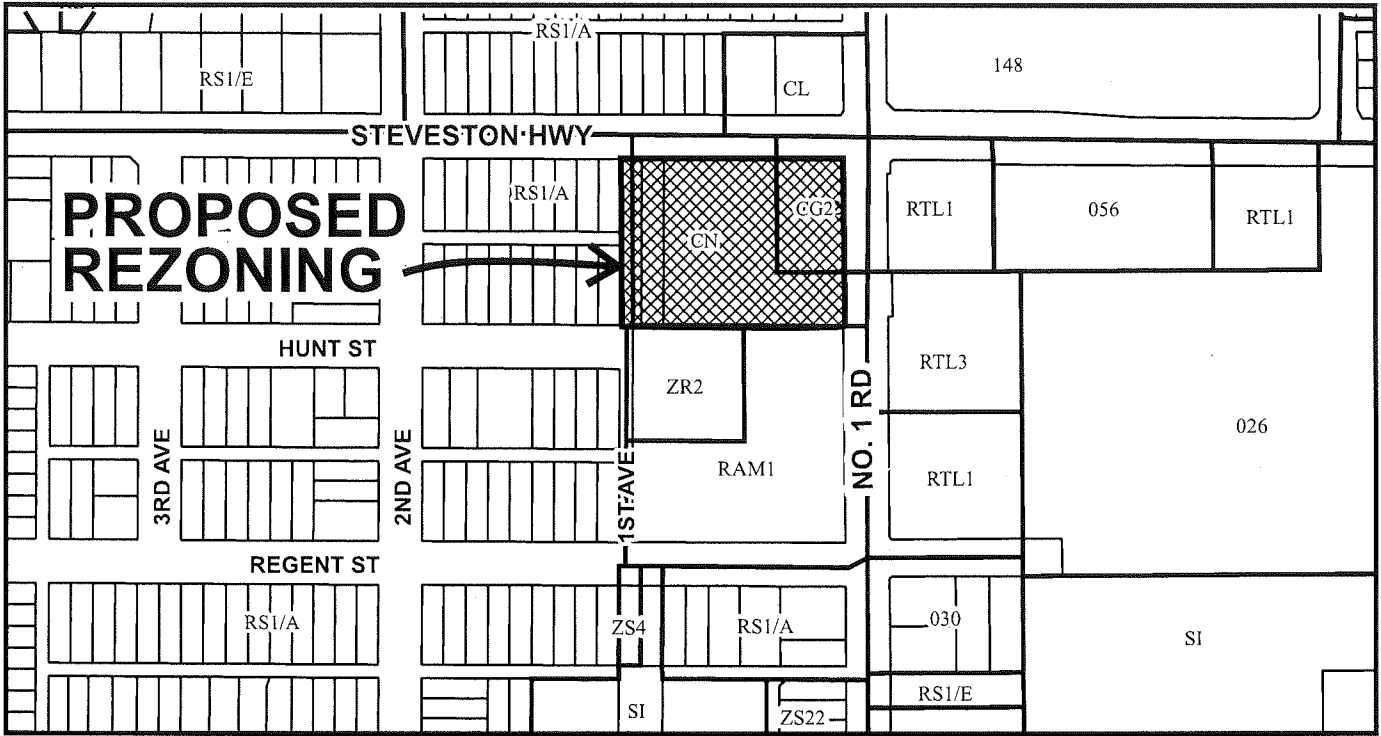
SB:rg

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Tree Retention / Removal Plan
- Attachment 4: Context Land Use Map – 2041 OCP Land Use Map
- Attachment 5: Context Land Use Map – Steveston Area Plan Land Use Map
- Attachment 6: Development Application Data Sheet
- Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 07-394294

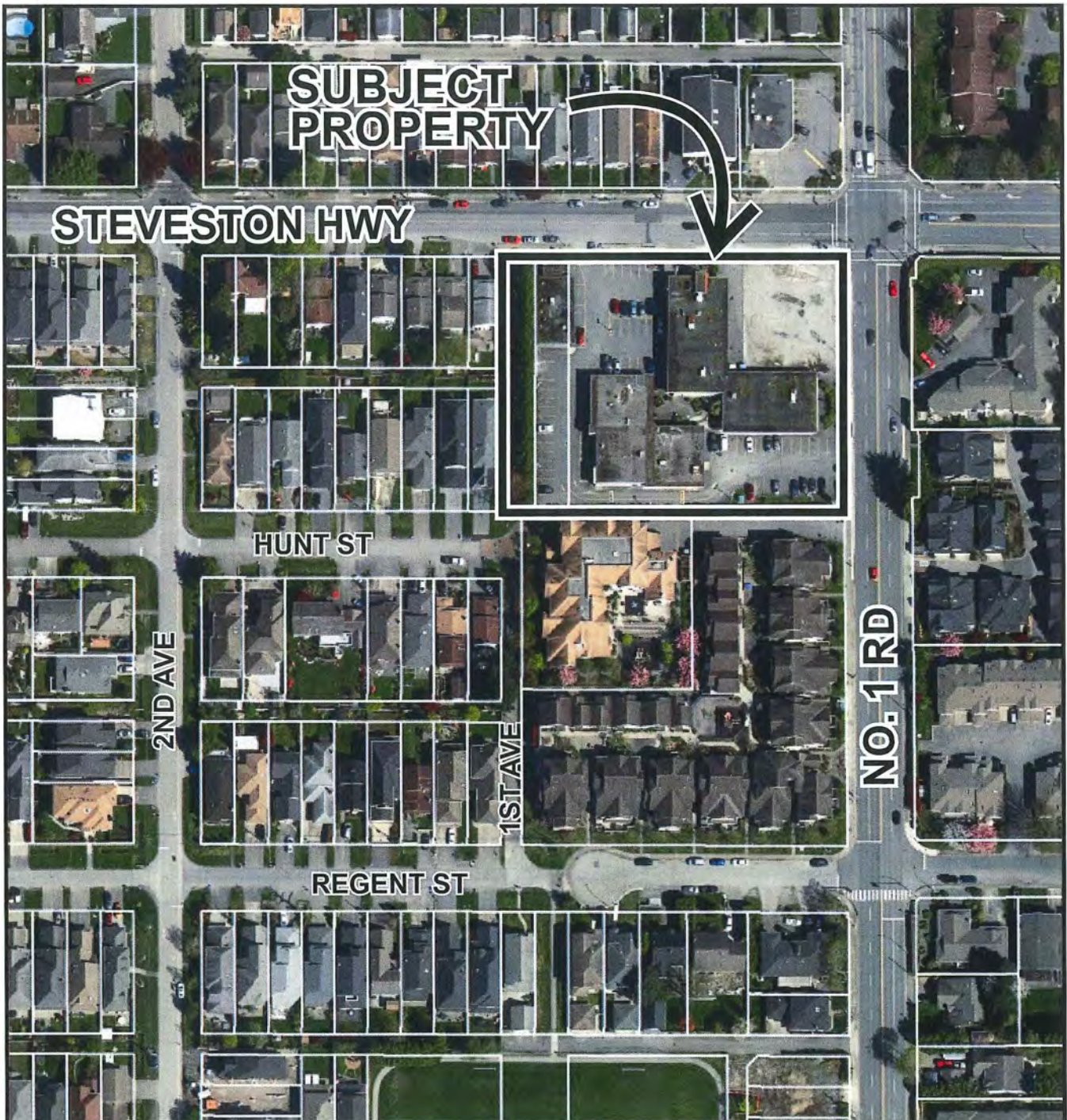
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Revision Date: 05/12/15

Note: Dimensions are in METRES



City of
Richmond



RZ 07-394294

Original Date: 12/13/07

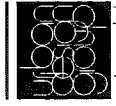
Revision Date: 05/12/15

Note: Dimensions are in METRES

DATE	NOV 11 2014
PROJECT	COMMERCIAL DEVELOPMENT
LOCATION	3888, 3898 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
SCALE	AS SHOWN
DESIGNER	ARCHITECTS LTD
CLIENT	FOR G & B ESTATES AND WEST COAST PROJECTS

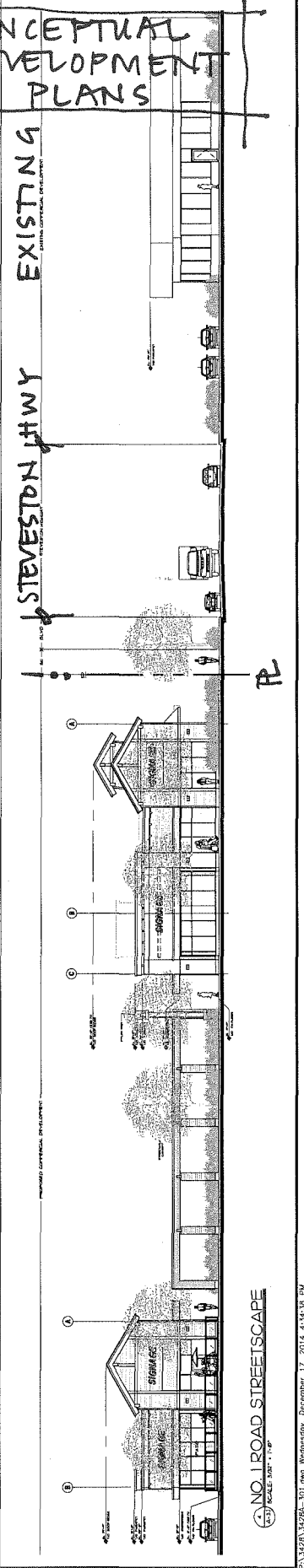
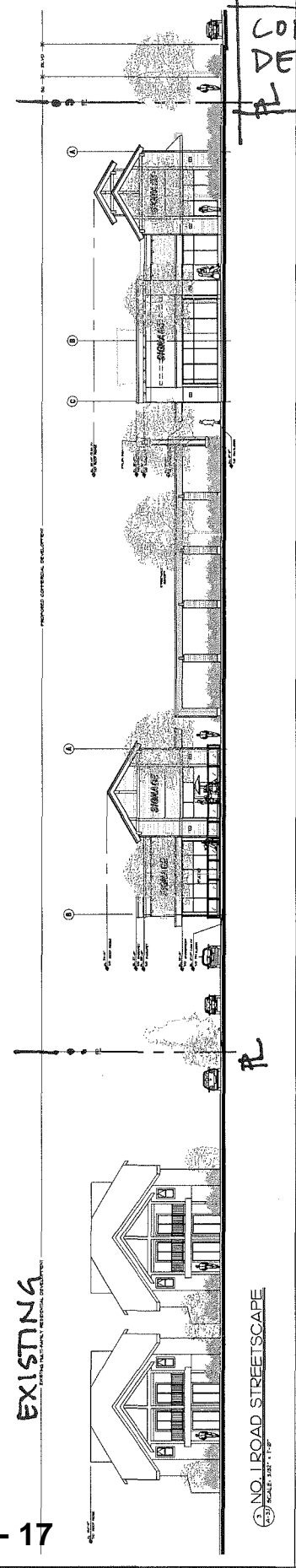
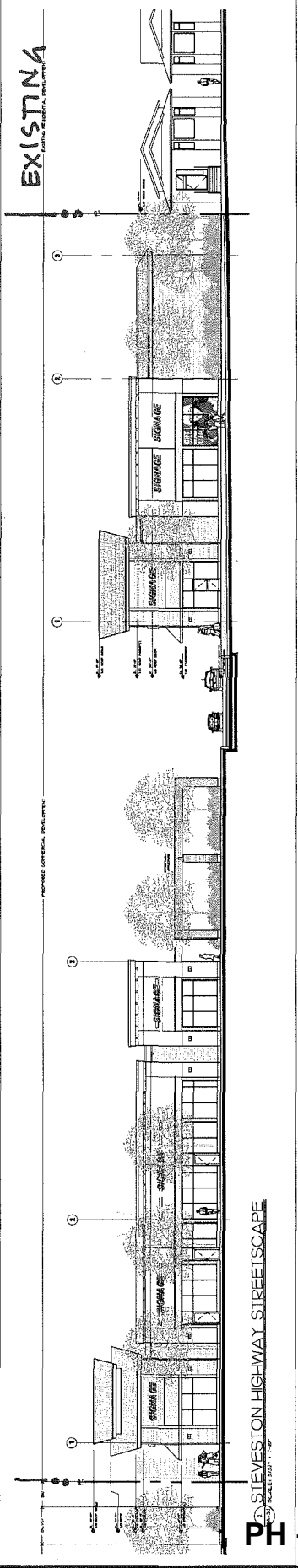
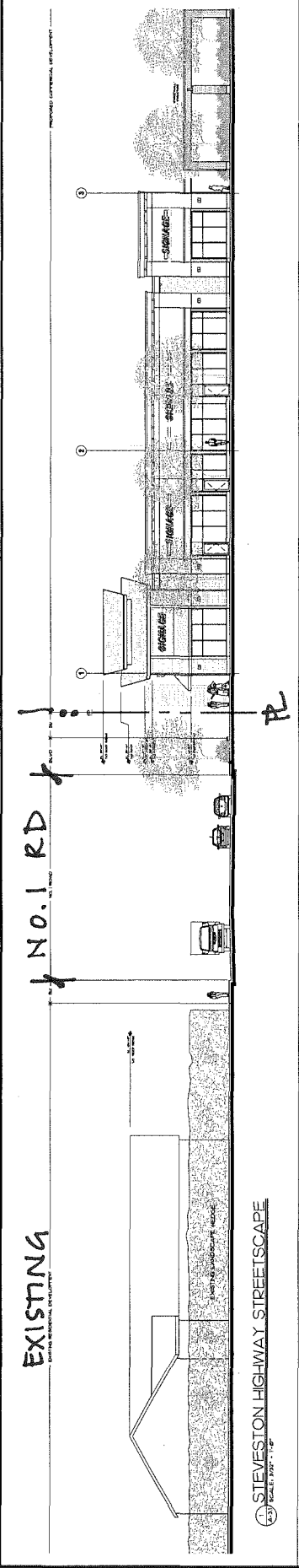
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COMMERCIAL DEVELOPMENT
 3888, 3898 & 3900 STEVESTON HIGHWAY, RICHMOND, B.C.
 For G & B ESTATES AND WEST COAST PROJECTS



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STREETSCAPES
 SHEET NO. 17
 DATE: 11/11/14
 SCALE: AS SHOWN
 PROJECT: COMMERCIAL DEVELOPMENT



CONCEPTUAL DEVELOPMENT PLANS

Revision: 1
 Date: 10/15/14
 By: J. Smith
 Checked: P. Smith
 Project:

No. 1
 Date: 10/15/14
 Title: COMMERCIAL DEVELOPMENT
 Project: 3888, 3890 Stevenson Highway
 Location: Richmond, BC

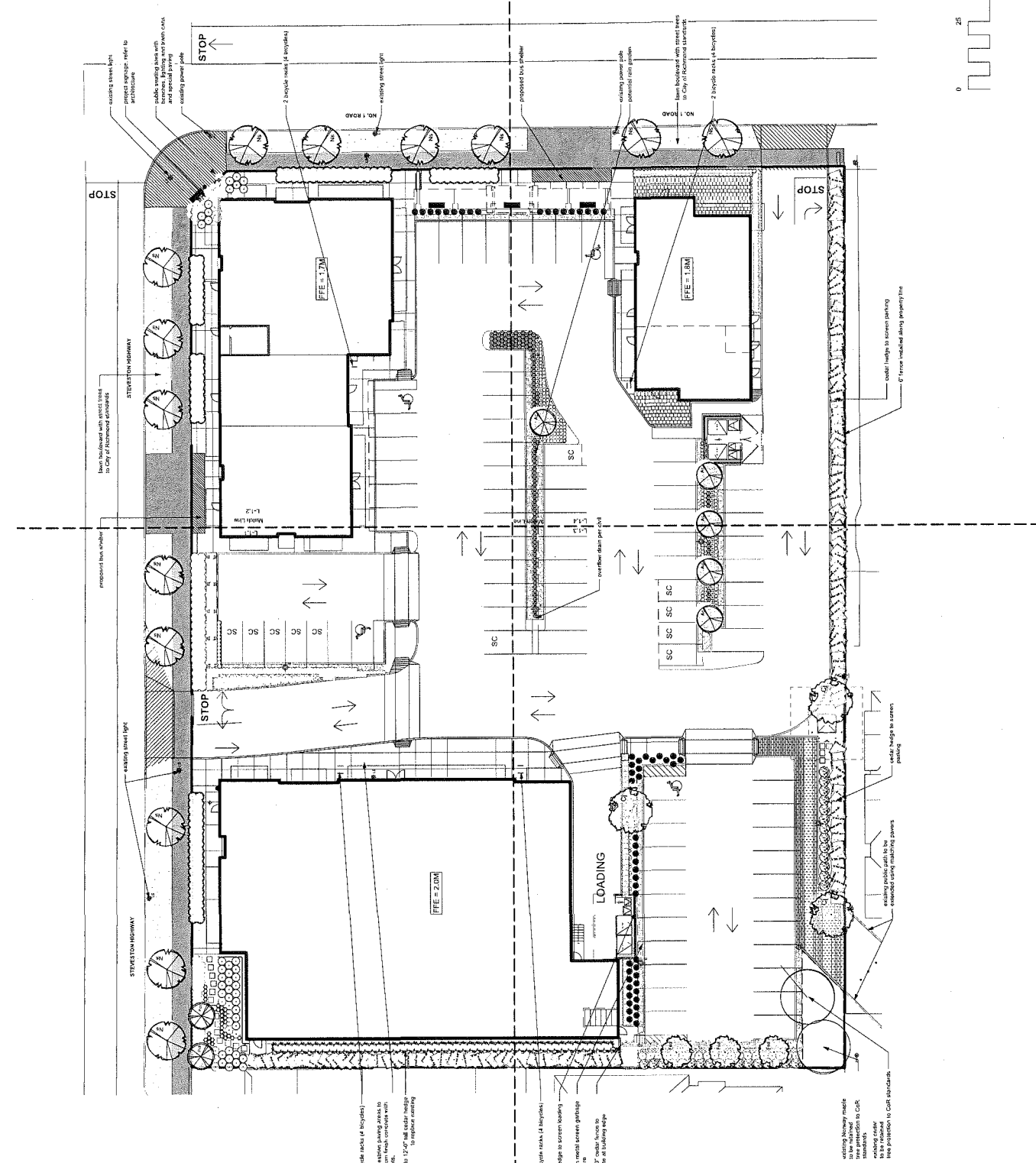
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 RICHMOND, BC V6X 3E7
 TEL: 604-273-1111
 FAX: 604-273-1112
 WWW: www.eta-architects.com

eta
 ARCHITECTURE

Project: COMMERCIAL DEVELOPMENT
 3888, 3890 Stevenson Highway
 Richmond, BC
 Drawing Title: LANDSCAPE SITE PLAN

Scale:	L 1.0
Author:	J. Smith
Check:	P. Smith
Date:	10/15/14
Project:	COMMERCIAL DEVELOPMENT
Location:	3888, 3890 Stevenson Highway, Richmond, BC
Sheet No.:	PH-18
Total Sheets:	7

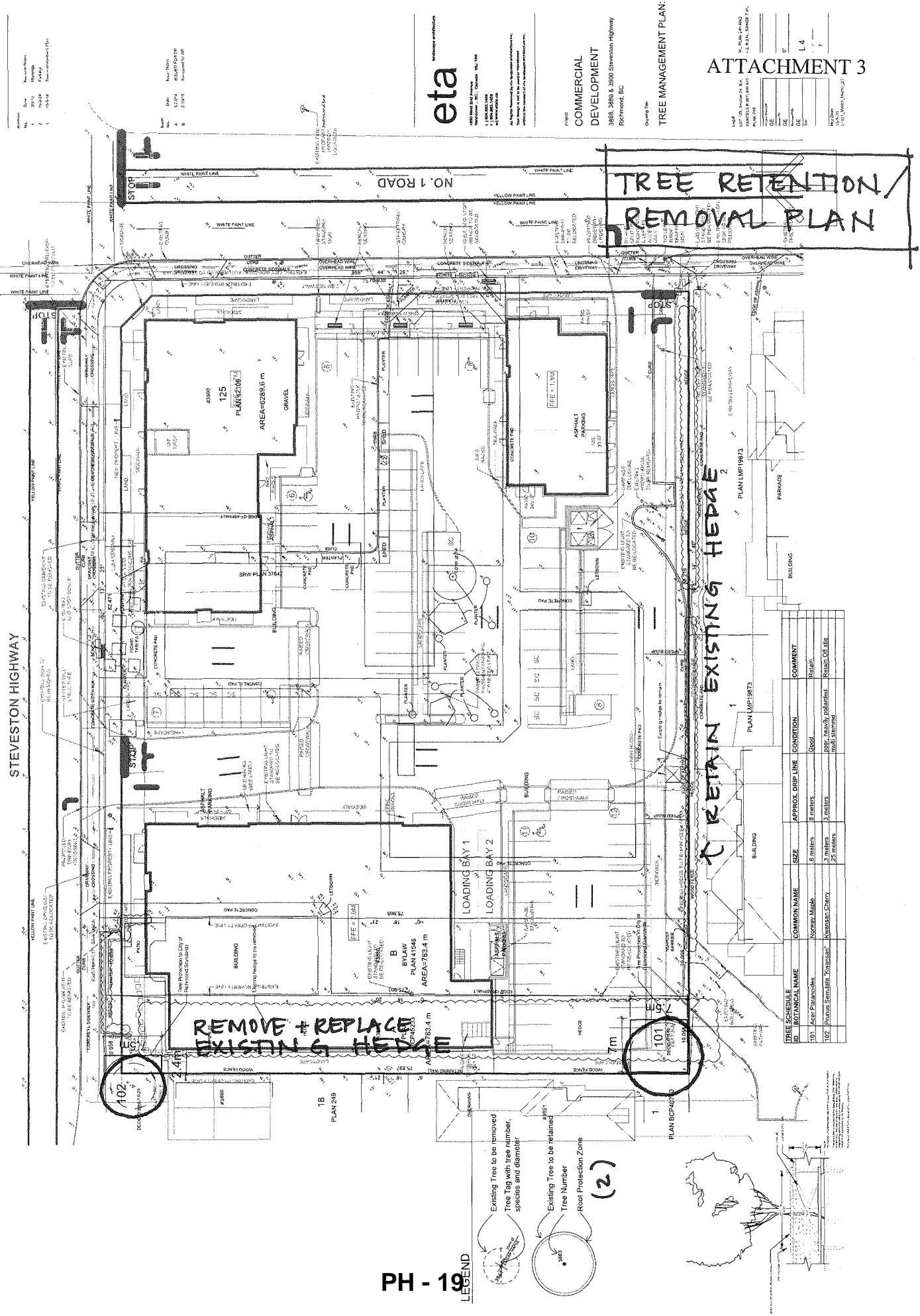
CONCEPTUAL DEVELOPMENT PLANS



2 bicycle racks (4 bicycles)
 40' x 60' concrete parking area to be paved with 4" concrete with saw cuts.
 10' x 10' metal screen garage structure.

2 bicycle racks (4 bicycles)
 10' x 10' metal screen garage structure.
 40' x 60' concrete parking area to be paved with 4" concrete with saw cuts.

existing trees to be retained.
 existing trees to be removed.
 new planting to be installed.



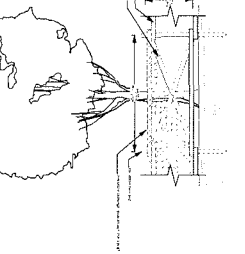
STEVESTON HIGHWAY

PH - 19

LEGEND

- Existing tree to be removed
Tree Tag with tree number,
species and diameter
 - Existing tree to be retained
Tree Number
Root Protection Zone
- (2)

TREE SCHEDULE ID	BOTANICAL NAME	COMMON NAME	SIZE	APPROX. DRIP LINE	CONDITION	COMMENT
101	Acer Platanoides	Norway Spruce	8 meters		Good	Retain
102	Prunus Sp. 'Keweenaw'	Black Cherry	3 meters		Good	Retain
			2.5 meters		Good	Retain



eta
 11000 14th Street, Richmond, BC V6X 1A6
 Phone: (604) 273-2888
 Fax: (604) 273-2889
 Email: info@eta.ca

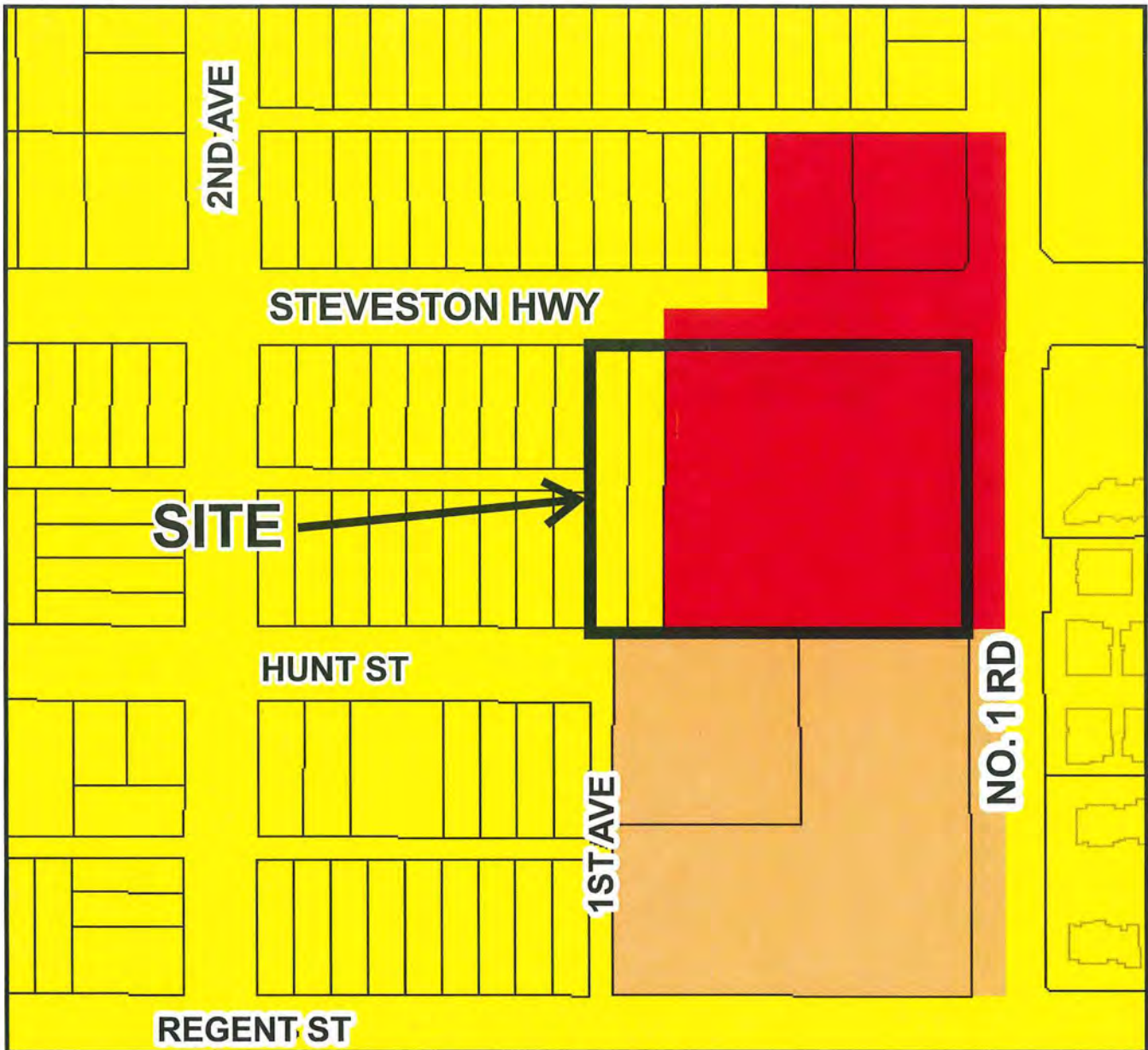
Project: COMMERCIAL DEVELOPMENT
 3888, 3890 & 3900 Steveston Highway
 Richmond, BC

Tree Management Plan:
 L4
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ATTACHMENT 3



City of Richmond

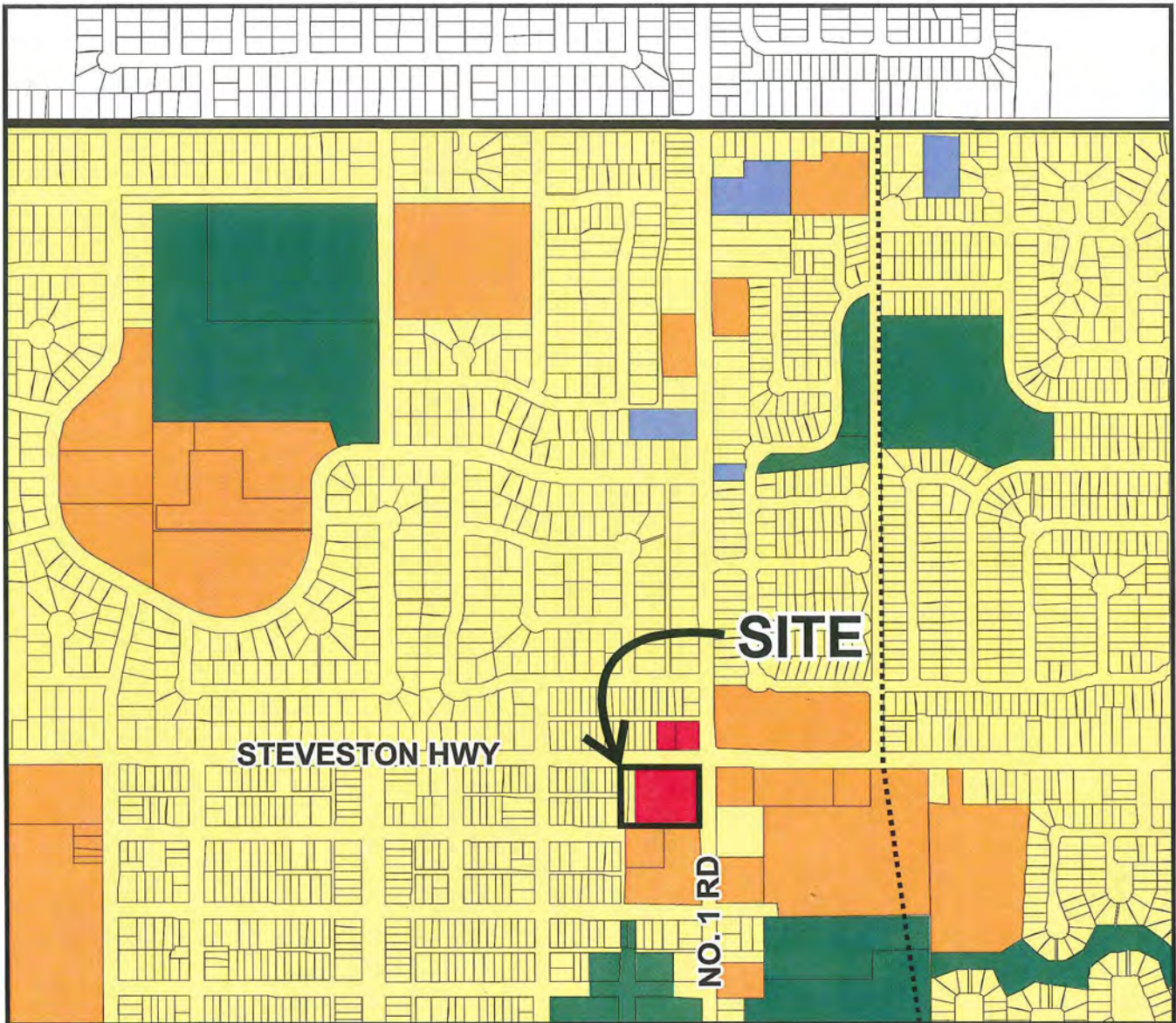


Context Land Use Map
2041 OCP Land Use Map
(RZ 07-394294)

Original Date:
Revision Date: 05/12/15
Note: Dimensions are in METRES



City of
Richmond



- | | | |
|-------------------|-------------------------|---|
| Single-Family | Institutional | Steveston Waterfront Neighbourhood Boundary |
| Multiple-Family | Conservation Area | |
| Commercial | Trail | |
| Public Open Space | Steveston Area Boundary | |



Context Land Use Map
Steveston Land Use Map
(RZ 07-394294)

Original Date: 05/12/15

Revision Date:

Note: Dimensions are in METRES



RZ 07-394294

Attachment 6

Address: 3868, 3880 and 3900 Steveston Highway

Applicant: G & B Estates Ltd.

Planning Area(s): Steveston

	Existing		Proposed	
Owner	G & B Estates Ltd.		No Change	
Site Size	3868 Steveston Hwy	764.0 m ²	Development site	7455.2 m ²
	3880 Steveston Hwy	764.0 m ²	Road dedication	361.3 m ²
	3900 Steveston Hwy	6,288.5 m ²	Total	7,816.5 m ²
	Total	7,816.5 m ²		
Land Uses	Commercial and vacant lands		Commercial	
OCP Designation	Neighbourhood Service Centre and Neighbourhood Residential		Neighbourhood Service Centre	
Area Plan Designation	Commercial and Single-Family		Commercial	
Zoning	Neighbourhood Commercial (CN), Gas & Service Stations (CG2) and Single Detached (RS1/A)		Neighbourhood Commercial (ZC36) – Steveston	
Number of Units	1,870 m ² in 20 units		2,109 m ² in 6 units in 3 buildings	
	Bylaw Requirement		Proposed	Variance
Floor Area Ratio	Max. 0.5		0.28	None permitted
Lot Coverage	Max. 35%		28%	None
Setbacks:				
No. 1 Road	Min. 3 m		3 m Min.	None
Steveston Highway	Min. 3 m		3 m Min.	
Interior Side Yard (South)	Min. 3 m		10.5 m Min.	
Rear Yard (West)	Min. 3 m		3 m Min.	
Height	Max 9 m		6.7 m to 9 m	None
Tenancy size	Max. 330 m ²		Max. 326 m ²	None
One large tenancy	Max. 1,170 m ²		1,167 m ²	
Off-street Parking Spaces	84 with TDMs		84 with TDMs	None
Accessible Parking Spaces	Min 2% (2 Spaces)		4.8% (4 spaces)	None
Small Car Parking Spaces	Max 50% (42 Spaces)		12% (10 spaces)	None
Tandem Parking Spaces	Not permitted		None	None



Address: 3868, 3880 and 3900 Steveston Highway

File No.: RZ 07-394294

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9253, the developer is required to complete the following:

1. Receipt of Ministry of Environment release or determination that no investigation is required as per the Environmental Management Act.
2. Final Adoption of OCP Amendment Bylaw 9252.
3. Consolidation of all the lots into one development parcel.
4. 2 m road dedication along the entire No. 1 Road and Steveston Highway frontages, along with a 4 m x 4 m corner cut measured from the new property line along No. 1 Road and the back of 1.75 m SRW PROP as identified in 5a below. The City does not take responsibility for any residual contamination of soil or groundwater that may be found within these frontages. All conditions listed in Schedule B of the December 7, 2011 Certificates of Compliance issued for Site ID 10343, and any other liabilities related to contamination present in these dedicated lands, remain the responsibility of the persons responsible for the contamination.
5. The granting of the following statutory rights-of-ways:
 - a) Approximately 1.75 m wide statutory rights-of-way (public-rights-of-passage and utilities) along the entire Steveston Highway frontage to accommodate a portion of the new sidewalk as a result of the new Steveston Highway left turn lane at driveway. A Detailed Ultimate Road Functional Plan is required to be prepared by the developer to the satisfaction of the Director of Transportation to confirm the functionality and operational requirements for the road with the addition of the westbound left-turn lane to the site access on Steveston Highway. This is required prior the final statutory rights-of-way plans.
 - b) two (2) 1.5 m x 9 m statutory rights-of-way (public-rights-of-passage and utilities) to accommodate new bus shelters behind the new sidewalks at the existing bus stop locations along the No. 1 Road and Steveston Highway frontages. The developer is required to finalize the exact locations with CMBC. Bus shelter concrete pads to be constructed by the owner at their sole cost via required Servicing Agreement. City responsible for future maintenance of concrete pad and City utilities.
6. Registration of a flood indemnity covenant on title (Area A).
7. Registration of a legal agreement on title for commercial development within 30 m of residential uses indicating that they are required to mitigate unwanted noise and ensure that the building envelope is designed to avoid noise generated by the internal use from penetrating into neighbouring residential properties that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
8. Registration of a legal agreement on title prohibiting assignment of parking spaces to a particular tenant so that parking spaces are unassigned and accessible to all customers at all times.
9. Registration of a legal agreement on title prohibiting large trucks from accessing the site (e.g., WB-17)
10. Discharge of obsolete statutory right-of-way from title of 3900 Steveston Highway (F41649).
11. City acceptance of the developer's offer to voluntarily contribute \$0.42 per buildable square foot (e.g. \$16,820) to the City's public art program.
12. Voluntary contribution of \$50,000 to go towards two (2) bus shelters.
13. Voluntary contribution of \$30,000 towards future TDM in vicinity of the site, including possible provision of asphalt walkway along Steveston Highway from the west edge of the site to 2nd Avenue, or alternate TDMs near the vicinity of the site to be determined by the City.
14. 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 to be retained. 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.

15. 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.
16. Submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
17. Submission of a Detailed Ultimate Road Functional Plan to the satisfaction of the Director of Transportation. The plan is to be based on survey information and indicate all road cross section elements and lane tapers to the Transportation association of Canada (TAC) standards. The plan is to indicate all road features including, but not limited to new curb alignment, bus stops, concrete bus pads, parking, etc. and is to extend from the east side of the No. 1 Road and Steveston Highway intersection to west of the development to illustrate the tie in to the existing roadway. The cross section south from the existing centerline on Steveston Highway at the site access is to be:
 - 3.3 m westbound left-turn lane
 - 3.3 m eastbound thru lane
 - 3.25 m eastbound curb lane (to accommodate parking where possible and bus loading)
 - 0.15 m curb
 - 1.5 m landscaped boulevard with grass and street trees
 - 2.0 m concrete sidewalk
18. Enter into a Servicing Agreement* for the design and construction of engineering and roadway improvements. Works include, but may not be limited to:
 - a) Frontage improvements:
 - i. No. 1 Road: New 2 m wide concrete sidewalk at new property line and remaining space to existing curb (existing curb to remain) to be landscaped boulevard with grass and street trees (Min. 1.5 m wide). All elevation changes between the street curb and the site are to be accommodated by the onsite design. The cross slope of the frontage elements are to be in accordance with the Transportation Association of Canada's (TAC) Manual.
 - ii. Steveston Highway: Pavement widening is required as well as new curb and gutter to be located as per the Ultimate Steveston Highway Road Functional Plan to be submitted for approval, prior to rezoning adoption. Behind the new south curb, will be required a minimum 1.5 m landscaped boulevard with grass and street trees and 2 m sidewalk at the back of the final SRW PROP line along the Steveston Highway frontage. All elevation changes between the street curb and the site are to be accommodated by the on site design. The cross slope of the frontage elements are to be in accordance with the Transportation Association of Canada's (TAC) Manual. As a result of the new south curb alignment along Steveston Highway including the southwest corner of the intersection with No. 1 Road, all civil, utility and traffic signal modifications required due to this Development are the sole responsibility of the Developer including but not limited to:
 - Traffic pole/base relocations
 - Hydro pole relocation and other utility relocation
 - Junction box/conduit relocations
 - Associated traffic signal cables/conductors and vehicle detector loops.
 - Signal head additions or modifications
 - Pavement markings and signage, including yellow truncated dome tactile warning strips
 - Traffic signal modification design drawings. (to be identified during the SA process.)The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners.
 - Associated civil works as a result of road geometry changes and traffic signal modifications.
 - iii. Street lighting – Review the existing street lighting levels along No. 1 Road and Steveston Highway frontages and upgrade lighting along the development's frontages.
 - iv. Concrete bus shelter pad and accessible concrete pad at the two (2) bus stop locations. The developer is required to finalize the exact locations with Translink and CMBC.

- v. Site Access –The access to No.1 Road is to be limited to right-in/right-out plus left –in movements only (No outbound left-out from site), including appropriate signage advising motorists of the turn restrictions, driveway configuration and raised concrete island.
- b) Traffic Signal improvements at Steveston Highway and No. 1 Road intersection:
- Removal of two existing traffic signal poles;
 - Supply & installation of a new signal pole complete with hardware and base;
 - Relocation and/or upgrade of the signal junction boxes;
 - Reinstatement and/or upgrade of the vehicle detection;
 - Replacement of the signal cable and conductors as required;
 - Supply & installation of Audible Pedestrian Signals (APS); and
 - Supply & installation of illuminated street name signs.
- c) Water Service – Water service connection for the entire site shall be from the existing 300mm diameter watermain along Steveston Highway.
- d) Sanitary Sewer – The developer is required to remove the existing City sanitary system located within the development site and install a new manhole at the end of the existing sanitary sewer. The new manhole is to be located within the dedicated undeveloped City lane, or on the development site within a 3 m x 3 m statutory right-of-way for utilities (at west property line of 3868 Steveston Hwy). Proposed hedging along the west property line of 3880 Steveston Highway shall be planted in such a way that access to the proposed sanitary manhole is not obstructed. Via the SA design review process, the developer shall inform the owner of 3860 Steveston Highway that a sanitary manhole shall be installed within the dedicated undeveloped City lane adjacent to their rear yard and any damage to their existing landscaping shall be reinstated at developer's cost. Written consent from the owner of 3860 Steveston highway is required. If consent to install the proposed manhole is not granted for whatever reason, the proposed manhole will be required just east of the west property line of the development site in a SRW for utilities.
- e) Storm Sewer – Storm connection for the entire site drainage is to be directed to existing manhole STMH220 (approximately 20 m east of the west property line of 3868 Steveston Hwy).
- f) Private Utilities – Developer to coordinate with BC Hydro, Telus and other private communication service providers:
- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground private utility structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - To provide rights-of-ways to accommodate on-site the required private utility equipment (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc) and required street light and traffic light kiosks (e.g., service kiosks, UPS cabinets, etc.)
- g) General:
- i. Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard storm sewer, etc.) fronting or within the development site and provide mitigation recommendations.
 - ii. Enter into, if required, 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, 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.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Provision of a sustainability strategy for the development proposal, including solar powered exterior lighting (e.g., parking area, building and/or landscaping).

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Incorporation of sustainability measures in Building Permit (BP) plans as determined via the Development Permit process.
2. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow for fire fighting. Using the OCP 2021 Maximum Day Model, there is 520 L/s available at 20 psi residual. Based on your proposed rezoning, your site requires a minimum of 200 L/s. The Developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the existing frontage size. If frontage is less than 150 mm, the frontage must be upgraded to 150 mm as per City requirements.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. 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 Department 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

Date



**Richmond Official Community Plan Bylaw 7100 and 9000
Amendment Bylaw 9252 (RZ 07-394294)
3868, 3880 and 3900 Steveston Highway**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by repealing the existing land use designation of the following area and by designating it "Neighbourhood Service Centre".

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4
NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

2. Richmond Official Community Plan Bylaw 7100, Schedule 2.4 (Steveston Area Plan) is amended by repealing the existing land use designation in the Land Use Map thereof of the following area and by designating it "Commercial".

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4
NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

- 3. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9252**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 22 2015

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Manager or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9253 (RZ 07-394294)
3868, 3880 and 3900 Steveston Highway**

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 inserting the following section:

“22.36 Neighbourhood Commercial (ZC36) – Steveston

22.36.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community.

22.36.2 Permitted Uses

- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- office
- recreation, indoor
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

22.36.4 Permitted Density

1. The maximum **floor area ratio** is 0.50.

22.36.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

22.36.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

22.36.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 9.0 m.

22.36.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

22.36.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

22.36.10 On-Site Parking & Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

22.36.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

- 2. 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 “**NEIGHBOURHOOD COMMERCIAL (ZC36) – STEVESTON**”.

P.I.D. 028-268-741

LOT A SECTION 3 BLOCK 3 NORTH RANGE 7 WEST AND SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN BCP45233

P.I.D. 013-604-082

PARCEL "B" (BYLAW PLAN 41546) BLOCK 72 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

P.I.D. 006-329-896

LOT 125 SECTION 34 BLOCK 4 NORTH RANGE 7 WEST AND OF SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 42106

- 3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9253**”.

FIRST READING

JUN 22 2015

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 12 July 2015 12:12 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #839)

Categories: 12-8060-20-9253 (RZ 07-394294)

To Public Hearing
Date: July 20, 2015
Item # 1
Re: OCP Bylaws 7160 +
9000 Amend 9252 +
Zoning Bylaw 8500, Amend
9253

Send a Submission Online (response #839)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/12/2015 12:10:48 PM

Survey Response

Your Name	Allan and Nicola Byres
Your Address	3851 Steveston Hwy
Subject Property Address OR Bylaw Number	3868, 3880 and 3900 Steveston Hwy (RZ 07-394294)
Comments	<p>As a homeowner directly opposite this proposed development we would like to raise some concerns: 1) Traffic. This is a very busy intersection. We are very concerned about the construction and post-construction phases impacting traffic flow. In particular the approach from the east left turn lane to go south on No 1 is routinely exceeded and impairs westward travel on Steveston Hwy already before this development draws further traffic and must be addressed. 2) Parking The section of Steveston Hwy to the west of No 1 Rd, narrows to one lane in each direction, and is already impacted re parking for residents by the inadequate parking provided for the current commercial (Dentist and Restaurant) buildings. Our concern is during construction that our ability to park in any proximity to our home will be impacted. We would like to know what construction agreement is in place to ensure Steveston Hwy is not clogged with construction vehicles as we have</p>

no alternate parking. Further we understand that a middle turning lane is proposed for this section which will undoubtedly mean that street parking outside our home may be eliminated. Most residents on this block rely on street parking for their homes (as do the aforementioned employees of the Dental building). If a middle turning lane will reduce resident parking on this block we strongly oppose this. Further we request this block be made resident only parking. 3) Pedestrians. This intersection sees hundreds of school students crossing it twice per day to get to McMath Secondary and Byng Elementary and considerable consideration must be given to their safety through construction and thereafter. The back up from the pedestrian controlled crosswalk at Regent crossing No 1 can be substantial and also needs to be carefully considered. We are pleased there is a revitalization of this commercial zone but the impact to residents must be mitigated as much as possible.



To: General Purposes Committee **Date:** May 25, 2015
From: John Irving, P.Eng. MPA **File:** 10-6125-07-02/2015-
Director, Engineering Vol 01
Re: **Townhouse Energy Efficiency and Renewable Energy policy**

Staff Recommendation

That:




1. Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 (Townhouse Energy Efficiency and Renewable Energy), to amend the City's existing energy efficiency policies for townhouse developments resulting from rezoning to reference Natural Resources Canada's "Energy Star for New Homes" standard in the Official Community Plan Bylaw No. 9000, be introduced and given first reading;
2. Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254 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

is hereby found to be consistent with said programs and plans, in accordance with Section 882(3) (a) of the Local Government Act; and

3. Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9254, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Council adopted the Townhouse Energy Efficiency and Renewable Energy policy for townhouse rezoning in September 2014.

The purpose of this report is to propose amendment of the policy to reference Natural Resource Canada's "Energy Star for New Homes" (ESNH) standard as an additional option to meet rezoning requirements, and thereby align with BC Hydro and Fortis BC incentive programs.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. Continued implementation of the sustainability framework.

4.2. Innovative projects and initiatives to advance sustainability.

The recent referral on solar energy that originated out of the Planning Committee Meeting on May 20 will be addressed in a separate report.

Background

Richmond Climate Action Leadership

Increased energy efficiency is supported by Council's adopted policies and plans. The 2041 Official Community Plan (2041 OCP) defines a community-wide energy reduction target of 10% below 2007 levels by 2020, as well as Greenhouse Gas (GHG) reduction targets of 33% below 2007 levels by 2020 and 80% below 2007 levels by 2050, subject to senior government action. The 2014 *Community Energy and Emissions Plan (CEEP)* identifies strategies and action to reduce energy emissions, including:

Action 4: Promote energy efficiency in all rezonings.

Existing Policy

The City's current policy requires that new townhouse developments resulting from rezoning be designed to achieve an EnerGuide 82 rating (ERS 82). The Richmond OCP Bylaw 9000 states that:

- a) *new townhouses are required:*
- *to be designed to score 82 or higher on the EnerGuide Rating System (ERS). ...*
[and]
 - *to be solar hot water-ready; or*

- b) *alternatively, new townhouses will be exempt from a) above, if they connect to a district energy utility, or install industry proven renewable energy systems (e.g., geoexchange, solar water heating, photovoltaic energy) which provide the majority (at least 51%) of heating, cooling and/or electrical energy load requirements.*¹

To achieve this target, rezoning applicants are required to retain a Certified Energy Advisor (CEA) to complete an Evaluation Report for improved energy performance on the most marginal (i.e., greatest design heat loss) units, and confirm that the Building Permit specifications for the all units will achieve or exceed an ERS score of 82. The developer would be required to register a covenant on title that all the units are built and maintained to an ERS 82 rating or higher. A design for a new townhouse development could achieve this ERS 82 rating using a variety of different approaches and measures.

Building Act

The province enacted the *Building Act* in April 2015 with the intent of “ensuring [that] building requirements are the same throughout B.C.” Under the *Building Act*, the provincial Minister gains powers for “establishing one or more building codes” and “regulating building generally for matters not included in a building code.” The implications of the *Building Act* on the City of Richmond’s rezoning policies are unclear at present. The province has stated its intention to enact regulations setting out better-than-building code standards that local governments can choose to adopt. The *Building Act* provides local governments with a two-year transition period once provisions of the Act come into force. To date, however, no part of the *Building Act* has yet come into force, and no regulations under the *Building Act* have been adopted or sent out for consultation.

Analysis

Building Energy Rating Systems

Canada’s EnerGuide provides the public with information on the absolute energy efficiency of different models of products, and their performance relative to the range of other products in that category. The EnerGuide Rating System (ERS) for houses provides a score of a building’s energy performance. All homes, regardless of their energy performance, can receive an EnerGuide label. The ERS is currently referenced as part of Richmond’s townhouse rezoning policy.

The Energy Star program (originally developed in the US, and adopted by Canada in 2001), takes a different approach to that of EnerGuide; Energy Star is used to label only those products that meet or exceed premium levels of energy efficiency.² Energy Star for New Homes (ESNH)

¹ In addition to the ERS requirement, the building must also be designed to be solar hot water-ready. OCP (Bylaw 9000), Chapter 12.4, Objective 2. Policy amended 2014/09/02.

² <http://www.nrcan.gc.ca/energy/efficiency/housing/new-homes/5103>

is a standard that designates homes constructed to be approximately 20% more energy efficient than those built to minimum building code requirements within that jurisdiction.³

At the start of 2015, BC Hydro and FortisBC switched from using an ERS target to requiring that new homes achieve the ESNH standard in order to qualify for their energy efficiency rebates and incentives. Constructing ESNH-certified homes enables builders of townhouses to obtain a BC Hydro incentive of \$700 per townhouse unit. Installing energy-efficient clothes dryers, gas fireplaces and indoor lighting in these new homes qualifies builders for additional incentives. FortisBC plans to announce the details of its own incentives package shortly.

The ESNH standard allows builders to meet the requirements by following either a performance or prescriptive pathway; both pathways include some prescriptive requirements, including airtightness standards, the effective insulation value of walls, ceilings, floors and foundations, and electricity savings from the home's HVAC and lighting equipment. The ESNH's performance pathway requires the new home to achieve a minimum EnerGuide rating of 81, slightly less than the City's current requirement of ERS 82. The ESNH's prescriptive pathway sets out additional insulation requirements; minimum performances for space heating, water heating (and/or combined heating), and ventilation; requires electricity demand savings of 400 kWh per year (approximately 3.5% average household electricity use); and provides a "Builders Options Package" from which builders must select additional options.

Achieving the Energy Star standard will enable builders to access incentive funding provided by BC Hydro and Fortis gas. As such, the revised policy should not result in any additional costs for builders fully conforming to existing policy.

Staff is continuing to examine using solar energy as a source of power in Richmond and will report back to Council later in the year with findings and recommendations. Both the ERS and ESNH rating systems focus on energy efficiency; designing townhouses with solar domestic hot water and/or solar PV panels could help increase the ERS rating of these homes since the solar energy produced on site would reduce their net energy demand. The ESNH standard also directly supports the installation of CSA-approved solar domestic hot water systems, which could earn almost half of the Builder Option Points needed under the compliance pathway of the ESNH.

Options

Staff has identified three options for consideration:

Option 1: Do not implement any change to the townhouse rezoning policy at this time. (Not recommended)

Homes designed to achieve an ERS 82 score would not necessarily meet the more prescriptive requirements of the ESNH standard. Because developers achieving ERS 82 might not be able to access utility incentives despite designing for higher levels of energy efficiency, this option is not recommended.

³ <http://www.enerquality.ca/program/energy-star-for-new-homes/>

Option 2: Replace the EnerGuide 82 option with the Energy Star for New Homes standard under the townhouse rezoning policy. (Not recommended)

Adoption of the new ESNH standard is consistent with the direction set by the utilities, and other jurisdictions in Canada. However, by removing the option to design new townhouses to achieve ERS 82 (without reference to the specific prescriptive requirements entailed in the ESNH standard), the City would disallow a compliance option it first introduced only a year ago, potentially creating challenges for orderly project development.

Option 3: Add the Energy Star for New Homes standard as a third option under the townhouse rezoning policy. (Recommended)

In addition to the City’s two existing compliance pathways noted above, the recommended policy would add the following third additional compliance option for rezoning applicants:

New townhouses are required to be designed to achieve the Energy Star for New Homes standard.

Adoption of the ESNH standard will align with the BC Hydro and FortisBC incentives for new home construction noted above. Adding the ESNH standard as an additional option will provide developers with more flexibility in designing for greater-than-code energy efficiency performance. As noted above, while the new ESNH standard sets an ERS score of 81, slightly lower than the existing policy requirement of ERS 82, the more prescriptive approach of the ESNH standard is expected to result in buildings with equivalent performance.

Consultation

Staff has reviewed the proposal, with respect to the BC Local Government Act and City’s OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to external stakeholders additional to those noted below.

Table 2 below clarifies this recommendation. Public notification for the Public Hearing will be provided as per the Local Government Act.

Table 2: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
Urban Development Institute (UDI)	Discussed at the May 27, 2014 regularly scheduled meeting with UDI. Information on the proposed amendment sent in advance of the meeting.
Greater Vancouver Home Builders' Association (GVHBA)	Representative present at the May 27, 2014 meeting with UDI. Information on the proposed amendment sent in advance of the meeting.
Richmond Small Builders' Group	Discussed at a meeting on May 27, 2014. Information on the proposed amendment sent in advance of the meeting.
BC Land Reserve Commission	No referral necessary, as not affected.
Richmond School Board	No referral necessary as not affected.

Stakeholder	Referral Comment (No Referral necessary)
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as not affected.
The Councils of adjacent Municipalities	No referral necessary, as not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as not affected.
TransLink	No referral necessary, as not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as not affected.
Richmond Coastal Health Authority	No referral necessary, as not affected.
Community Groups and Neighbours	No referral necessary, as not negatively affected.
All relevant Federal and Provincial Government Agencies	No referral necessary. Provincial Building and Safety Standards Branch staff indicate that there are currently no plans to restrict municipal powers over rezoning under the BC Building Act.

As noted above, staff presented the proposed townhouse energy efficiency policy change for rezoning with the Urban Development Institute (UDI) on May 27, 2015, at which a representative of the Greater Vancouver Homebuilders Association (GVHBA) was also present. Also on May 27, 2015, staff discussed this initiative with members of the Richmond Small Builders’ Association. Staff sent information on the proposed amendment via email to all of these groups in advance of these meetings and requested written feedback.

Stakeholder representatives from both UDI and the Richmond Small Builders Association noted the expense of meeting the EnerGuide 81 standard, highlighting the cost of contracting an energy advisor. UDI stated their understanding that under the *Building Act* local governments can no longer impose building standards beyond code. Staff responded that the intent of the policy amendment was to provide builders with more options, and facilitate their access to energy efficiency incentives provided by the utilities. The *Building Act* has yet to enter into force, and staff understand that the *Building Act* is not intended to affect rezoning processes. Furthermore, there will be two-year transition period after each part of the *Building Act* enters into force, and the province has stated that it will develop beyond-code building standards that municipalities can voluntarily adopt during this transition period. As of yet, no such regulations have been produced by the province.

Detailed feedback from these groups is provided in attachment to this report.

Proposed 2041 Official Community Plan Text Amendment

The proposed Townhouse Energy Efficiency and Renewable Energy OCP amendment provides clarity and transparency to all applicants. The recommendation is that the OCP amendment be applied to those rezoning applications received after the adoption of the proposed OCP amendment.

Each rezoning application would be considered on its own merit and all utility incentives would continue to be available to developers who meet higher energy standards (e.g., BC Hydro incentives). New townhouse applicants who also seek to amend the 2041 OCP land use designation may be expected to exceed these minimum expectations.

Financial Impact

None.

Conclusion

Richmond has demonstrated leadership in increasing building energy efficiency and reducing related GHG emissions. The 2041 Official Community Plan and Community Energy and Emissions Plan together are a strong framework to pursue the City's community-wide targets. While Richmond is already a leader in townhouse development, further action is needed to achieve improved energy efficiency. The proposed policy provides new townhouse developers with flexible ways to identify and implement more cost effective and energy efficient townhouses at the construction stage. This approach is aimed at providing future townhouse owners with lower energy costs.



Nicholas Heap
Sustainability Project Manager (TFT)
(604-276-4267)

- Att. 1: Richmond Official Community Plan Bylaw 9000: Amendment Bylaw 9254 (Townhouse Energy Efficiency and Renewable Energy)
- Att. 2: Feedback received from stakeholder organizations on the proposed amendment to the Townhouse Energy Efficiency and Renewable Energy policy.



**Richmond Official Community Plan Bylaw 9000,
Amendment Bylaw No. 9254
(Townhouse Energy Efficiency and Renewable Energy)**

The Council of the City of Richmond enacts as follows:

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at section 12.4 by deleting Objective 3, Policy a) in its entirety and substituting the following:

“a) at the time of rezoning, new townhouses proposed for a development site will be required to be designed to:

- be solar hot water-ready; and

either

- score 82 or higher on the EnerGuide Rating System (ERS); or
- meet the Energy Star for New Homes Standard.

To achieve this requirement, developers are to retain a certified energy advisor (CEA) to complete and submit an Evaluation Report, satisfactory to the General Manager, Engineering & Public Works for improved energy performance on the most marginal (i.e., greatest design heat loss) units, which identifies construction specifications for all units so as to achieve or exceed either: (a) an ERS score of 82; or (b) the appropriate technical specifications for British Columbia in the latest available version of the “Minimum Requirements for ENERGY STAR® Qualified New Homes” document published by Natural Resources Canada. The developer would be required to register a covenant on title to build and maintain all the units in compliance with the Evaluation Report. If the requirement is to meet the Energy Star for New Homes Standard, the applicable standard is the version in force at the time the rezoning bylaw is adopted and confirmation that all the units meet the standard is required before final inspection permitting occupancy.”

2. This Bylaw is cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9254**”.

FIRST READING
PUBLIC HEARING
SECOND READING
THIRD READING
ADOPTED

JUN 22 2015

CITY OF RICHMOND
APPROVED for content by originating dept. <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER

Attachment 2: Feedback received from stakeholder organizations on the proposed amendment to the Townhouse Energy Efficiency and Renewable Energy policy

UDI - Richmond Liaison Committee Meeting

May 27, 2015, 12:00 pm - 1:30 pm
Richmond City Hall

Attendees included:

- Dana Westermark, UDI
- Mark Sakai, Greater Vancouver Home Builders Association (GVHBA)

UDI members noted that the Richmond market for townhouses is currently very strong, with all units built selling quickly.

Staff noted that the amended policy, if adopted, would provide builders with more options, and facilitate access to energy efficiency incentives provided by the utilities, plus additional incentives for lighting, clothes dryers, etc.

Dale Westermark (UDI) made the following points:

- The additional cost of meeting the EnerGuide (ERS) 82 requirement, citing \$4,000/unit. (Another developer in attendance noted an additional cost of \$6,000/unit.) Developers had been told the added costs of meeting ERS 82 would be minimal.
- At a recent meeting hosted by UDI, provincial staff stated that municipalities are not allowed to impose these kinds of conditions under the new Building Act.

Staff noted the following:

- The Building Act has not yet come into force (parts of the Act will come into force by Order in Council, any by the adoption of regulations by the Minister);
- Once parts of the Building Act enter into force, there is a two year transition period during which municipalities can align their bylaws with the Building Act.
- The province has stated its intention of developing better-than-code provincial regulations that local governments can choose to adopt. However, the province has yet to draft or adopt any regulations under the Building Act.
- The City's Law department understands the Building Act would not be used to alter conditions for rezoning applications.

In conversation with staff after the meeting, Mark Sakai (GVHBA) noted that he would remind his members to provide written comments on the proposed policy amendment to City of Richmond staff by the end of day, Friday, May 29, 2015. As of Saturday morning, May 30, no written comments were received from GVHBA or UDI members.

May 30, 2015

- 2 -

Meeting with Richmond Small Builders' Association

May 27, 2015, 3:00 – 4:00 pm

Richmond City Hall

Attendees:

- Raman Kooner (in place of Ajit Thaliwal)
- Rick Sian, Sian Group
- Aleksandar Kos, Core Concept Consulting
- Bruce Duffy, Core Concept Consulting
- Clive Alladiy, Bacaudra Development
- Alen Postolka, City of Richmond
- Nicholas Heap, City of Richmond

Members of the Richmond Small Builders Association noted the following:

- The Energy Star maximum size restriction of 600m² should be compatible with current building practice of building “blocks” of 6-10 townhouses (to avoid falling under Part 3 of the Building Code).
- The additional cost of meeting the EnerGuide 82 requirement was up to \$10,000 per unit (the cost of hiring an energy advisor). The cost of DCCs, fees, permits, labour and land are all rising at the same time: this is one more thing on top.
- Because Energy Star requires a lower ERS 81 score, members thought it sounded like an easier option than the ERS 82 pathway, even with the mandatory elements required.
- Several attendees noted that the previous policy (formally adopted last year) appeared to have been applied retroactively. Attendees requested that the City clarify how the old policy was implemented.
- Given that the new policy provides more flexibility, the Association members stated they were in favour of this new policy being applied retroactively to applications already received.
- Staff was requested to set up a workshop for Richmond home builders where BC Hydro and FortisBC could explain their inventive offerings to local builders, and facilitate builders' access to these incentives.



To: Planning Committee

Date: June 8, 2015

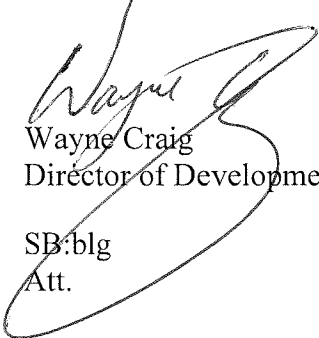
From: Wayne Craig
Director of Development

File: ZT 14-677144

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

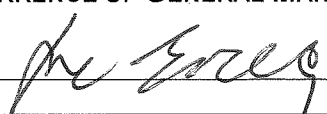
Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, for a Zoning Text Amendment to the "Neighbourhood Commercial (ZC32) - West Cambie Area" zone to allow a type 2 retail liquor store to be located in the building at 9291 Alderbridge Way (on the property at 9251 Alderbridge Way), be introduced and given first reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9258, for a Zoning Text Amendment to the "Downtown Commercial (CDT1)" zone to remove type 2 retail liquor store as a permitted use at 8088 Park Road (on the property at 8080 Park Road), be introduced and given first reading.



Wayne Craig
Director of Development

SB:blg
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER


Staff Report

Origin

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

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

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

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

Findings of Fact

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

Surrounding Development

Surrounding Development is as follows:

- To the north, across Alexandra Road, a four-storey to six-storey mixed-use development is under construction with limited commercial and more than 500 apartment units (DP 13-631492).
- To the south, across Alderbridge Way, is the City-owned “Garden City Lands” within the Agricultural Land Reserve (ALR) and zoned “Agriculture (AG1)”.
- To the east, across future May Drive, is City park land and a single-family residential lot, zoned “Single Detached (RS1/F)”.
- To the west, across the McClelland Road right of way, is the western portion of the subject neighbourhood commercial centre.

Background

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

The intent of the subject zoning text amendment application is to allow the relocation of an existing private liquor store LRS license from 8080 Park Road (Attachment 3) to a new location in the subject neighbourhood commercial shopping centre. Specifically, the proposal would allow a 322 m² (3,466 ft²) liquor store in the building addressed 9291 Alderbridge Way (on the property at 9251 Alderbridge Way). The existing liquor store is 278.7 m² (3,000ft²) in area.

The "Neighbourhood Commercial (ZC32) – West Cambie Area" zone must be amended to allow the type 2 retail liquor use as an additional use on a site-specific basis outlined in the 'other regulations' section of the zone and limited to a maximum floor area of 325 m² (3,498 ft²). Confirmation of the LRS license relocation approval from the Provincial BC Liquor Control and Licensing Branch is a requirement of the Zoning Text Amendment.

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

Referral

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

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

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

Public Consultation

Information signage is posted on the subject site; a neighbourhood survey was conducted by the applicant and on-site polling was conducted by the applicant at the existing liquor store location to notify the public of the subject application. In addition, the statutory Public Hearing will provide further opportunity for public input regarding the Zoning Text Amendment application. The results of the consultation indicate mixed opinions about the proposed Zoning Text Amendment application, as explained below.

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

Neighbourhood Survey

In accordance with Council Policy 9307 regarding Licensee Retail Store (LRS) rezoning applications, a neighbourhood survey was conducted by the independent market research company – The Reid Agency – between April 20, 2015 and May 11, 2015. A summary report, dated May 14, 2015 was submitted to the City (Attachment 7) describing the neighbourhood survey and including completed survey forms. The purpose of the neighbourhood survey was to collect public opinion on the proposed new location of the relocated liquor store from residences within 200 m of the proposed liquor store location. Mail surveys were mailed out by the applicant to all 612 civic addresses for residences in the identified neighbourhood survey minimum catchment area. Eight (8) completed surveys were received by The Reid Agency; representing a 1.3% response rate.

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

	Support	Do Not Support	Total
Mail Survey Forms	3	5	8

Additional Public Consultation Undertaken by Applicant

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

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

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

Public Input

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

- Extended hours of operation preferred over those of Government-owned liquor stores – *The existing private liquor store hours of operation are 9 am to 11 pm every day, including holidays. Depending on the location, BC liquor stores hours of operation are: 9:30 am to 9 pm Monday to Thursday; 9:30 am to 9 pm or 11 pm Friday to Saturday; and 11 am to 6 pm Sunday and Holidays.*
- Proposal supports local business in neighbourhood within walking distance, time and gas savings and convenience – *Proposed location is located in the Alexandra neighbourhood (West Cambie).*
- Retention of existing location and addition of proposed location preferred – *As discussed below, it is Council Policy to discourage the proliferation of stand-alone private liquor stores. The application is only for the relocation of an existing private liquor store, not the opening of an additional private liquor store.*
- Existing location preferred – *The existing location at 8088 Park Road is at best a short-term location because the existing older building is on a property that has significant redevelopment potential under the City Centre Area Plan. The applicant is looking for a long-term location.*
- Concern regarding a liquor store close to residence – *Mixed comments were received regarding proximity to residences, with both support and concern expressed.*
- Concern regarding alcohol consumption and liquor stores – *The proposal is to relocate an existing private liquor store.*
- Tea or juice store preferred – *The proposal is to relocate an existing private liquor store. There are opportunities for additional businesses to provide services such as those requested in the overall approved neighbourhood shopping centre development.*
- Concern that the proposed liquor store will attract questionable individuals – *The proposal is to relocate an existing private liquor store. RCMP staff and the BC Liquor Control and Licensing Branch have reviewed the application and do not have any objections to the proposal. Confirmation of the LRS license relocation approval from the BC Liquor Control and Licensing Branch is a requirement of the Zoning Text Amendment.*

Related Policies & Studies

Official Community Plan/West Cambie Area Plan

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

Floodplain Management Implementation Strategy

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

Policy 9307 Licensee Retail Store (LRS) Rezoning Applications

Council Policy 9307 (Attachment 8) is intended to generally discourage the proliferation of stand-alone private liquor stores, and to provide guidelines and criteria for rezoning applications for Licensee Retail Stores (liquor stores).

As stated above, a neighbourhood survey was conducted by an independent market research company to collect public opinion on the proposed location of the liquor store (Attachment 7). Through the neighbourhood survey and onsite polling, both concerns about and support for the proposal were received.

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

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

Council Policy 9309 (Attachment 9) provides guidelines regarding Licensee Retail Store rezoning applications for consideration along with Policy 9307.

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

- The application is for the relocation of an existing Licensee Retail Store. The proposed location is not within 500 m of another Licensee Retail Store or BC Government operated liquor store. The closest Licensee Retail Store to the proposed location is approximately 1.2 kilometres away; at 5300 No. 3 Road.
- The proposed location is not within 500 m of a school or community centre.
- The proposed location will be within a commercial shopping centre that caters to the day to day needs of nearby residents. The approved aggregate floor area of 34,615 m² (372,595 ft²) meets the 2,800 m² (30,150 ft²) minimum aggregate floor area identified in the policy.
- The proposed 322 m² (3,466 ft²) liquor store size is significantly smaller than the maximum floor area of 510 m² (5,490 ft²) recommended in the policy and permitted under Zoning Bylaw 8500 for a type 2 retail liquor store. The proposed site specific zoning allowance for the type 2 liquor store is proposed to be limited to a maximum floor area of 325 m² (3,498 ft²).
- The 9291 Alderbridge Way building will be setback from Alderbridge Way, behind a landscaping area and fronts onto both Alderbridge Way and May Drive, and is surrounded by the internal parking area. The shopping centre has vehicle accesses from McClelland Road,

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

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

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

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

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning will expand the range of services offered in the approved neighbourhood shopping centre in the West Cambie area. The proposed site specific Zoning Text Amendment to "Neighbourhood Commercial (ZC32) - West Cambie Area" will allow the relocation of an existing Licensee Retail Store (private liquor store). Based on the approved Neighbourhood Service Centre commercial development at Alderbridge Way between Garden City Road and May Drive and the proposal's general compliance with City policies and Provincial regulations that limit the proliferation of new Licensee Retail Stores, staff recommend support for the proposal to relocate the liquor store to 9291 Alderbridge Way.

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



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

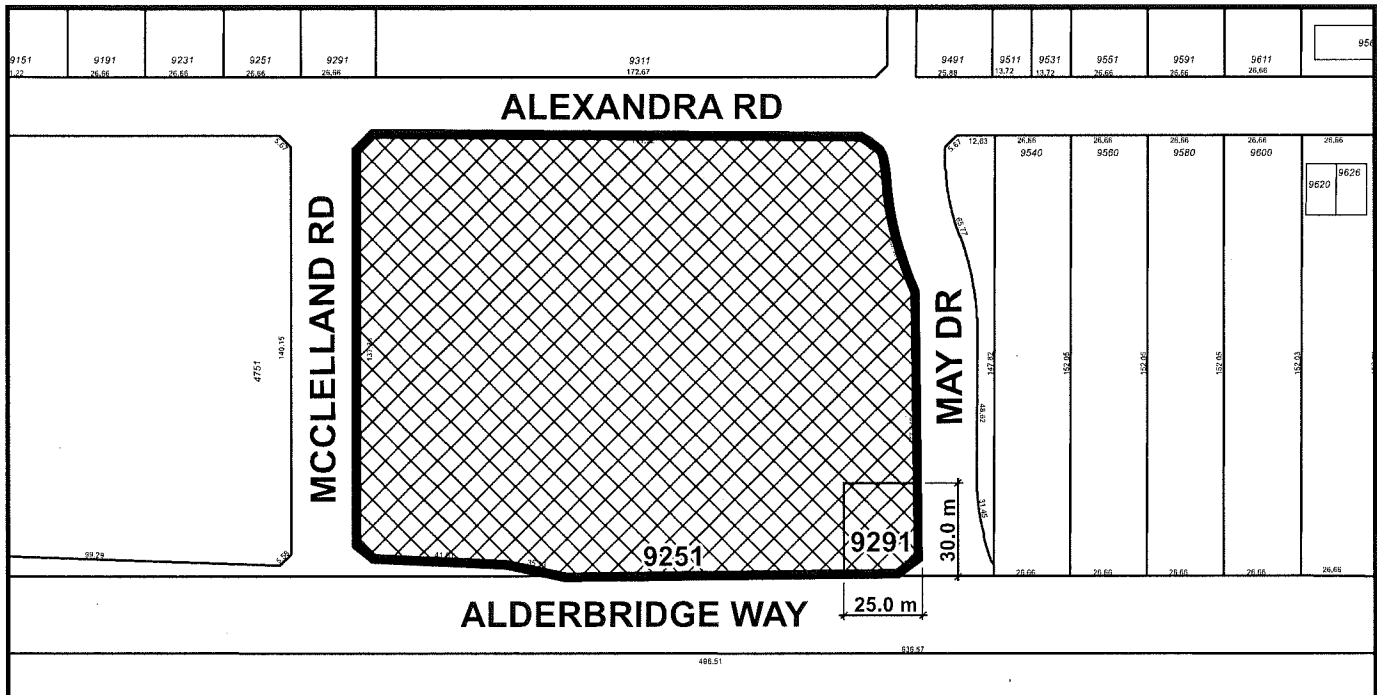
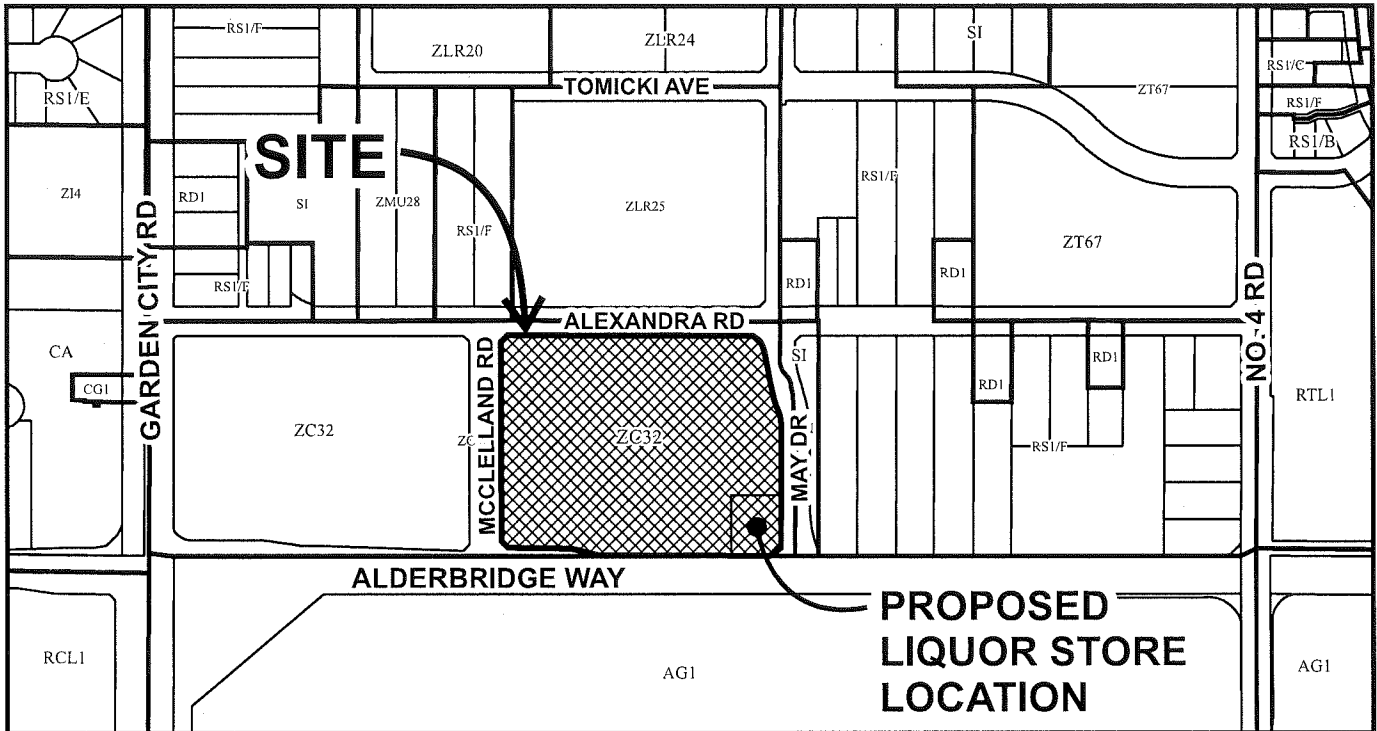
Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9256, the applicant is required to complete the following:

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

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



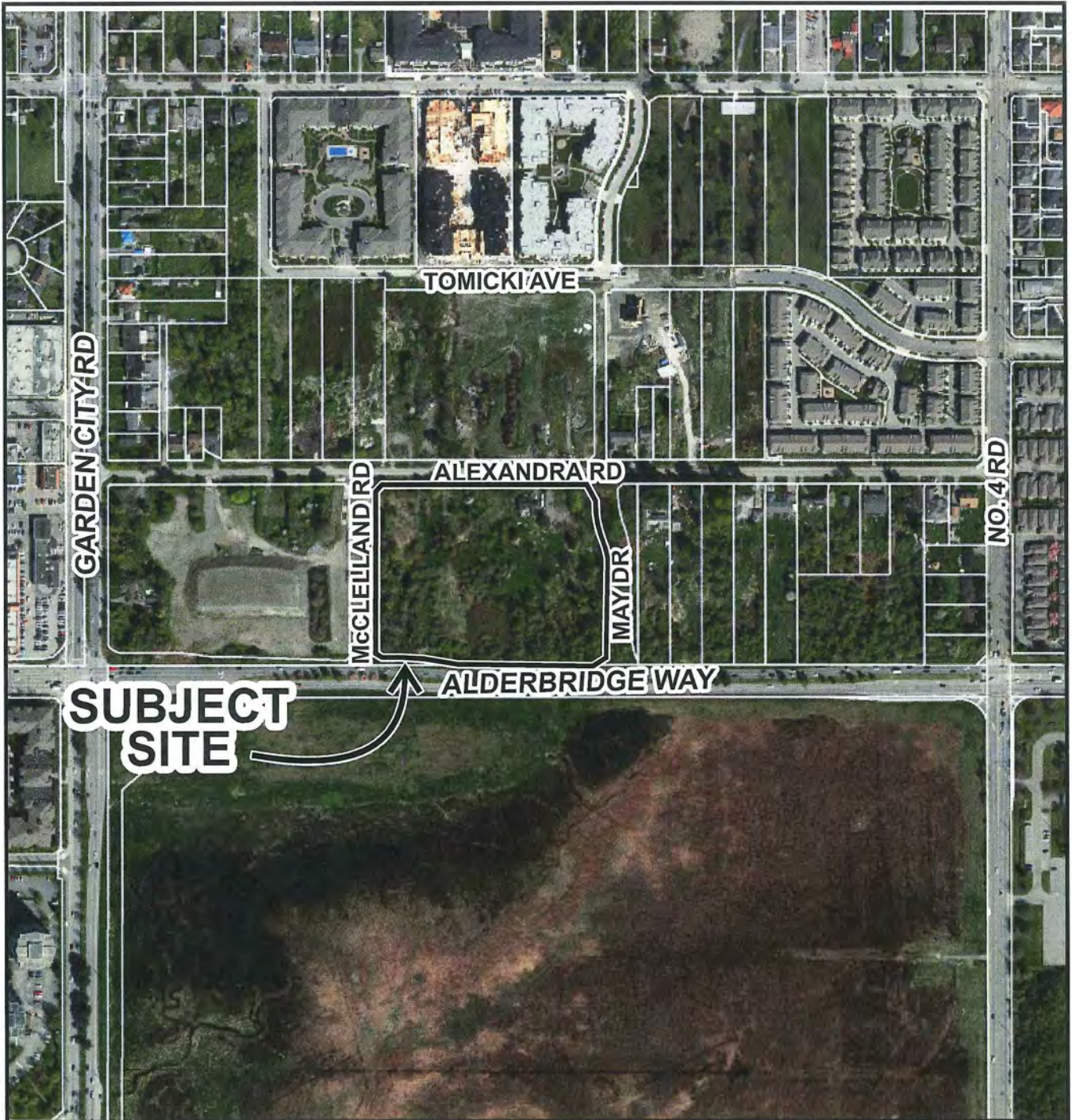
City of Richmond



	<h2>ZT 14-677144</h2>	<p>Original Date: 12/08/14 Revision Date: 05/22/15 Note: Dimensions are in METRES</p>
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City of
Richmond

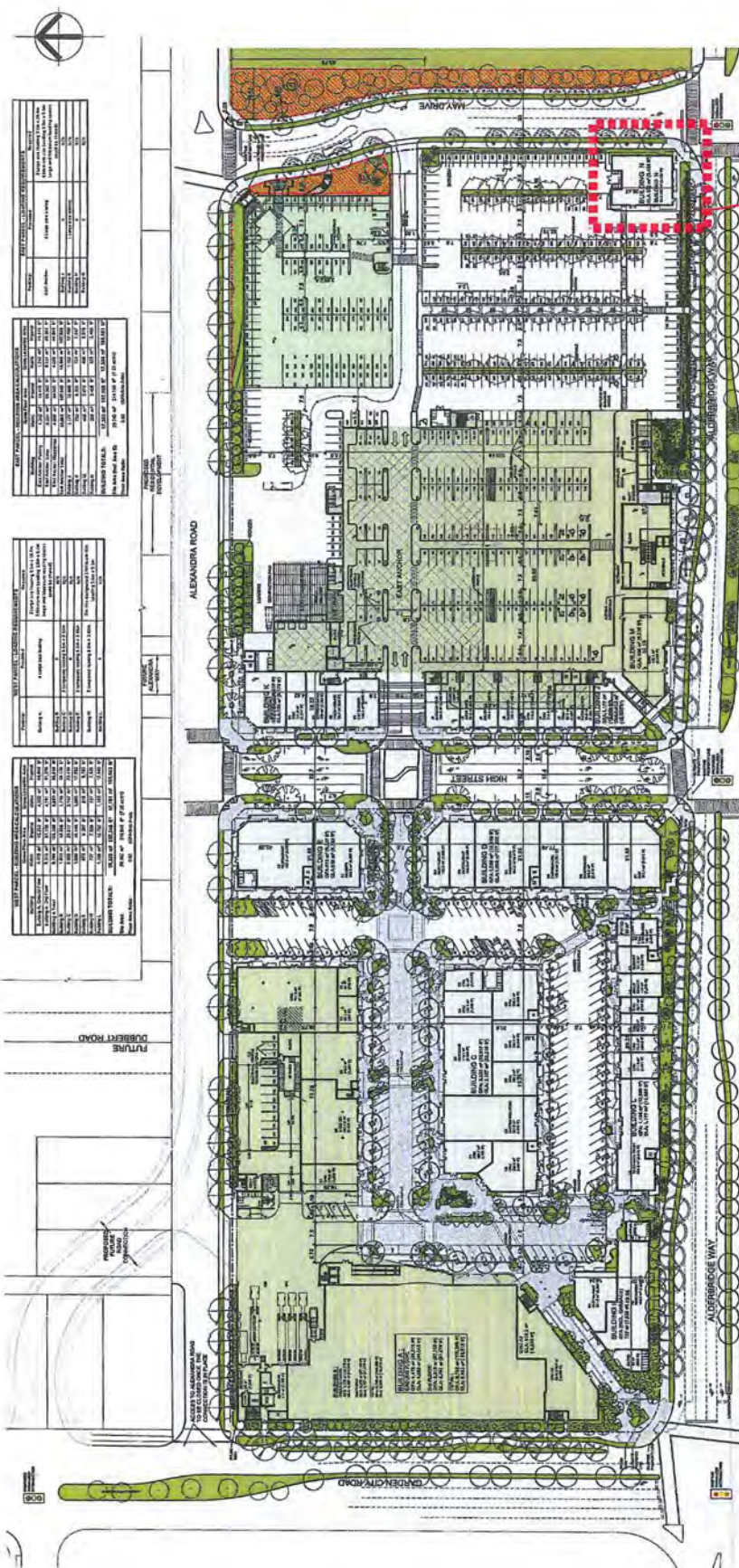


ZT 14-677144

Original Date: 12/08/14

Revision Date

Note: Dimensions are in METRES



SUBJECT BUILDING
9291 ALDERBRIDGE

SUBJECT TO THIS APPLICATION

BEARHARK AREA

EAST PARCEL:	327 SM - 3,222 SF
AREA:	1,320 SM - 12,948 SF
ADJACENT BLOCK:	1,025 SM - 10,250 SF
TOTAL:	4,369 SM - 42,740 SF (1.31 ACRES)



NOTES:
1. THE BEARHARK AND CHARGE FACILITIES LOCATED IN TENANT LEASES OF BUILDINGS B AND EAST ANCHOR TO ZONING REQUIREMENTS

SITE PLAN

WEST PARCEL

WEST PARCEL:	1,025 SM - 10,250 SF
AREA:	1,025 SM - 10,250 SF
ADJACENT BLOCK:	1,025 SM - 10,250 SF
TOTAL:	1,025 SM - 10,250 SF

EAST PARCEL

EAST PARCEL:	327 SM - 3,222 SF
AREA:	1,320 SM - 12,948 SF
ADJACENT BLOCK:	1,025 SM - 10,250 SF
TOTAL:	4,369 SM - 42,740 SF

WEST PARCEL

WEST PARCEL:	1,025 SM - 10,250 SF
AREA:	1,025 SM - 10,250 SF
ADJACENT BLOCK:	1,025 SM - 10,250 SF
TOTAL:	1,025 SM - 10,250 SF

EAST PARCEL

EAST PARCEL:	327 SM - 3,222 SF
AREA:	1,320 SM - 12,948 SF
ADJACENT BLOCK:	1,025 SM - 10,250 SF
TOTAL:	4,369 SM - 42,740 SF

WEST PARCEL

SITE AREA (INCL. AREA):	28,621 SM - 280,773 SF (7.27 ACRES)
PARKING LEVEL AREA:	1,338 SM - 13,378 SF
SALES FLOOR AREA:	6,240 SM - 60,471 SF
MEZZANINE AREA:	4,105 SM - 40,678 SF
TOTAL LEASE FLOOR AREA:	11,683 SM - 114,527 SF
GRADE LEVEL BUILDING (GFA) AREA:	2,748 SM - 26,578 SF
GFA (TOTAL GROSS FLOOR AREA):	17,431 SM - 169,885 SF
GFA (TOTAL GROSS LEASABLE AREA):	17,424 SM - 169,533 SF
FLOOR AREA RATIO:	0.61
LOT COVERAGE:	12.81% SM - 124,770 SF (43.7%)
PARKING PROVIDED:	892 CARS (3,891/92 SM - 3,711,000 SF)
WHOLE:	892 CARS (3,891/92 SM - 3,711,000 SF)
REGULAR STALLS:	892 CARS (3,891/92 SM - 3,711,000 SF)
SMALL CAR STALLS:	191 CARS (24.1%) - ALLOWED 20%
BIKE STALLS:	191 CARS (24.1%) - ALLOWED 20%
LONG TERM:	PROPOSED 47
SHORT TERM:	PROPOSED 47

EAST PARCEL

SITE AREA (INCL. AREA):	28,621 SM - 280,773 SF (7.27 ACRES)
PARKING LEVEL AREA:	1,338 SM - 13,378 SF
SALES FLOOR AREA:	6,240 SM - 60,471 SF
MEZZANINE AREA:	4,105 SM - 40,678 SF
TOTAL LEASE FLOOR AREA:	11,683 SM - 114,527 SF
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WHOLE:	892 CARS (3,891/92 SM - 3,711,000 SF)
REGULAR STALLS:	892 CARS (3,891/92 SM - 3,711,000 SF)
SMALL CAR STALLS:	191 CARS (24.1%) - ALLOWED 20%
BIKE STALLS:	191 CARS (24.1%) - ALLOWED 20%
LONG TERM:	PROPOSED 47
SHORT TERM:	PROPOSED 47

WEST PARCEL

SITE AREA:	28,621 SM - 280,773 SF (7.27 ACRES)
GFA (GROSS FLOOR AREA):	18,238 SM - 177,248 SF
GFA (GROSS LEASABLE AREA):	17,791 SM - 172,542 SF
FLOOR AREA RATIO:	0.63
LOT COVERAGE:	16,103 SM - 157,331 SF (54.7%)
PARKING PROVIDED:	664 CARS (3,381/60 SM - 3,211,000 SF)
WHOLE:	664 CARS (3,381/60 SM - 3,211,000 SF)
REGULAR STALLS:	664 CARS (3,381/60 SM - 3,211,000 SF)
SMALL CAR STALLS:	132 CARS (19.7%) - ALLOWED 20%
BIKE STALLS:	132 CARS (19.7%) - ALLOWED 20%
LONG TERM:	PROPOSED 47
SHORT TERM:	PROPOSED 47

EAST PARCEL

SITE AREA:	28,621 SM - 280,773 SF (7.27 ACRES)
GFA (GROSS FLOOR AREA):	18,238 SM - 177,248 SF
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BIKE STALLS:	132 CARS (19.7%) - ALLOWED 20%
LONG TERM:	PROPOSED 47
SHORT TERM:	PROPOSED 47

SITE STATISTICS

ENTIRE SITE AREA:	87,291 SM - 750,772 SF (18.77 ACRES)
ROAD DEDICATION - HIGH STREET:	3,384 SM - 32,212 SF (8.63 ACRES)
ROAD DEDICATION - ALDERBRIDGE ROAD:	2,074 SM - 22,235 SF (6.31 ACRES)
ROAD DEDICATION - GARDEN CITY ROAD:	1.3 SM - 14 SF (0.003 ACRES)
TOTAL ROAD DEDICATION:	6,451 SM - 54,451 SF (15.24 ACRES)
EAST PARCEL AREA:	1,320 SM - 12,948 SF (0.31 ACRES)
TOTAL SITE AREA WITHOUT ROAD DEDICATION & E&A AREA:	80,840 SM - 624,811 SF (14.3 ACRES)
ELECTRICAL, SIGNALS & CHARGE STATIONS:	2 STALLS
BIKE STALLS:	2 STALLS
BIKE STALLS:	2 STALLS
BIKE STALLS:	2 STALLS
BIKE STALLS:	2 STALLS



DATE: JULY 3, 2014
PROJECT #: A-2.1

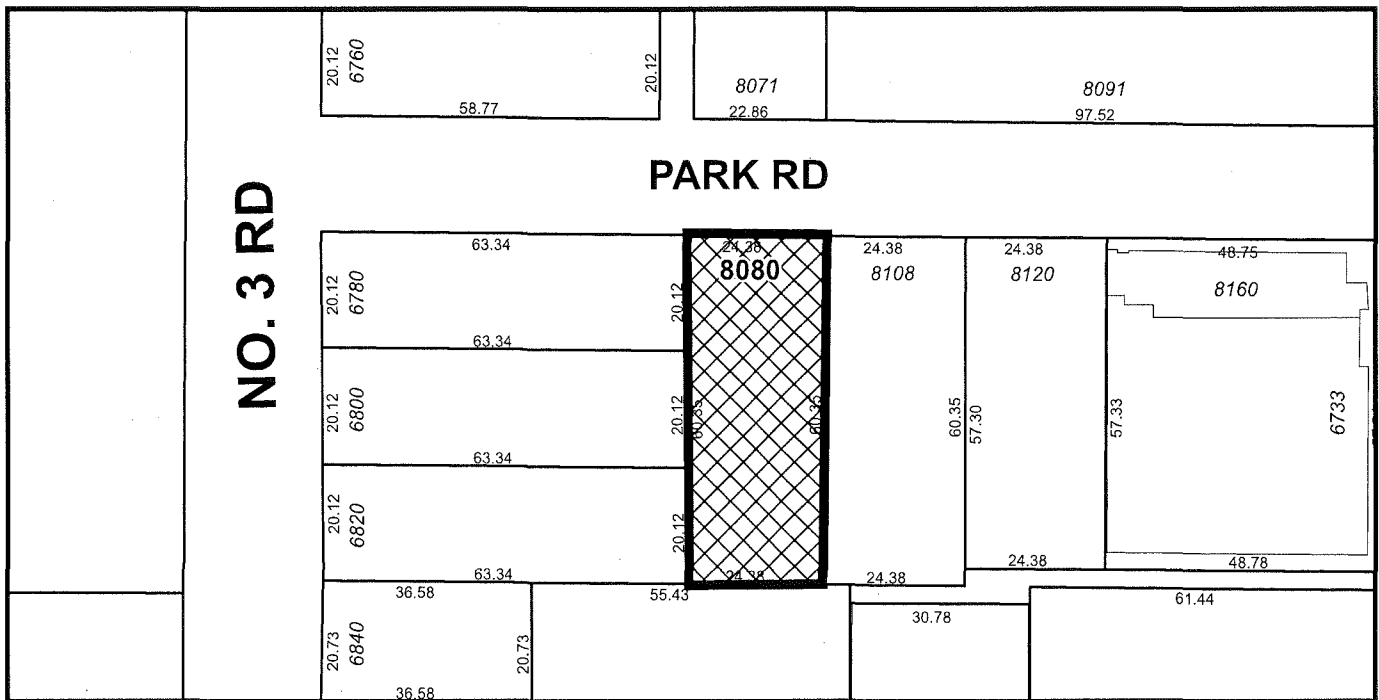
APPROVED UNDER REZONING APPLICATION R210-528877 AND DEVELOPMENT PERMIT APPLICATION DP14-650888

CENTRAL AT GARDEN CITY
RICHMOND, BC





City of Richmond



ZT 14-677144

Original Date: 06/18/09

Revision Date: 05/27/15

Note: Dimensions are in METRES



ZT 14-677144

Attachment 4

Address: 9291 Alderbridge Way

Applicant: First Richmond North Shopping Centres Ltd.

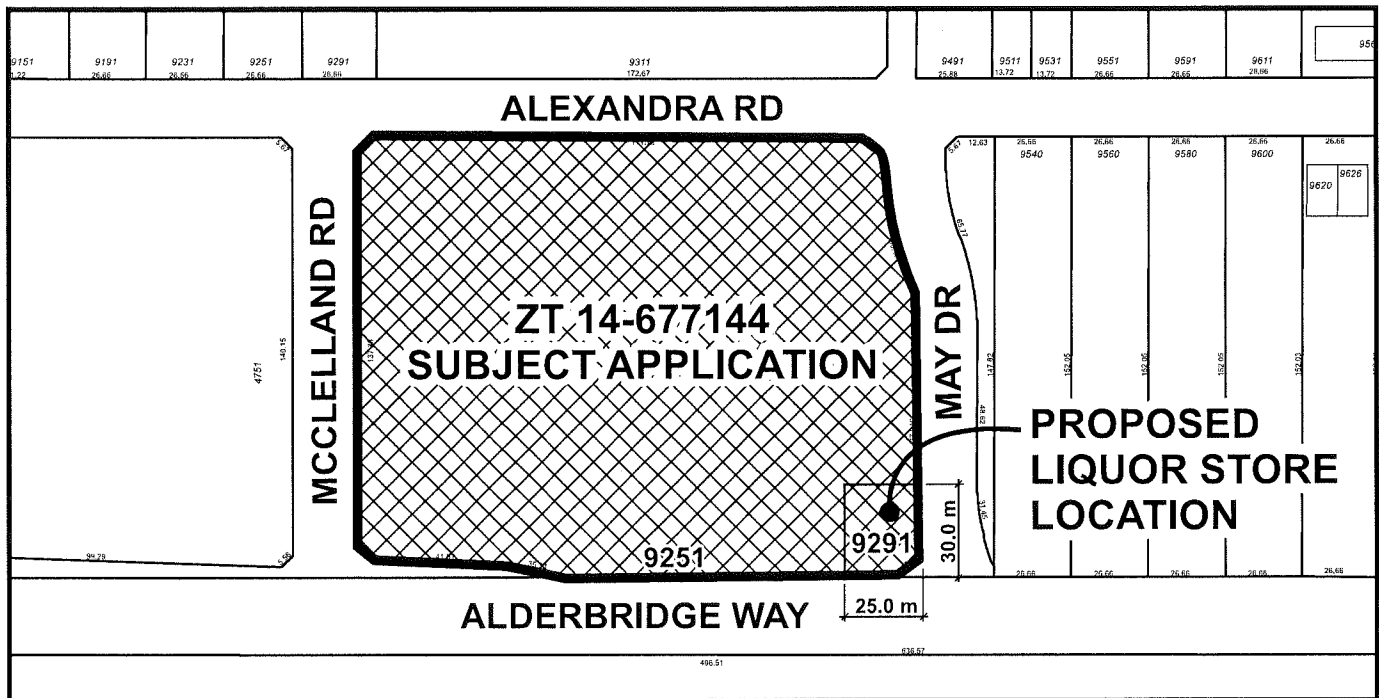
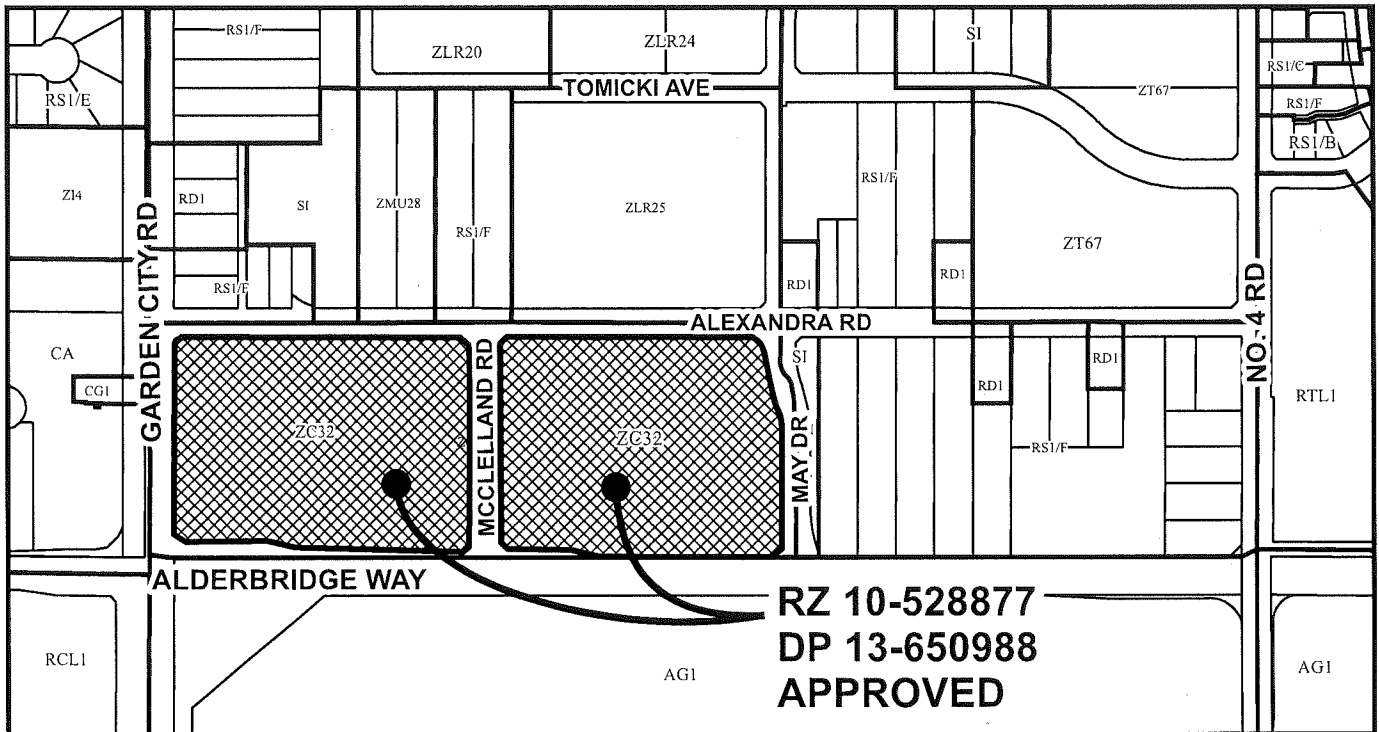
Planning Area(s): West Cambie

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

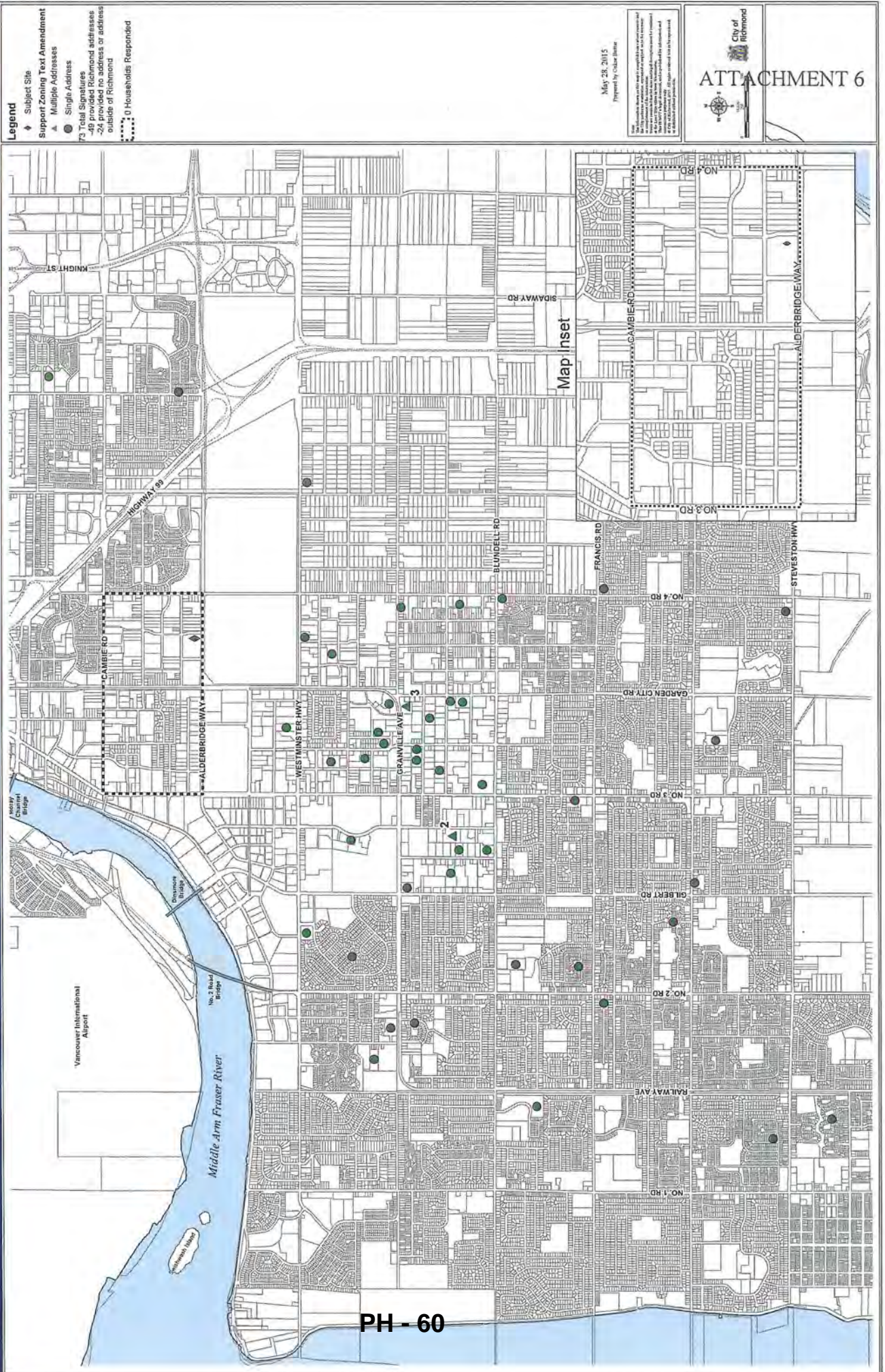
	Approved DP 13-650988	Proposed
	For 9251 Alderbridge Way site:	
Floor Area Ratio	0.62 FAR	Remains the same
Lot Coverage	54.3%	Remains the same
Off-Street Parking Spaces	567	Remains the same
Bike Parking: Class 1 secure spaces Class 2 rack spaces	69 spaces provided in parking structure 86 spaces	Remains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



City of
Richmond



	<p>Context Map Development Application History ZT 14-677144</p>	<p>Original Date: 12/08/14 Revision Date: 05/22/15 Note: Dimensions are in METRES</p>
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Final Report May 14th, 2015

Client:

0789586 BC Ltd
Liquor Retail Store Relocation
City of Richmond

Proposed site:

9291 Alderbridge Way,
City of Richmond ZT 14-677144

Municipal Government:

City of Richmond
Sara Badyal, Planner 2

Market Research:

The Reid Agency

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

The Reid Agency

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Overview

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

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

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

- Direct mail communication was sent on April 20th, 2015 to civic addresses within an area determined by the City of Richmond. This communication included a brief survey to gauge resident's position regarding the zoning amendment application, information relating to the Zoning Text Amendment, map identifying the area related to the Zoning Text Amendment and marketing information related to the client. Residents were advised to return this survey and **all** comments to The Reid Agency in a self-addressed stamped envelope by May 11th, 2015
- In addition, The Reid Agency staff conducted on-site polling with customers at the liquor store located at 8088 Park Road, Richmond BC. This research commenced on April 28th and completed on May 7th, 2014. Customers were informed about the proposed liquor retail store relocation. A Letter of Support was made available for customers to sign if they so wished. Contact information for City of Richmond planner was provided for direct submission of comment or questions. No customer opted to take the letter home to send it in themselves to the City of Richmond. The Reid Agency collected all information as it relates to customers position on the Text Amendment Application. Information was collected to reflect supporters, non-supporters and those who were neutral.

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

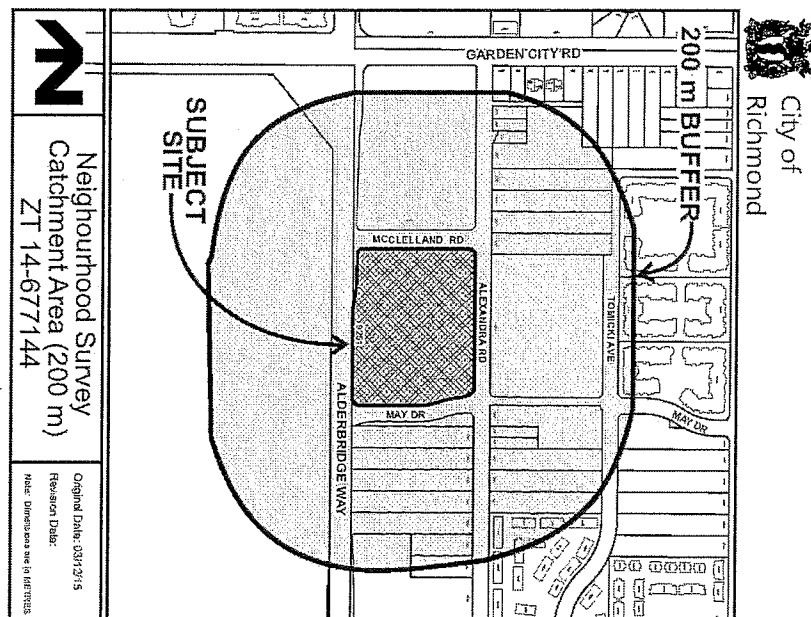
The Reid Agency

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

Direct Mail Campaign:

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



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

The Reid Agency

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Rated Question results:

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

The Reid Agency

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Sample of comments:

In Favour:

"I prefer extended hours than BC Government stores."

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

Opposed:

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

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

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

The Reid Agency

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On-site Polling:

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

The following information outlines the feedback:

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

The Reid Agency

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Activity Summary:

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

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

Letters received:

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

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

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

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

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

Samples of comments from those not in favour of a liquor retails store:

“I don’t drink and don’t support a liquor store.”

“Will attract questionable individuals.”

The Reid Agency

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Summary:

Direct Mail Communication:

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

On-site Polling:

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

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

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

Direct Mail Communication

Completed Survey Forms



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

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

Yes

No

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

1 2 3 4 5

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

1 2 3 4 5

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

1 2 3 4 5

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

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

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

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

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

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

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

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

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

Yes Maybe No

10. Comments

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



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

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

Yes

No

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

1 2 3 4 **5**

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

1 2 **3** 4 5

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

1 2 **3** 4 5

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

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

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

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

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

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

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

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

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

Yes **Maybe** No

10. Comments

Prefer extended hours than BC liquor store



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

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

Yes

No

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

1

2

3

4

5

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

1

2

3

4

5

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

1

2

3

4

5

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

Everyday

Once a week

Once every two weeks

Once a month

I don't shop locally

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

1 – 2 times a week

1 – 2 times a month

Every couple of months

Rarely

I don't buy liquor products

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

VQA Wine

Wine

Imported Beer

Domestic Beer

Spirits

None of the above

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

Yes

No

Maybe

No I would not support this Wine Beer Liquor Retail Store

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

Yes

Maybe

No

10. Comments



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

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

Yes

No

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

1 ✓ 2 3 4 5

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

1 ✓ 2 3 4 5

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

1 ✓ 2 3 4 5

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

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

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

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

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

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

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

Yes ✓ Maybe No

10. Comments

Safe time with driving / gas / convenient walking distance.
Support local business !!
Walking distance is important



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

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

Yes

No

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

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Yes Maybe No

10. Comments



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

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

Yes

No

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

① 2 3 4 5

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

① 2 3 4 5

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

① 2 3 4 5

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

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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 9291 Alderbridge Way, Richmond, BC

Yes Maybe No

10. Comments



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

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

Yes

No

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

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

Yes Maybe No

10. Comments

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



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

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

Yes

No

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

1

2

3

4

5

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

1

2

3

4

5

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

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2

3

4

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Everyday

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Once every two weeks

Once a month

I don't shop locally

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VQA Wine

Wine

Imported Beer

Domestic Beer

Spirits

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Yes

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Maybe

No I would not support this Wine Beer Liquor Retail Store

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

Yes

Maybe

No

10. Comments

I don't want a liquor store of any kind near my home

On-site Polling
Letters of Support

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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

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

Yours truly,

Nathan Pennell

Print Name

Nathan Pennell

Signature

Address

Date

Email

Phone Number

The Reid Agency

•••

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

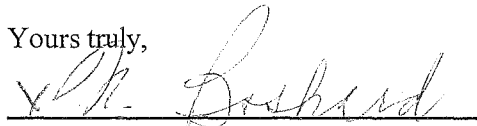
Attention: Sara Badyal, Planner 2

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Yours truly,



Print Name

x NAN BOSHARD

Signature

x 4316 8509 Colonial Dr

Address

APR 11 28 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Cameron Resch

Print Name

[Signature]

Signature

207-9870 Citation dv

Address

APR 128 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

VINO
Print Name


Signature

404-8080 JONES RD
Address

2015-04-28
Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

X Scott Newcombe

Print Name

X Scott Newcombe

Signature

X 9900 Granville Ave V6Y 1R3

Address

April 28 2015

Date

Email

918 707 4327

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

JASON BASHORA

Print Name

[Signature]
Signature

8200 1/2 Colonial Dr.
Address

April 28, 2015
Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

DOUG YOUNG

Print Name

D. Young

Signature

#307 8291 PARK RD.

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

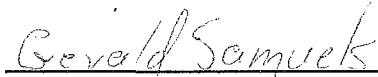
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Yours truly,



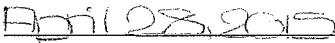
Print Name



Signature



Address



Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2


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

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Yours truly,

Lester Leonor
Print Name


Signature

#107- 4728 Dawson St. Burnaby
Address

April 28, 2015
Date

Email

604 764-8363
Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Josh Speight
Print Name

Josh Speight
Signature

1060 East 61st
Address

2015-04-28
Date

Email

778 239 8710
Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

X Justin Lucke

Print Name

X [Signature]

Signature

X 4779 36th Ave Delta BC

Address

X April 28 - 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

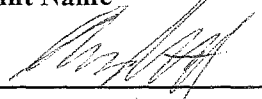
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Yours truly,

x Andrew Carter

Print Name

x 

Signature

x 9373 Hemlock dr.

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

DANIEL HANSON

Print Name

Daniel Hanson

Signature

N/A

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Helen JACKSON

Print Name

Helen Jackson

Signature

Address

April 28 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

X MANDY KE

Print Name

X Mandy

Signature

X 3254 Parker St. Vancouver

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Jeff Kieckhefer
Print Name

[Signature]
Signature

~~XXXXXXXXXXXX~~ #14-14995 Marine Dr White Rock
Address

April 28, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Greg Billel

Print Name

[Handwritten Signature]

Signature

10659 150th St

Address

April 28, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

x Bryan Phillips
Print Name

x [Signature]
Signature

x 528 Luskay St.
Address

Ottawa

April 29, 2015
Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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Yours truly,

x Deb Coray
Print Name

[Signature]
Signature

9880 Southgate Place, Rm 1 BC V7A 2N2
Address

April 29 2015
Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Mejia Alex
Print Name

[Signature]
Signature

#59-12100 Bath Rd
Address

April 29, 2015
Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

ANDY RUSHCREE

Print Name



Signature

1206-7040 GRANVILLE AVE.

Address

April 29, 2015

Date

Email

604 270-4500

Phone Number

The Reid Agency

...

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

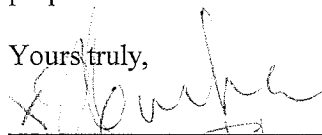
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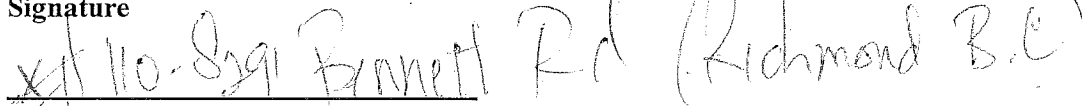
Yours truly,



Print Name



Signature



Address



Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Pav- Uppal
Print Name

[Signature]
Signature

4516-46 Act - V4K-2m6
Address

April 29, 2015
Date

Email

778-668-1061
Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

DAVID DICKSON

Print Name

David Dickson

Signature

#6/5651 LACKNER CRES.

Address

April 29, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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

Yours truly,

JEFF WILKINS

Print Name

Jeff Wilkins

Signature

8975 JONES RD

Address

April 29, 2009
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Srenda Cramis

Print Name

#13-8640 Bennett Road.

Signature

S. Cramis

Address

April 29, 2015

Date

Email

Phone Number

(would like to see
one at Park Rd & 1st
& additional at
Alderbridge Way)

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

x Daniel Pasaval

Print Name

x [Signature]

Signature

x 12 8191 General Currie Rd.

Address

May 1, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

X Jesse Bawled

Print Name

X JB

Signature

X 326 Johnston st

Address

MAY 1, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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Yours truly,

X Aizan Freeland

Print Name

X A. Freeland

Signature

X 6551 MINOTO BLVD.

Address

X MAY 1, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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Yours truly,

x Kent Uskijana
Print Name

x [Signature]
Signature

x 18-6100 Alder, Richmond
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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Yours truly,

Matt Nelson

Print Name

Matthew Nelson

Signature

6215 Daulton Ave.

Address

MAY 4, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

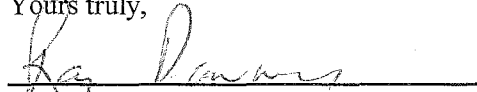
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Yours truly,



Print Name



Signature

4935 Patterson Dr.

Address

MAY 1, 2015

Date

Email

778-706-1538.

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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

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

Yours truly,



Print Name



Signature



Address



Date

Email

Phone Number

The Reid Agency

•••

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

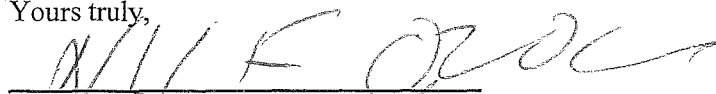
Attention: Sara Badyal, Planner 2

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

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Yours truly,



Print Name



Signature



Address

MAY 1, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Diana Tilby
Print Name

[Signature]
Signature

7460 Moffat Richmond, BC
Address

May 1, 2015
Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

KEN STARCHUK

Print Name

[Handwritten Signature]

Signature

11320 CARAVEL CRT. RICH. BC.

Address

NOV 1, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Tray Stewart

Print Name

[Handwritten Signature]

Signature

213-7411 Minova Blvd. Rich.

Address

MAY 1, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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


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Yours truly,

ZAC EDMONDSON

Print Name



Signature

302-7840 MAFFATT ROAD

Address

NOV 1, 2015

Date

Email

604-719-6469

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

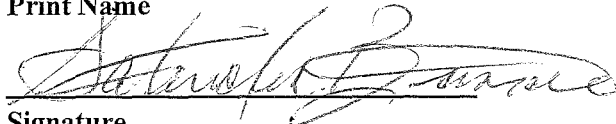
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The convenience of being able to shop within our local community is very important to our family. We support the opening of a Liquor Retail Store at 9291 Alderbridge Way in the City of Richmond (the new proposed Walmart location).

Yours truly,

Sandra Badyal

Print Name



Signature

9380 Glenridge Dr.

Address

May 1, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

X Ashley Oarda

Print Name

X [Signature]

Signature

X # 28-11211 the New West - V3M 5E75

Address

May 1st 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Tom Hansen

Print Name

X Tom Hansen

Signature

9291 BELWETT RD

Address

May 2nd 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

x Amber Torris

Print Name

x Amber Torris

Signature

x 21-6071 Azure rd

Address

May 2 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

BOB STEWART

Print Name

[Handwritten Signature]

Signature

6481 STEWART RD.

Address

MAY 2/15.

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Dagan Welkes

Print Name



Signature

7511 No 4 Road RMD V6Y 4K4

Address

MAY 2, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

BRYAN FIEBELKORN

Print Name

Signature

Address

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Dalacia James

Print Name

[Signature]

Signature

4040 Westminister HW

Address

1791 2, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

SEBASTIAN

Print Name

Signature

[Handwritten Signature]

Address

MAY 22 2015

Date

921-9333 ALDERBRIDGE RD

Email

Phone Number

604-516-7759

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

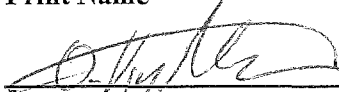
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Yours truly,

Gleg K. D. NANTSON

Print Name



Signature

6220 Burnside Road, Richmond

Address

May 2, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

MICHAEL COPEY

Print Name

[Signature]

Signature

8660 GRANVILLE AV

Address

MON 2, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

SARA BADYAL

Print Name

Sara Badyal

Signature

9040 No. 4 Richmond

Address

May 2nd 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Chalene Edmonds

Print Name

Chalene Edmonds

Signature

11040 Westminster

Address

May 20 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

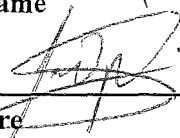
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Yours truly,

x Jag Opil

Print Name

x 

Signature

x 10428 Canso Cres.

Address

May 2nd 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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Yours truly,

x Julisse Lecca

Print Name

x 

Signature

x #29-6800 Lynas Lane, Richmond, BC

Address

May 2nd 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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Yours truly,

x April Coulter

Print Name

x APRIL COULTER

Signature

x 317-7437 MOFFATTO - RMD

Address

May 2 / 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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Yours truly,

X JOHN MEAR

Print Name

X [Signature]

Signature

X #316 6655 LYNAS CANE

Address

May 2, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

X Paul Gauthier

Print Name

X [Signature]

Signature

X 16340 MARCA CREEK

Address

MAY 3, 2015

Date

PAUL TG 50 @GMAIL.COM

Email

778 321-2358

Phone Number

The Reid Agency

...

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


Attention: Sara Badyal, Planner 2

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


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Yours truly,



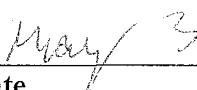
Print Name



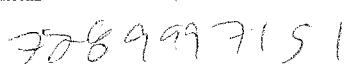
Signature



Address



Date

Email


Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Brady Narayan
Print Name

Brady
Signature

7691 McCallan Rd.
Address

MAY 3 2015
Date

brady-narayan@hotmail.com
Email

604-277-7960
Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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

Yours truly,

Clare Forster

Print Name

4640 S Road,

Signature

[Handwritten Signature]

Address

May 3, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

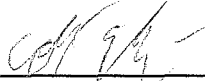
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Yours truly,

COIN ELLISON

Print Name



Signature

#217-8660 Granville Ave.

Address

MAY 5, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

SARBE LOFI

Print Name

[Handwritten Signature]

Signature

115-7431 MINORU AVE

Address

MAY 3, 2015

Date

Email

604-726-0878

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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

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Yours truly,

~~XXXXXXXXXX~~
XXXXXXXXXX

Print Name

GOLLNER AVE

Signature

Address

MAY 3, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Adrian Sittel

Print Name

[Signature]
Signature

8760 Gorewood Avenue
Address

MAY 3, 2015
Date

Email

Phone Number

The Reid Agency

•••

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

Ester Szekely

Print Name

Ester Szekely

Signature

32-8471 Ryan Rd

Address

MAY 3, 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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Yours truly,

John Alex cep

Print Name

John Alex cep

Signature

129 8500 Alderbridge Way

Address

MAY 3, 2015

Date

Email

778 980 2950

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

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

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

Yours truly,

x Carla Rowan

Print Name

x [Signature]

Signature

x Boswell St Richmond, BC.

Address

x May 7, 2015

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,

RAY KOWALCZYK

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,

X Linda Alexander

Print Name

Linda Alexander

Signature

~~8870~~ 7080 Williams Rd.

Address

May 7th 2015

Date

Email

Phone Number

The Reid Agency

...

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

Attention: Sara Badyal, Planner 2

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

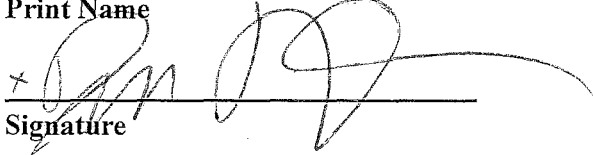
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Yours truly,

x DEAN DENNIS

Print Name

x 

Signature

x 5780 LINSLETT COURT

Address

MAY 7, 2015

Date

Email

604 401-3395

Phone Number

The Reid Agency

•••

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

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Yours truly,

x ALEX DONK

Print Name

x [Signature]

Signature

x 307-6380 BUSWELL ST

Address

MON 7, 2015

Date

Email

Phone Number

The Reid Agency

•••

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

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Yours truly,

Dan Veaudoy

Print Name

[Signature]

Signature

6888 Cooney Rd

Address

7/12/11

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,

FRANK VERHAEGEN

Print Name

301 8700 Granville Ave.

Signature

[Handwritten Signature]

Address

May 9, 2015

Date

Email

Phone Number



Policy 9307:

It is Council policy that:

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

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



Page 1 of 1

Adopted by Council: July 25th, 2005
Amended by Council: December 19th, 2005

Policy 9309

File Ref: 12-8275

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

Policy 9309:

It is Council policy that:

1. Definitions:

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

2. Guidelines:

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

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



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

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

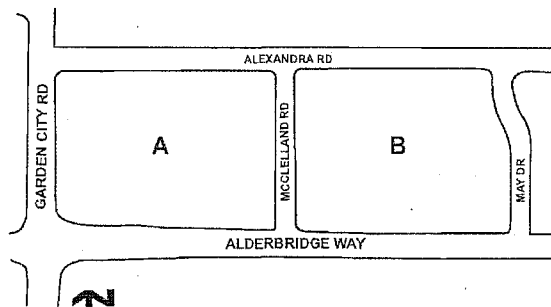
1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Deleting Subsection 22.32.3 in its entirety and substituting the following:

“22.32.3 A. Secondary Uses

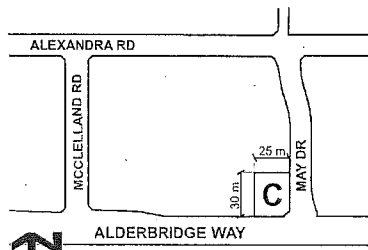
 - amenity space, community

22.32.3 B. Additional Uses

 - retail liquor 2”
 - b. Deleting Diagram 1 in Section 22.32.2 and substituting the following:



- c. Inserting the following as “Diagram 2” into Section 22.32.2:



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

“e) 3.0 m for McClelland Road.”

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

“5. A **retail liquor 2** store is only permitted in the area identified as “C” in Diagram 2, Section 22.32.2 and shall have a **gross floor area** not exceeding 325 m².”

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 22 2015

CITY OF RICHMOND
APPROVED by
<i>BC</i>
APPROVED by Director or Solicitor
<i>il</i>

MAYOR

CORPORATE OFFICER



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

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Deleting “**retail liquor 2**” from Subsection 9.3.3.B.
 - b. Deleting Clause 9.3.11 in its entirety and substituting the following:
 - “1. A retail liquor 1 store is only permitted on the following listed sites and is limited to one per lot:
 - a) 7331 Westminster Highway
Strata Plan LMS3174; and
 - b) 7551 Westminster Highway
P.I.D. 015-676-692
Lot 1 Except: Firstly Part Subdivided by Plan LMP20666; Secondly:
Part Subdivided by Plan LMP37403; Thirdly: Part Subdivided by
Plan LMP38351; Section 5 Block 4 North Range 6 West New
Westminster District Plan 84515.
 2. Telecommunication antenna must be located a minimum 20.0 m above the ground (i.e., on a roof of a building).
 3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUN 22 2015

CITY OF RICHMOND
APPROVED by <i>B/C</i>
APPROVED by Director or Solicitor <i>W</i>

MAYOR

CORPORATE OFFICER