



**City of Richmond**  
Urban Development Division

**Report to Committee**

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**To:** Planning Committee  
**From:** Jean Lamontagne  
Director of Development  
**Date:** March 29, 2006  
**File:** RZ 05-319170  
**Re:** **Application by Conway Richmond Ltd. to Amend the Community Commercial District (C3) in Order to Permit a Private Liquor Store [Licensee Retail Store (Type 2)] With a Maximum Gross Floor Area of 560 m<sup>2</sup> (6,000 ft<sup>2</sup>) on a Site Specific Basis**

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**Staff Recommendation**

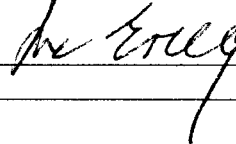
That Bylaw No. 8061, to amend Zoning and Development Bylaw 5300 by amending the "Community Commercial District (C3)" to permit a "Licensee Retail Store (Type 2)" with a maximum gross floor area of 560 m<sup>2</sup> (6,000 ft<sup>2</sup>) at 8120 No. 2 Road only, be introduced and given first reading.

  
Jean Lamontagne  
Director of Development

WC:blg  
Att.

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

The Liquor Distribution Branch (LDB) has determined that the BC Liquor Store located at 8120 No. 2 Road will cease operations in June, 2006. As a result of the BC Liquor Store closure, Conway Richmond Ltd. has applied to the City to amend the “Community Commercial District (C3)” to permit a private liquor store [i.e. Licensee Retail Store (Type 2)] at 8120 No. 2 Road (**Attachment 1**). The proposed rezoning would enable a private liquor store to occupy the retail space currently used by the BC Liquor Store.

### Findings of Fact

Item	Existing	Proposed
Owner	Conway Richmond Ltd.	No Change
Applicant	Conway Richmond Ltd.	No Change
OCP Designation	Neighbourhood Service Centre	No Change
Zoning	Community Commercial District (C3)	C3 plus a Licensee Retail Store (Type 2) provided that the gross floor area does not exceed 560 m <sup>2</sup> (6,000 ft <sup>2</sup> )

The subject site is part of the Blundell Shopping Centre Complex at the corner of Blundell Road and No. 2 Road (**Attachment 2**). The development surrounding the site is described as follows:

- To the North, two (2) lots also forming part of the Blundell Shopping Centre, zoned “Comprehensive Development District (CD/66)” and “Land Use Contract (LUC 087)” and a mixed-use commercial building fronting Blundell Road zoned “Land Use Contract (LUC 010)”;
- To the East, two (2) high-rise buildings zoned LUC 010;
- To the South, two (2) townhouse complexes zoned LUC 010;
- To the West, across No. 2 Road, single-family dwellings zoned “Single-Family Residential, Subdivision Area E (R1/E)”, a strata-titled duplex zoned “Two-Family Housing District (R8)” and a recently approved townhouse complex (RZ 03-236509 and DP 04-271746) zoned “Townhouse District (R2-0.7)”.

A Development Data Sheet for the proposal is provided in **Attachment 3**.

### Related Policies & Studies

#### Official Community Plan

Blundell Centre is designated Neighbourhood Service Centre in the Official Community Plan (OCP). These areas are intended to accommodate the shopping, personal service, business, entertainment, recreational, and community facility and service needs of area residents. The proposed rezoning is consistent with the OCP designation.

The site is also designated a Development Permit Area, however, the site is already developed as a community shopping centre and no exterior construction is proposed at this time.

Council Policy 9307 – Licensee Retail Store (LRS) Rezoning Applications

Council, on April 25, 2005, adopted a Policy for Licensee Retail Store Rezoning Applications (**Attachment 4**). In accordance with this Policy, Council may consider this rezoning application without a neighbourhood survey.

Council Policy 9309 – Guidelines for Free-Standing Licensee Retail Store (LRS) Rezoning Applications

Council, on July 25, 2005, adopted a Policy establishing guidelines for Free-Standing Licensee Retail Store Rezoning Applications (**Attachment 5**). The proposed rezoning complies with the intent of this Policy, although the proposed liquor store exceeds the recommended maximum gross floor area of 510 m<sup>2</sup> (5,500 ft<sup>2</sup>).

In accordance with the Policy, Council may consider a larger store size where the proposed liquor store is replacing an existing BC Liquor Store. The existing BC Liquor Store is approximately 700 m<sup>2</sup> (7,500 ft<sup>2</sup>) but the applicant will be reducing the floor area to approximately 560 m<sup>2</sup> (6,000 ft<sup>2</sup>). The applicant has advised that approximately 420 m<sup>2</sup> (4,500 ft<sup>2</sup>) will be used for the retail space while the remaining floor area will be used for storage and accessory office space.

**Analysis**Background

The Liquor Distribution Branch (LDB) has operated a BC Liquor Store at Blundell Shopping Centre since January, 1987. The LDB has indicated that this BC Liquor Store will cease operation in June, 2006. To offset the loss of the BC Liquor Store, Conway Richmond Ltd. is seeking a rezoning to permit a free-standing Licensee Retail Store.

Proposed Liquor Store

The subject site is part of the Blundell Shopping Centre located at the corner of No. 2 Road and Blundell Road. Permitting a private liquor store at this location will enable the shopping centre to provide a similar service to that offered by the BC Liquor Store.

The applicant has indicated the liquor store operator will be the Pumphouse Pub, which is located at 6031 Blundell Road (across Blundell Road from the shopping centre). The Pumphouse Pub site is currently zoned Land Use Contract (LUC/128), which does not permit a Liquor Store. The Pumphouse Pub submitted a rezoning application to permit a Liquor Store at 6031 Blundell Road as part of the Pub in February, 2005 (RZ 05-293222). Should Council approve this rezoning application, the Pumphouse Pub will withdraw their original application.

Pedestrian Access

There is currently no defined pedestrian access into the mall plaza from No. 2 Road. As a condition of the rezoning application, staff recommend that the applicant provide a pedestrian walkway connecting the No. 2 Road sidewalk with the mall plaza. A site plan illustrating this pedestrian connection is provided in **Attachment 2**. The proposed walkway will connect the mall plaza and the No. 2 Road sidewalk adjacent to the existing signalized driveway intersection.

The applicant has agreed to provide a \$9,693.00 security for the walkway construction and associated landscaping prior to final adoption of the rezoning bylaw. The landscaping will be consistent with the current site landscaping.

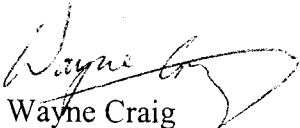
### **Financial Impact or Economic Impact**

None.

### **Conclusion**

Staff support the proposed site specific amendment to the Community Commercial District (C3) as the proposal complies with the applicable Council Policies for liquor stores, enables the Blundell Shopping Centre to continue to provide a service to the neighbourhood and the applicant will be upgrading pedestrian access to the site from No. 2 Road as a condition of the rezoning.

On this basis, staff recommend the site specific rezoning of 8120 No. 2 Road be approved.



Wayne Craig  
*Program Coordinator – Development*  
(604-247-4625)

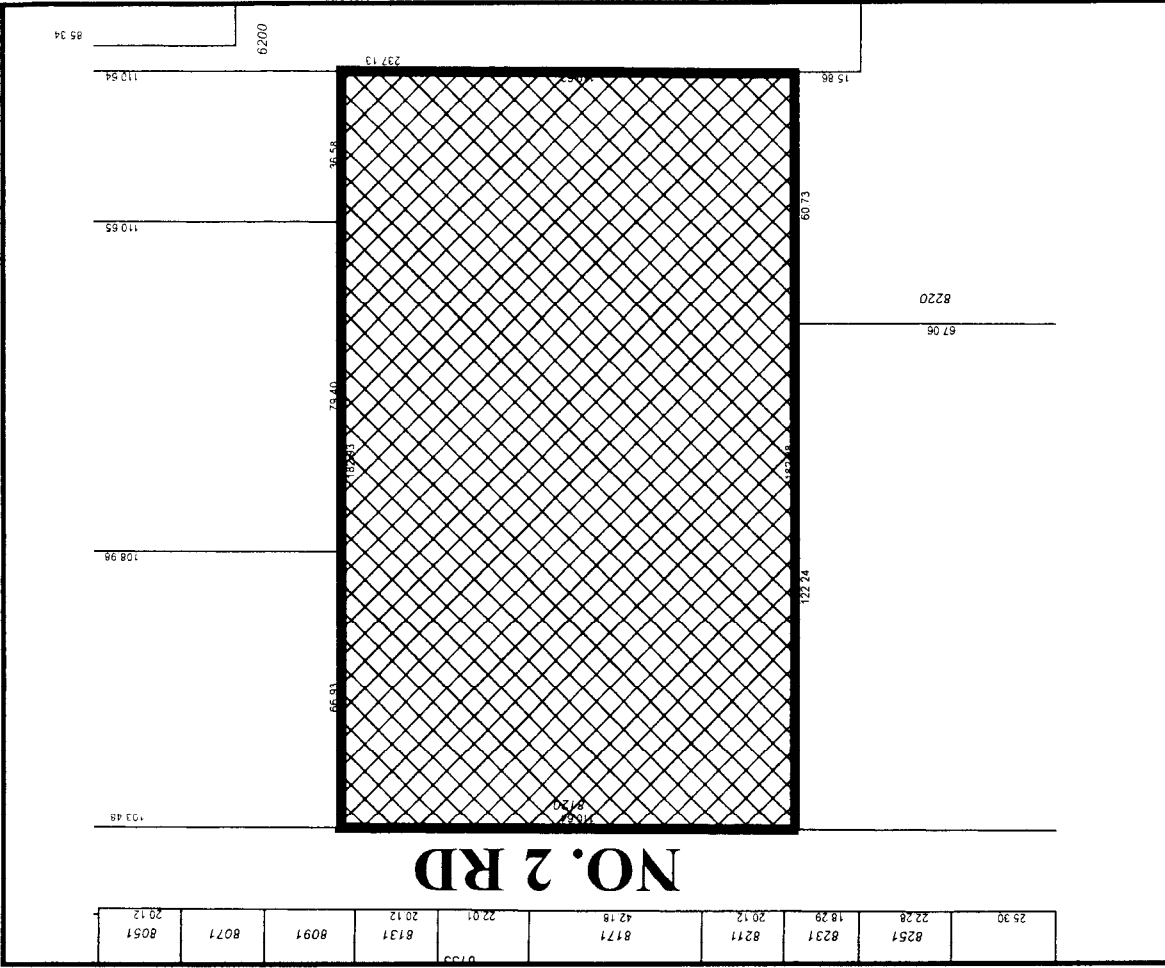
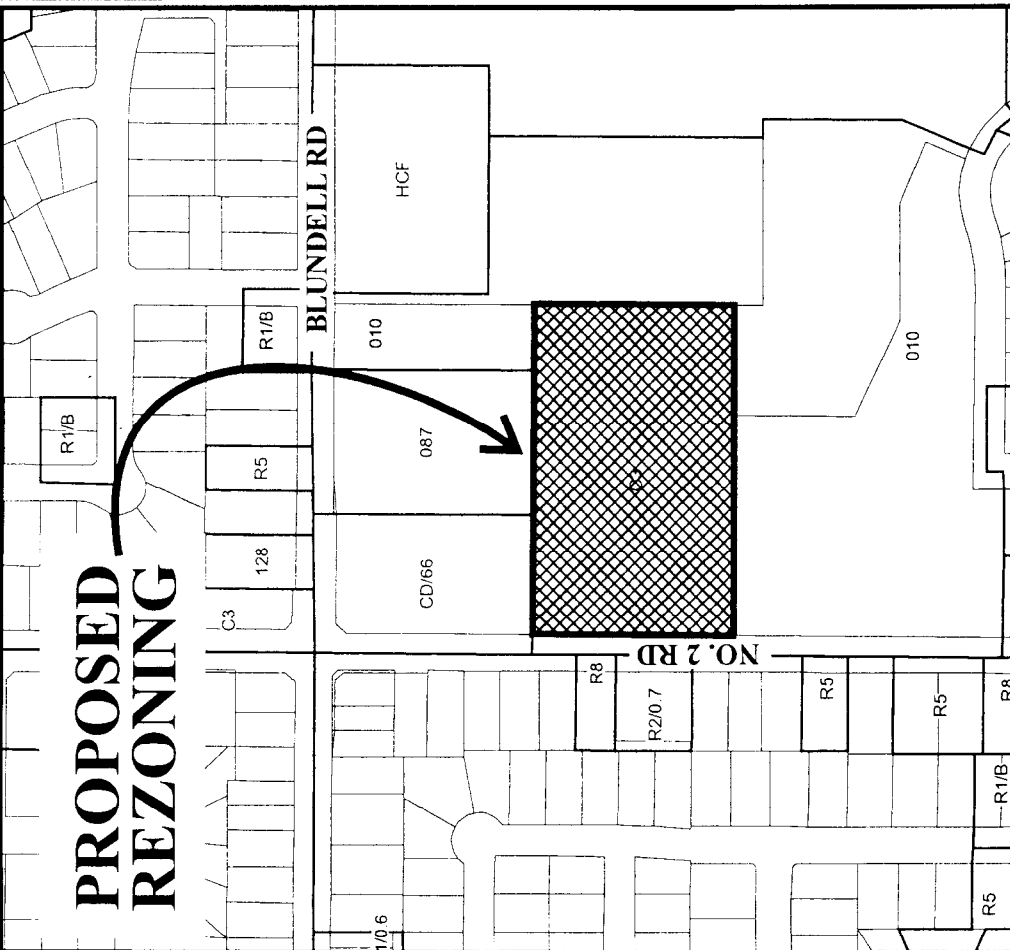
WC:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Data Sheet
- Attachment 4: Council Policy 9307 - Licensee Retail Store (LRS) Rezoning Applications
- Attachment 5: Council Policy 9309 – Guidelines for Free-Standing Licensee Retail Store (LRS)  
Rezoning Applications
- Attachment 6: Conditional Rezoning Requirements Concurrence



# City of Richmond

## PROPOSED REZONING

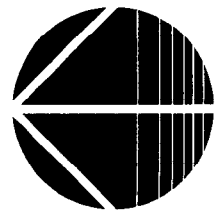


RZ 05-319170

Original Date: 12/13/05

Revision Date:

Note: Dimensions are in METRES



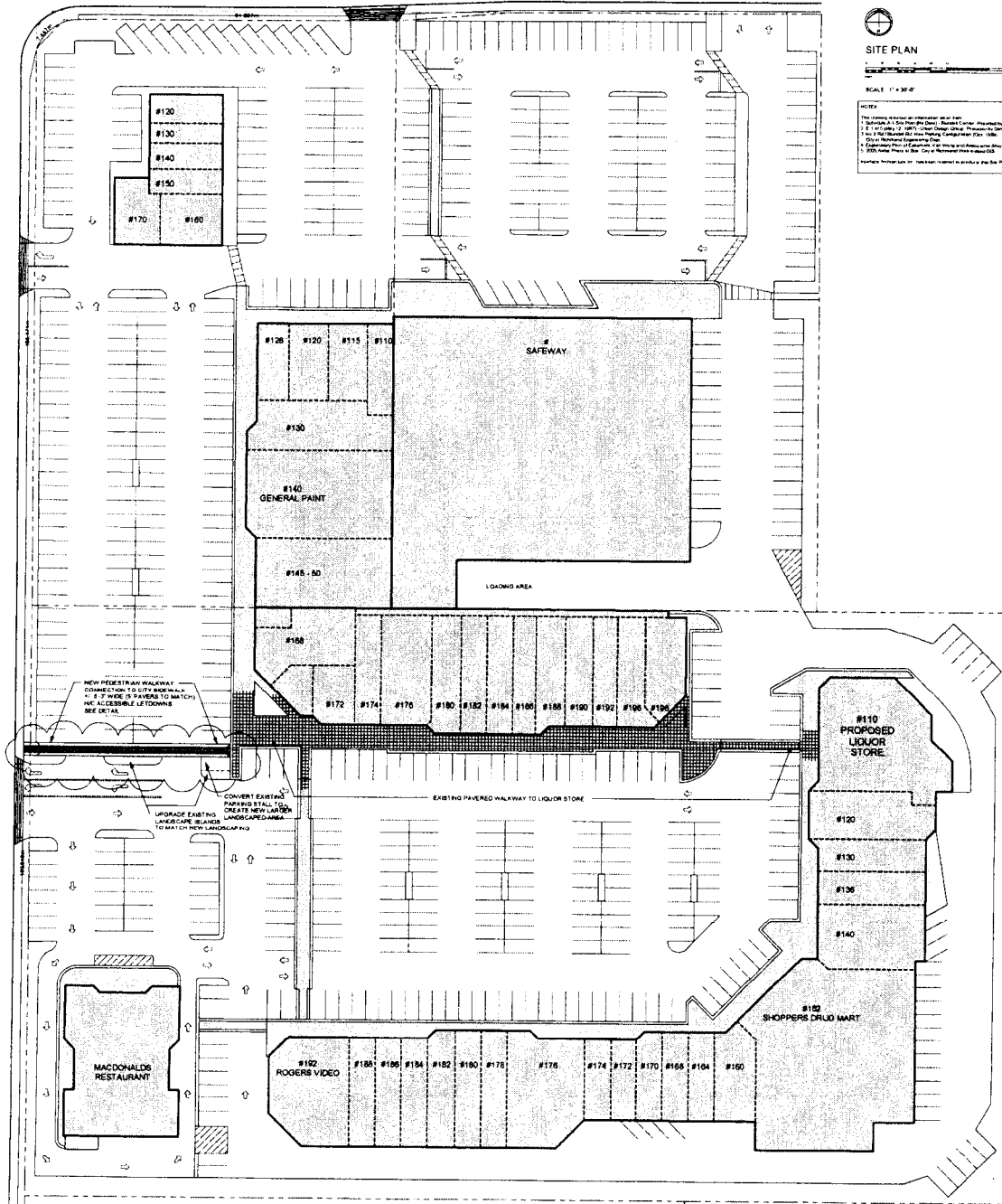


INTERFACE  
ARCHITECTURE

**INC.**  
#250-11590 CAMBIE ROAD  
RICHMOND, B.C., V6X 3Z5  
TEL (604) 271-1182  
FAX (604) 271-1146  
a different way of doing business.

DATE	FILE NO.	SHEET NO.	TITLE
08-17-61		1	LRS REZONING RUNDLELL SHOPPING CENTER K-19 NUMBER TWO ROAD REYNOLDS, N.C.
DESIGNED BY	CHECKED BY	DRAWN BY	SCALE
A.G. Shuman	J.M.S.L.	J.M.S.L.	AS SHOWN
APPROVED BY	DATE	BY	FOR
	08-17-61		
			SITE PLAN OF PROPOSED PEDESTRIAN CONNECTION SEE SHEET
			A 10

NUMBER TWO ROAD



SITE PLAN

SCALE 1" = 20'-0"

[illegible]



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
604-276-4000

## Development Application Data Sheet

**RZ 05-319170**

**Attachment 3**

Address: 8120 No. 2 Road

Applicant: Conway Richmond Ltd.

Planning

Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Conway Richmond Ltd.	No Change
<b>Site Size (m<sup>2</sup>):</b>	20,244 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Commercial	No Change
<b>OCP Designation:</b>	Neighbourhood Service Centre	No Change
<b>Zoning:</b>	Community Commercial District (C3)	C3 plus a Licensee Retail Store (Type 2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.50	No Change	none permitted
Lot Coverage – Building:	Max. 35%	No Change	none
Setback – Front Yard (m):	Min. 6 m	No Change	none
Setback – Side & Rear Yards (m):	Min. 6 m	No Change	none
Height (m):	9 m	No Change	none
Off-street Parking Spaces – Total:	4/100 m <sup>2</sup> of retail space	467 for entire mall	none

**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 25<sup>th</sup>, 2005

Policy 9309

Amended by Council: December 19<sup>th</sup>, 2005

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 m<sup>2</sup> (30,150 sq. ft.).
- (3) The free-standing LRS should not exceed a gross floor area of 510 m<sup>2</sup> (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).

## **Conditional Rezoning Requirements**

**8120 No. 2 Road**

**RZ 05-319170**

Prior to final adoption of Zoning Amendment Bylaw 8061, the developer is required to complete the following requirements:

1. Submission of a \$9,693.00 security to ensure the construction and associated landscaping for the pedestrian walkway between No. 2 Road and the Mall Plaza.

[Signed original on file]

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Signed

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Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8061 (RZ 05-319170)  
8120 NO. 2 ROAD**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by Inserting the following into Section 233.1 under the **PERMITTED USES – SITE SPECIFIC**

**“Licensee Retail Store (Type 2) PROVIDED THAT** the gross floor area does not exceed 560 m<sup>2</sup> (6,000 ft<sup>2</sup>) in the case of:

P.I.D. 004-947-614

Parcel A Section 19 Block 4 North Range 6 West New Westminster District  
Reference Plan 72706  
8120 No. 2 Road”

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8061”**.

FIRST READING


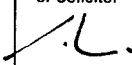
PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER