



City of Richmond

Report to Committee

To: General Purposes Committee

From: Anne Stevens
Manager, Customer Services

Re: **Appropriate locations for "private" retail liquor stores**

To General Purposes - Mar 15, 2004

Date: March 11, 2004

File: 8060-20-7688

Staff Recommendation

That the Richmond Zoning and Development Bylaw 5300, Amendment Bylaw No. 7688, which designates areas for Licensee Retail Stores be introduced and given first reading.

Anne Stevens
Manager, Customer Services
(4273)

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
City Clerk.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Policy Planning.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Development Applications.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Zoning.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

March 11,2003

Staff Report

Origin

On March 1, 2004 General Purposes Committee directed staff to review the Zoning and Development Bylaw No. 5300 and recommend the appropriate zones to allow 'private' retail liquor stores. As a comparison to the existing Provincial Government Liquor store location it is evident that they were chosen to be located at appropriate sites that would not impact schools or residential areas.

The current government liquor stores are located:

MALL	ADDRESS	ZONE
Ackroyd Plaza Mall	Unit # 100 - 8100 Ackroyd Road,	C-7
Garden City Road Shopping Centre.	Unit # 400 -9100 Blundell Road	C-3
Blundell Road Shopping Centre.	120 - 8180 No. 2 Road	C-3
Ironwood Shopping Centre	Unit #11666 Steveston Highway	C-3
Vancouver Airport	Unit # 1103 Grant McConachie Road	AIR.
Seafair Shopping Centre	10 -8671 No 1 Rd	C-3

The Zoning and Development Bylaw No. 5300 has several zones that allow Retail Trade and Retail Trade and Services which permits the retail sale of products including the sale of liquor. The following zones permit Retail Trade and Retail Trade and Services,

C-2 through C-7; BG-2, CD/1, CD/2, CD/4, CD/31, CD/34, CD/38, CD/39, CD/48, CD/49, CD/51, CD/55, CD/65 (Terra Nova - neighbourhood shopping centre), CD/66, CD/81, CD/85, CD/86, CD/87, CD/90 CD/91, CD/96, CD/99, CD/109, CD/112, CD/113, CD/117, CD/136, LUC/ 40, LUC/51, LUC/62, LUC/70, LUC/82, LUC/87, LUC/92, LUC/97, LUC/118 and LUC/122.

March 11,2003

By amending the definition of Retail Trade in the Zoning and Development Bylaw 5300 to exclude Licensee Retail Stores and amending Divisions 234 (C4); 235 (C5) – Steveston Commercial Districts; 236 (C6) Automobile Oriented Commercial District and 237 (C 7) Downtown Commercial District to include Licensee Retail Stores under **permitted use** would have little impact to the community at large.

Staff did not feel that there were any additional C3 zones that would be appropriate for the sale of liquor. Should the government liquor stores become vacant a review of these areas could occur.

As the City will be going through a rewrite of the Zoning and Development Bylaw 5300 in 2004/2005 the present solution to the sale of liquor seemed to be appropriate.

Presently three applications have been submitted and approved for CD65 (Terra Nova Shopping Centre – VQA specialty wine store and Licensee Retail store) and Lansdowne Mall (C7) as the current bylaw permits retail sales and services.

Conclusion

The proposed amendments to the Zoning and Development Bylaw No. 5300 to amend the definition for “Retail Trade” and to allow retail sale of liquor in C4 through C7 will address the appropriate sites for “private” retail liquor stores.



Anne Stevens
(4273)



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7688

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

Bylaw 5300 is amended as follows:

- 1. Section 104 of Bylaw No. 5300 is amended by adding the following to the end of the definition of "Retail Trade":
but excludes Licensee Retail Stores.
2. Sections 234.1, 235.1, 236.1 and 237.1 of Bylaw No. 5300 are amended by adding Licensee Retail Stores to the list of permitted uses.
3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7688".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

Five horizontal lines for signatures or dates.

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK