



City of Richmond

Report to Committee

To General Purposes - March 1, 2004

To: General Purposes Committee

Date: February 13, 2004

From: Terry Crowe
Manager, Policy Planning

File: 8060-20-7659

**RE: AMENDMENTS TO OFFICIAL COMMUNITY PLAN BYLAW 7100 FOR
NEIGHBOURHOOD PUBLIC HOUSES AND LICENSEE RETAIL STORES**

Staff Recommendation

1. That Official Community Plan Amendment Bylaw No. 7659, to amend Official Community Plan Bylaw No. 7100 to require Development Permits for renovations exceeding \$5,000 to neighbourhood public houses, be introduced and given first reading.
2. That Bylaw No. 7659, 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 deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.
3. That Bylaw No. 7659, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.

Terry Crowe
Manager, Policy Planning
(4139)

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Customer Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

On July 14, 2003, Council passed the following resolution:

“That the matter of Neighbourhood Public Houses, parking requirements and accessory uses be referred to staff for review, and report to the Planning Committee at its next meeting on August 19th, 2003.”

On August 19, 2003, Planning Committee received a report from the Manager, Zoning which outlined amendments to the Neighbourhood Pub District (NHP) to add Licensee Retail Stores as an accessory use and introduce additional parking requirements for these stores. Upon consideration of the report, Planning Committee passed the following resolution:

“That Bylaw 7576, which amends Zoning and Development Bylaw 5300 as it relates to Neighbourhood Public Houses, be referred to staff in order that the retail and pub uses be separated and the exemption for requirement of a Development Permit be allowed for construction under \$5,000 only.”

This report addresses the issue of requiring a Development Permit for a Neighbourhood Pub and Licensee Retail Store. A separate report from the Manager, Customer Services, deals with the zoning and licensing procedures for retail and pub uses.

Background

Neighbourhood pubs are currently managed as “commercial uses” and are subject to a Development Permit. However, there are provisions in the Official Community Plan (OCP) that exempt the following from the need for a Development Permit:

- Interior renovations to a building; and
- Exterior renovations that are valued at less than \$50,000.

Analysis

In the case of neighbourhood pubs, it was felt that there would be heightened public interest about changes to new and existing pubs. Therefore, a set of OCP amendments are proposed that would require Development Permit applications for neighbourhood pub buildings when interior or exterior renovations exceed \$5,000.

As the Development Permit process includes a public notification and consultation process, these OCP amendments further ensure that opportunities for public review are provided in certain situations when rezoning may not be necessary.

Consultation

The City's Consultation Policy No. 5039 (adopted April 22, 2002) was created in order to meet the requirements of the *Local Government Act* which requires that for the preparation or amendment of any OCP, local governments must provide one or more opportunities (as deemed appropriate) for public consultation.

The OCP amendments proposed in this report will require a statutory Public Hearing. There will be advertisements placed in the local newspapers to advise the general public of the date of the Public Hearing.

Since there will be an opportunity for the general public to provide input into the proposed OCP amendments, no further consultation was carried out prior to the preparation of this report.

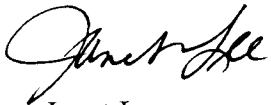
Financial Impact

None.

Conclusion

The proposed amendments to the OCP outlined in this report address concerns about neighbourhood notification and consultation for new neighbourhood pubs, Licensee Retail Stores (beer and wine stores) and expansions or changes to those uses.

While there are no new pubs planned for Richmond at this time, it is an appropriate time to make amendments to the OCP in order to protect the public interest.



Janet Lee
Planner 2
(4108)

JL:cas



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7659 (0107-10-01)**

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

1. Richmond Official Community Plan Bylaw 7100, Section 9.1.2 Exemptions to the Development Permit Process, is amended by replacing the first two points under “For all areas except Environmentally Sensitive Areas (ESAs)” with the following:
 - “Renovations to interiors, except
For Neighbourhood Public Houses, unless the renovations cost less than \$5,000;
 - Exterior renovations which cost less than \$50,000, except
For Neighbourhood Public Houses, unless the exterior renovations cost less than \$5,000;”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7659**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK