



To: Planning Committee

Date: January 11, 2002

From: Alan Clark
Manager, Zoning

File: 0107-10-01

Re: Application for Class "D" Neighbourhood Pub at 8220 Lansdowne Road.

Staff Recommendation

That the application by Rising Tide Consultants Ltd. For a Class "D" Licenced Neighbourhood Pub at 8220 Lansdowne Road be supported, and that the Liquor Control and Licencing branch be advised:

- (i) of this recommendation; and
- (ii) That the RCMP does not object.

Alan Clark
Manager, Zoning

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
R.C.M.P.	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Rising Tide Consultants Ltd. Are asking for a resolution of Council supporting their application to the Liquor Control and Licencing Branch to locate a Class "D" Licenced Neighbourhood Pub establishment at 8220 Lansdowne Road.

Analysis

8220 Lansdowne Road was the site of legends Neighbourhood Pub from 1994 until September 2001, when the Pub relocated to 6511 Buswell Street.

The proposed location is currently zoned Downtown Commercial District (C7), and a Neighbourhood Public House is an outright permitted use in that district. However, the Liquor Control and Licencing Branch is requiring, as a condition precedent to the granting of the licence, that the applicant obtain a resolution of support from City Council.

City of Richmond Policy 9003 clearly lays out the process to be followed in reviewing Neighbourhood Public House Applications for appropriately zoned land.

The owner/agent files an application for Council support of a Neighbourhood public house using the standard development application form, and shall pay to the City the applicable fee. The applicant is directed to erect a sign with the detailed information of the application on the subject site. Application was submitted November 16th. 2001 and the sign was erected December 7th. 2001.

The City of Richmond shall then place a display advertisement in two consecutive editions of a local newspaper noting the particulars of the application. Both sign, and notice directing that comments on the proposal be submitted in writing to the Urban Development Division. The City shall collect all comments received within 14 days from the date of the last advertisement and prepare a report noting the number of comments received and summarizing their contents. The last advertisement was December 7th.,and the comments tabulated to December 21st. 2001.

Aside from two phone call enquiries about the application, the only written response was signatures to a generic form generated in his establishment by the owner of Legends Pub at 6511 Buswell Street. The comments being we are happy with this pub and do not need another one.

Traffic, road access and availability of parking was reviewed. The building was used as a pub for seven years and there were no traffic, access, or parking problems, and it is not anticipated that putting a pub back into this space would generate any changes.

When the previous owner left, the space was left intact with all the pub fittings, so the space is ready to open for business.

The RCMP have indicated that they have no objection to this application, and noted that Legends Pub operated at 8220 Lansdowne Road from 1994 to 2001 and there had been no noise, traffic or

parking concerns, and there is no reason not to expect the same type of operation from the new owners.

Financial Impact

Nil.

Conclusion

To enable a Class "D" Licenced Neighbourhood Pub to locate at 8220 Lansdowne Road, the Liquor Control and Licencing Branch requires a resolution of Council supporting the application.

Since the property is zoned Downtown Commercial District (C7), and a Neighbourhood Public House is an outright permitted use in that district, the application by Rising Tide Consultants Ltd., for a Class "D" Licenced Neighbourhood Pub at 8220 Lansdowne Road can be supported.



Alan Clark
Manager, Zoning

AJC:ajc