

should be based on probability and must be carefully planned.

- S All zone districts should be carefully scrutinized to determine what uses are permitted under each zone.
- S She does not feel she can determine the full extent of how many liquor retail stores could open in Saanich under current zoning given the disclaimer in the report that the list may be incomplete due to mixed zoning and land use classifications.
- S She does not agree with any of the options; she would prefer that the item be tabled for Police Department comments and additional community consultation.

Mr. M. Brown, 1212 Clovelly Terrace, Quadra Cedar Hill Community Association, stated:

- S The Association remains concerned about the prospect of commercial liquor retail stores proliferating throughout their neighbourhoods.
- S The issue of retail liquor sales by commercial interests other than off-licence sales by hotels and public houses is an issue which is unprecedented in Saanich due to the historic provincial government monopoly; it is therefore appropriate for the municipality to review its zoning bylaws to ensure that regulation of this commercial activity coincides with community goals and expectations.
- S The Director of Planning Services' report states that current regulations would permit licensee retail stores for approximately 230 sites in the municipality and 35 agencies have already applied to the Provincial Licencing Agency to operate new retail sales in the municipality; while only two of these agencies have applied to the municipality for business licences there is currently nothing preventing the other 33 agencies from applying at any time.
- S The Association believes that retail liquor sales warrant particular consideration and that the location of these merchants should include notice to and participation from the public; current practise excludes this unless rezoning is required.
- S Option B offers the restriction of liquor retail stores to shopping centres and current licensees only; while this significantly reduces the number of potential locations by 90%, it still excludes public consultation and participation.
- S They are concerned with the statement in the Planner's report that it is possible but not highly likely that significant numbers of liquor retail proposals will be submitted; this advice is unsupported and would be of little consolation if the information is inaccurate.
- S The Association supports Option C as it is the only option proposed that would result in municipal management of the size and number of liquor retail stores; the municipality should also develop specific retail requirements that would be incorporated into the zoning bylaw.

Mr. B. Trotter, 3853 Merriman Drive, stated:

- S He is disgusted with the Provincial Government's attitude towards liquor as it produces so much misery in society.
- S Many social costs result from the sale of liquor including welfare, policing, and I.C.B.C. premiums.

- S Liquor sales have been used to extract money from the community which is not returned to the community as are funds from the sale of other products.
- S He would encourage Council to place tight restrictions on all liquor stores and consider a five kilometre radius ban on the location of liquor stores around schools.

Mr. L. Whitworth, 3165 Kingsley Street, stated:

- S Kingsley street is located between North Dairy and Lansdowne Roads; he witnesses a tremendous amount of youths from the nearby schools converge in the area of 3201 Shelbourne Street which is proposed for a liquor store; it does not belong in this area.
- S He is concerned that the applicant for the rezoning at 3201 Shelbourne Street for a public house denied that the property would be used for a liquor store although a building permit application has now been received by Saanich for a liquor store.
- S Kingsley Street is utilized by patrons of the businesses that have operated at 3201 Shelbourne Street and a liquor store will increase the amount of traffic on his street.
- S All of the previous restaurants at 3201 Shelbourne Street have not closed because their businesses were not viable, only because money could be made from the sale of the property.
- S There is a covenant on the property limiting hours of operation to 10:00 pm; this does not appear to have been adhered to in the past and the Liquor Board has advised that the hours of operation for all liquor stores is 9:00 am to 11:00 pm.

Ms. K. Whitworth, 4580 Viewmont Avenue, stated:

- S There are currently three stores where liquor can be purchased in the Royal Oak area and she understands that another is to open in the Royal Oak Shopping Centre on April 1, 2004 where a long-term tenant has had the landlord break their lease to accommodate the new store; there will then be four liquor retail stores within a 2.5 kilometre radius.
- S She believes the introduction of additional liquor stores into the community will have a negative social impact on surrounding neighbourhoods.
- S She is concerned that the new liquor retail store at the Royal Oak Shopping Centre will be located within 400 metres of a middle school, and students from Claremont School visit the shopping centre each day.
- S She is concerned about the regulation of the hours of operation; there is a covenant on the McDonald's restaurant in Royal Oak but a Tim Horton's restaurant just opened a 24 hour operation.
- S She queried what process is in place to ensure the retailer is not selling liquor to underage persons and why the police have not been consulted on this issue.
- S She does not support the expansion of liquor licencing.

Mr. R. Warden, president, North Quadra Ratepayers Association, stated:

- S The Association does not support the expansion of liquor stores without a public consultation process.

- S They are surprised and disappointed that the Provincial Government is driving the expansion of liquor stores.
- S In Alberta, Costco and Safeway are the most successful liquor retail sellers; these are places residents do not want alcohol to be sold in.
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- S They support Option C as long as it includes the requirement for rezoning so that public consultation is part of the process.

Mr. W. Poohachoff, 2425 Wark Street, stated:

- S He is the Vice-Chair of Local 501, B.C.G.E.U. - Liquor Store Employees.
- S He believes Option C is the best option that Council has been presented with.
- S He would encourage Council and/or staff to check the records of liquor retail store applicants for liquor violations and frequency of police attending their establishments.
- S He questioned whether the zoning bylaw includes restrictions with respect to proximity to schools, parks, recreation centres, residences, senior centres, clubs, etc., and hours of operation.
- S He queried whether the School Districts and Police Department have been consulted on this matter.
- S He would recommend that all potential licensees who wish to operate independent of the pubs and hotels they are associated with would have to endure a complete rezoning process including public consultation and staff review.
- S He believes a site specific zone for these establishments is necessary.
- S Policing costs will increase with additional liquor retail stores.
- S The provincial government does not currently restrict the size of liquor stores; Saanich may want to consider including a size restriction in the zoning bylaw.

Mr. D. Chan, 3198 Aldridge Street, stated:

- S His home is located near the corner of North Dairy Road and Shelbourne Street where a liquor store is currently proposed.
- S This intersection is a high accident area and introducing additional traffic into it by permitting a liquor store is not recommended.
- S There are many youth in the area from the nearby schools and a liquor store in the area would not be well perceived by residents.
- S Reducing the traffic into this area could help to preserve the delicate balance between a livable neighbourhood and the pressures from development.
- S There are several buildings in the area which are designated as historical heritage sites and introducing a liquor store into the area would not help preserve the heritage aspects of the area.
- S There is a liquor store in the Shelbourne Plaza a few minutes down the street; an additional store is not necessary in this area.
- S Victoria is a beautiful city and the proliferation of liquor licences would not improve this image.

Mr. J. Jordan, #16-2891 Craigowen Road, stated:

- S He is the Chair of Local 501, B.C.G.E.U. - Liquor Store Employees.

- S The Union is very concerned about the proliferation of liquor stores in all communities as the Provincial Government is pushing for the closure of provincial liquor stores; this will create a monopoly for private liquor stores which is not in anyone's best interest.
- S The City of Burnaby will not allow any new liquor stores and the City of Vancouver will only allow beer and wine sales, no liquor.
- S Provincial liquor store prices are set while private liquor stores can charge whatever they wish.

Mr. H. Charania, 757 Genevieve Road, stated:

- S While he can accept Option C, he believes Option B does merit additional consideration as it offers flexibility, does not drastically impact the surrounding neighbourhoods and does not impose a large administrative task upon the municipality.
- S Grandfathering existing liquor retail outlets under Option B seems logical.
- S If there are problems with the existing locations, they need to be addressed through other means.
- S To rezone each store imposes a large administrative cost for the municipality.
- S If existing stores are made legally nonconforming or rezoning is not granted, there will be less desire for these stores to move to a more appropriate location.
- S Permitting liquor stores on the 20 commercially zoned shopping centres over 6000 square metres and the 4 C-14 zoned properties identified by the planner would not create an intolerable traffic burden on the surrounding communities as these are large commercial areas.
- S This process should be done in conjunction with the surrounding municipalities.

Ms. I. Block, president, Strawberry Vale Community Association, stated:

- S She does not believe that liquor stores belong in community shopping centres.
- S There are enough existing liquor stores to service the demands of the consumer; additional retail liquor stores are not necessary.
- S She would encourage Council to endorse Option C of the February 4, 2004 report which recommends prohibiting all liquor sales except in existing licensed locations.

Mr. T. Sheldon, 1678 North Dairy Road, stated:

- S He agrees with statements of the previous speakers surrounding the proposal for a public house or liquor store at 3201 Shelbourne Street with respect to proximity to schools, increased traffic and the existing covenant restricting hours of operation.
- S He would like confirmation that the application for 3201 Shelbourne Street will not have to abide by the decision made on this issue tonight as the application was made before this item came to Council.
- S He would request Council give consideration to requiring a public consultation process for the relocation of liquor stores within Saanich.

- S Given that an establishment can open a liquor store within five kilometres of its primary operation and could therefore move into a different municipality, he believes it would be appropriate for all members of the Capital Regional District to prepare a cumulative response to the province on this issue.

Mr. K. Whitcroft, 1044 Inverness Road, stated:

- S Option A is not acceptable, Option B could lead to a multitude of stores, therefore Option C is the only viable option as it provides a process for public input and allows for regulation of store size and location.

Councillor Pickup stated:

- S She queried why School District #61 correspondence on this issue was not included in the Council information package, why the Police Department was not consulted on this issue and why no information was provided on how surrounding municipalities are addressing this issue.
- S She would like confirmation from staff on how the issue at 3201 Shelbourne Street will be addressed.
- S She queried how it is possible that the Tim Horton's restaurant in Royal Oak has been able to open a 24 hour business.

MOTION:

**Moved by Councillor Pickup and Seconded by Councillor Derman:
"That Council endorse Option C as outlined in the reports of the Director of Planning Services dated December 5, 2003 and February 4, 2004 to prohibit all liquor, wine and beer sales except in existing licensed locations and to require rezoning for any proposals for new licensee retail stores."**

Councillor Pickup stated:

- S The recommendation needs to include the need for rezoning for any new liquor retail stores as there are plenty of existing stores to service the current demands.
- S There is a liquor store directly adjacent to Reynolds School and this issue needs to be addressed with the province.
- S Staff should be directed to bring the zoning bylaw amendment back to Council quickly.

Councillor Wergeland stated:

- S He does not support expanding the number of liquor retail stores.
- S The marketplace should decide which types and numbers of businesses are viable.
- S Option B may be acceptable but he believes that Option C is the best option they have been presented with.

Councillor Derman stated:

- S Liquor is a controlled substance as it does a great deal of harm to our communities.
- S He is aware of the fact that young people can get liquor if they want it

- but it does need to be readily available in the immediate proximity of schools.
- S He does not have confidence that the level of professionalism evident in provincial liquor stores will be evident in all privately run liquor retail stores.
 - S He believes private liquor retail stores will use advertising to sell their products and does not believe this is in the best interest of the community.

Councillor Gillespie stated:

- S He supports Option C as it provides a vehicle for public input through the rezoning process.

Councillor Ngai stated:

- S She believes a busy traffic location is necessary for a business to thrive; the site at 3201 Shelbourne Street has not had enough traffic to make a restaurant thrive which is why another type of business is being proposed.
- S Liquor stores should not be discriminated against as one type of retail use as there are many other types of retail which could be viewed as undesirable.
- S She supports Option A which would open up the market to all businesses; she believes Options B and C are unfair to the retailers.

Councillor Cubberley stated:

- S He did not realize the ability of retailers to transfer licences across municipal boundaries and how many licences from other municipalities could come into Saanich.
- S It is possible that very large liquor retail stores could open in Saanich; the size of these stores needs to be regulated.
- S He believes retail liquor stores should be located in regional malls which would accommodate one-stop shopping including pharmacies and grocery stores, etc.
- S Option B is appealing as it would allow retail liquor store in one-stop shopping malls but it would permit too high of concentration in certain areas.
- S Option C will not restrict too many businesses and would include a process for public input.

Councillor Wade stated:

- S She understands the community's fear of proliferation of these types of stores but would support Option B as consumers should be able to get all services in one location.
- S She believes Option B would address the five kilometre radius issue with respect to licences from neighbouring municipalities as stores would only be permitted in shopping malls where we want them.
- S The market would dictate that a high concentration of liquor retail stores would not be feasible within a shopping centre.

Responding to questions, Mayor Leonard stated:

- S The proposed restrictions will not apply retroactively to in-stream applications; this includes the building permit for 3201 Shelbourne Street.

Councillor Brownoff stated:

- S She is disappointed that information from surrounding municipalities and the Police Department were not included in the information provided to Council.
- S She has noted a large amount of signage hanging in the windows of the liquor retail stores which have already opened in Victoria which is not desirable.
- S She believes that Option B could be viable but that liquor retail stores should only be included in shopping centres over 10,000 square feet.
- S There are areas in Saanich which have no liquor stores and require consumers to drive a fair distance to purchase it.
- S Guidelines need to be developed to restrict the proximity of retail liquor stores to schools, etc.
- S Parking could be an issue except in large shopping centres.

Mayor Leonard stated:

- S All of the additional information requested at the December 15, 2003 Committee of the Whole meeting has been provided.
- S There are several hundred properties that could be subject to down-zoning and is surprised that property owners or business operators did not voice their concerns.
- S He believes that Option C contains some severe restrictions and Council should try to direct the market towards regional shopping centres by considering Option B.
- S The B.C.G.E.U. should reconsider the strategy of freezing existing land uses including government liquor stores in malls as some of their existing locations are not desirable; requiring a rezoning could be a disincentive for the government to continue the operation of liquor stores.

The Motion was then Put and CARRIED with Mayor Leonard and Councillors Wade and Ngai voting against.

Adjournment: On a Motion from Councillor Gillespie the meeting adjourned at 9:20 p.m.

..... CHAIR