



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Planning - Apr 19, 2006
Date: March 29, 2006

From: Jean Lamontagne
Director of Development

RZ 05-319170

File: 12-8060-20-8061

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 m² (6,000 ft²) on a Site Specific Basis

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 m² (6,000 ft²) at 8120 No. 2 Road only, be introduced and given first reading.

Jean Lamontagne
Director of Development

WC:blg
Att.

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| 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 ² (6,000 ft ²) |

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 m² (5,500 ft²).

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 m² (7,500 ft²) but the applicant will be reducing the floor area to approximately 560 m² (6,000 ft²). The applicant has advised that approximately 420 m² (4,500 ft²) 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

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 |
|-----------------------------------|------------------------------------|--|
| Owner: | Conway Richmond Ltd. | No Change |
| Site Size (m²): | 20,244 m ² | No Change |
| Land Uses: | Commercial | No Change |
| OCP Designation: | Neighbourhood Service Centre | No Change |
| Zoning: | 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 ² 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 25th, 2005

Policy 9309

Amended by Council: December 19th, 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 m² (30,150 sq. ft.).
- (3) The free-standing LRS should not exceed a gross floor area of 510 m² (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]

Signed

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 m² (6,000 ft²) 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

Approval box for City of Richmond with signature lines and a signature.

MAYOR

CORPORATE OFFICER