



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Alan Clark
Manager, Zoning

DATE: May 11, 2001
FILE: 0107-10-01

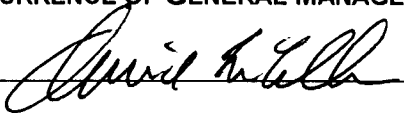
RE: Application to relocate a Class "D" Neighbourhood Pub from 8220 Lansdowne Road to 6511 Buswell Street.

STAFF RECOMMENDATION

That the application by Legends Neighbourhood Public House to relocate their Class "D" Licenced Neighbourhood Pub to 6511 Buswell Street be supported, and that the Liquor Control and Licencing Branch be advised:

- (i) of this recommendation; and
- (ii) that the R.C.M.P. does not object.

Ac
Alan Clark
Manager, Zoning

FOR ORIGINATING DIVISION USE ONLY		
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

Legends Neighbourhood Pub are asking for a resolution of Council supporting their application to the Liquor Control and Licencing Branch to relocate their Class "D" Neighbourhood Pub establishment from 8220 Lansdowne Road to 6511 Buswell Street.

ANALYSIS

Legends Neighbourhood Pub has been operating at 8220 Lansdowne Road since 1994, and, with their current lease coming to an end, wish to relocate their establishment to 6511 Buswell Street.

The proposed location is 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. Such sign was erected on April 11th. 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 April 25th. and the comments tabulated to May 9th. 2001.

The City received 513 responses, 437 in favour of the pub relocation, and 76 against. The majority of responses for the relocate were on forms generated from the pub itself, but there were responses around the new site, both from businesses and residents. Further, with the exception of a few, the against were signatures to a generic form generated by one resident and circulated within the buildings 6560 and 6660 Buswell Street, which are apartment complexes across the road. The concerns raised were, increase in traffic, noise, and parking.

Traffic, road access and availability of parking was reviewed. The Transportation Department advises that the traffic flow and volume in this area is fine, and do not anticipate the need for any improvements. However, the whole issue is constantly under review, and if any needed changes are identified in the future they would be dealt with in as expeditious a manner as warranted. The property has road access to the rooftop parking area with 66 stalls. A neighbourhood Pub requires 25 stalls as per Zoning and Development Bylaw 5300, so there is ample on site parking to accommodate the pub.

The space will be totally renovated to facilitate the Pub so the appearance of the building will be greatly enhanced.

The R.C.M.P., in it's review have indicated that they have no objection to the relocation, but have raised the possible concern related to the roof top parking, and the noise that may be generated from that area, and would like some actions taken to address that concern. Staff have indicated to the applicant that some form of screening barrier be erected around the parking to muffle the sound as much as possible, and that further, a rigid monitoring be in place to address all noise issues that may arise. The applicant has advised that they intend to have the parking area screening in place and would take all the necessary steps required to ensure the comfort of the neighbourhood is not compromised.

The City has noise and nuisance bylaws in place that would be used to address such issues if they were to occur, and the applicant is fully aware of the obligations he must address.

Legends Pub has operated at 8220 Lansdowne Road since 1994, with multi-family residential units around it, and records indicate it to be a well run and operated establishment that has not generated noise, traffic or parking concerns, and there is no reason not to expect the same type of operation at the proposed new location.

FINANCIAL IMPACT

Nil.

CONCLUSION

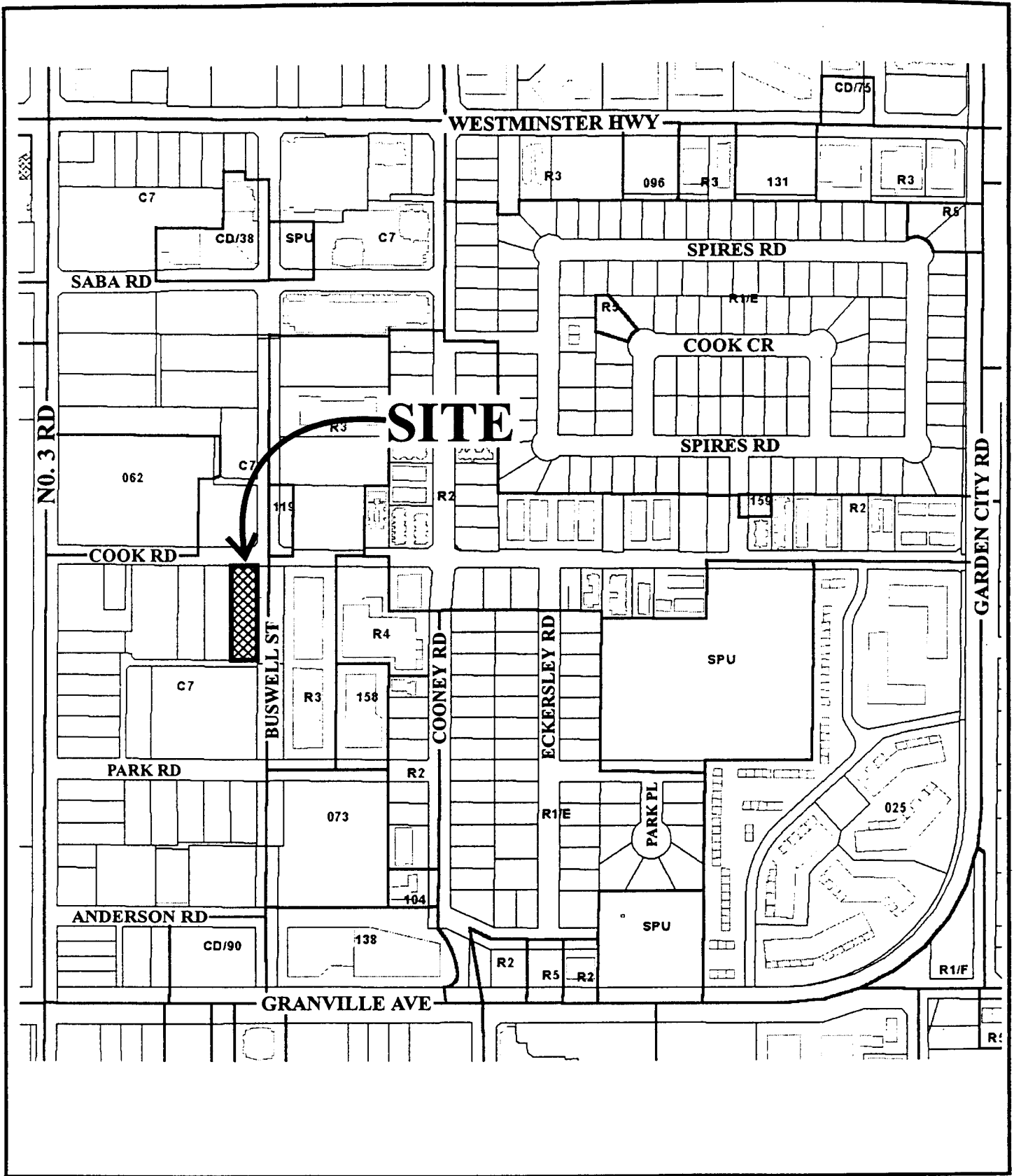
To enable the relocation of the Class "D" Licenced Legends Pub to 6511 Buswell Street, the Liquor Control and Licencing Branch requires a resolution of Council supporting the application.

Since the property is Zoned C7, and a Neighbourhood Public House is an outright permitted use in that district, and the site is self sufficient with parking, the application to relocate the Class "D" Licenced Legends Pub to 6511 Buswell Street can be supported.



Alan Clark
Manager, Zoning

AJC:ajc



6511 Buswell Street

Original Date: 05/09/01

Revision Date:

Note: Dimensions are in METRES

COMPOSTING & GARDENING WORKSHOP SERIES

The City of Richmond is hosting a free workshop series featuring a variety of "earth-friendly" gardening methods. Workshops will be held at the City's Compost & Waterwise Demonstration Garden located at the Community Garden at 6080 River Road (just east of the No. 2 Road Bridge). Join in and get geared up for spring and summer!

Backyard and Worm Composting

April 22nd 1pm - 2pm
April 29th 11am - 12pm

Whether you are a novice or experienced compost creator, join an expert in the field of composting to learn how to effectively convert your food and yard waste into an organic soil conditioner. Bring your gloves for the hands-on portion! One lucky attendee will win a book on Worm or Backyard Composting.

Waterwise Gardening

April 22nd and May 12th 11 am - 12 pm

Join a Journeyman Horticulturist to find out how you can reduce water use in your landscape and still have a great looking garden! Techniques include proper watering, mulching and native plant use.

Organic Gardening

April 21st, April 29th, May 19th, and May 27th 10 am - 11 am

Experienced organic gardeners will be leading a great series of hands-on workshops. Get the whole family to come out and remember to bring your gloves, boots and organic gardening questions!

The Bug Workshop

April 21st 1pm - 2:30 pm
May 5th 11am - 12:30 pm

Is your garden plagued by too many unwanted visitors? Would you like to get to know the good, bad and just plain ugly in your garden? Then come and crawl through the garden with an experienced entomologist and learn about natural alternatives to chemical pest control. Feel free to bring samples of insects and diseased plants you would like identified.

Natural Lawn Care

April 21st 11am - 12pm
April 29th 1pm - 2pm

How about trying a natural approach to lawn care and having a safe, healthy, and good-looking lawn. Join an enthusiastic and knowledgeable speaker to learn the steps involved in maintaining your lawn "naturally".

To RSVP or for further information, please call the Parks Department at 244-1266.

NOTICE OF APPLICATION FOR NEIGHBOURHOOD PUB

The City of Richmond has received an application from Glen Jensen, Legends Neighbourhood Pub, for support to relocate the Legends Pub from 8220 Lansdowne Road to 6551 Busw Street.

If you have any comments regarding this matter, please submit them in writing to Dan McLellan, General Manager, Urban Development Division, City of Richmond, 6911 No. Road, Richmond, B.C. V6Y 2C1, on or before April 30th 2001.

If you have any questions or require further clarification, please contact Alan Clark in the Urban Development Department at 276-4199.

May 11/01
Completed
DJ

Richmond News
Apr. 25/01



Development Applications Department

6911 No. 3 Road
Richmond, BC V6Y 2C1

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

DEVELOPMENT APPLICATION

FILE # 01-117012

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and fees.

Type of Application: NEIGHBOURHOOD PUBLIC HOUSE.

Property Address(es): 6511 BUSWELL STREET.

Legal Description(s): PLAN/SUBDIV. 7312 LOT 37 BLK 4 9-4-6 SE 63889.

Applicant: LEGENDS NEIGHBOURHOOD PUB (GUEN JENSEN)

Correspondence/Calls to be directed to:

Name: GUEN JENSEN

Address: 8220 LANSDOWNE ROAD

RICHMOND, B.C.

V6X 2B9.
Postal Code

Tel. No.: 276-2343.

Business

Residence

Fax

Property Owner(s) Signature(s): _____

Please print name

or

Authorized Agent's Signature: X. 

Attach Letter of Authorization

MR. KIM R. SCHUSS

Please print name

FOR OFFICE USE

Date Received: _____ Application Fee: _____

File No.: _____ Receipt No.: _____

Only assign if application is complete



NEIGHBOURHOOD PUB

March 5, 2001

City of Richmond
6911 No.3 road.
Richmond BC.
V6Y 2C1

Dear Sirs:

Re: Application to relocate Legends Neighbourhood Public House.

We wish to apply for a resolution of council to support the relocation of Legends Neighbourhood Public House from 8220 Lansdowne Rd. to 6511 Buswell St. We have been engaged in the application process with Bob Lougheed, Licensing Administrator in Victoria for the past month and the branch now requires us to get resolution from the city of Richmond.

The new location is only a few blocks away (1/2 of a kilometer) from our location now.

The new proposed location is the unemployment office at 6511 Buswell St.

The reasons we would like to relocate are we have always maintained a good relationship with our landlord and felt we were always treated fairly, but he passed away last year and the new landlord is unwilling to work with us regarding issues such as replacing the roof and repairing the air conditioning unit. Also our lease expires on August 31st 2001, and the proposed new lease will be double per sq. foot than the property on Buswell.

We believe that there will be a substantial market to be served within walking distance of the new site and believe we will increase our lunch business, with the many existing businesses in the area.

It is our intention to again establish a first class neighbourhood pub. If we can provide any further information to assist in your decision, please do not hesitate to call.

Yours truly,

Glenn Jensen
owner of Legends pub
8220 Lansdowne road
Richmond B.C.
276-2343

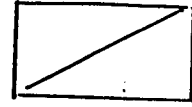


WEST

← COOK ROAD →

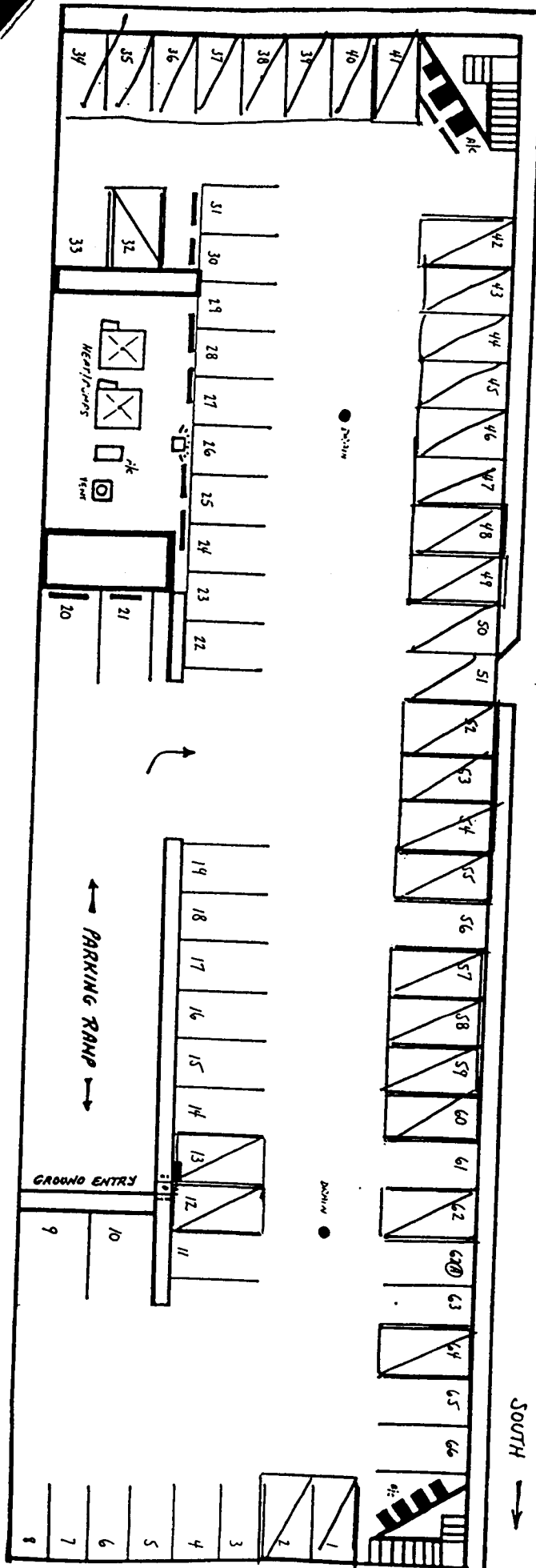
SCHEDULE "A-2"

↑ NORTH

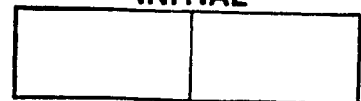


66 parking stalls

PARKING SCHEDULE/HAP
6511 TO 6551 BUSWELL STREET

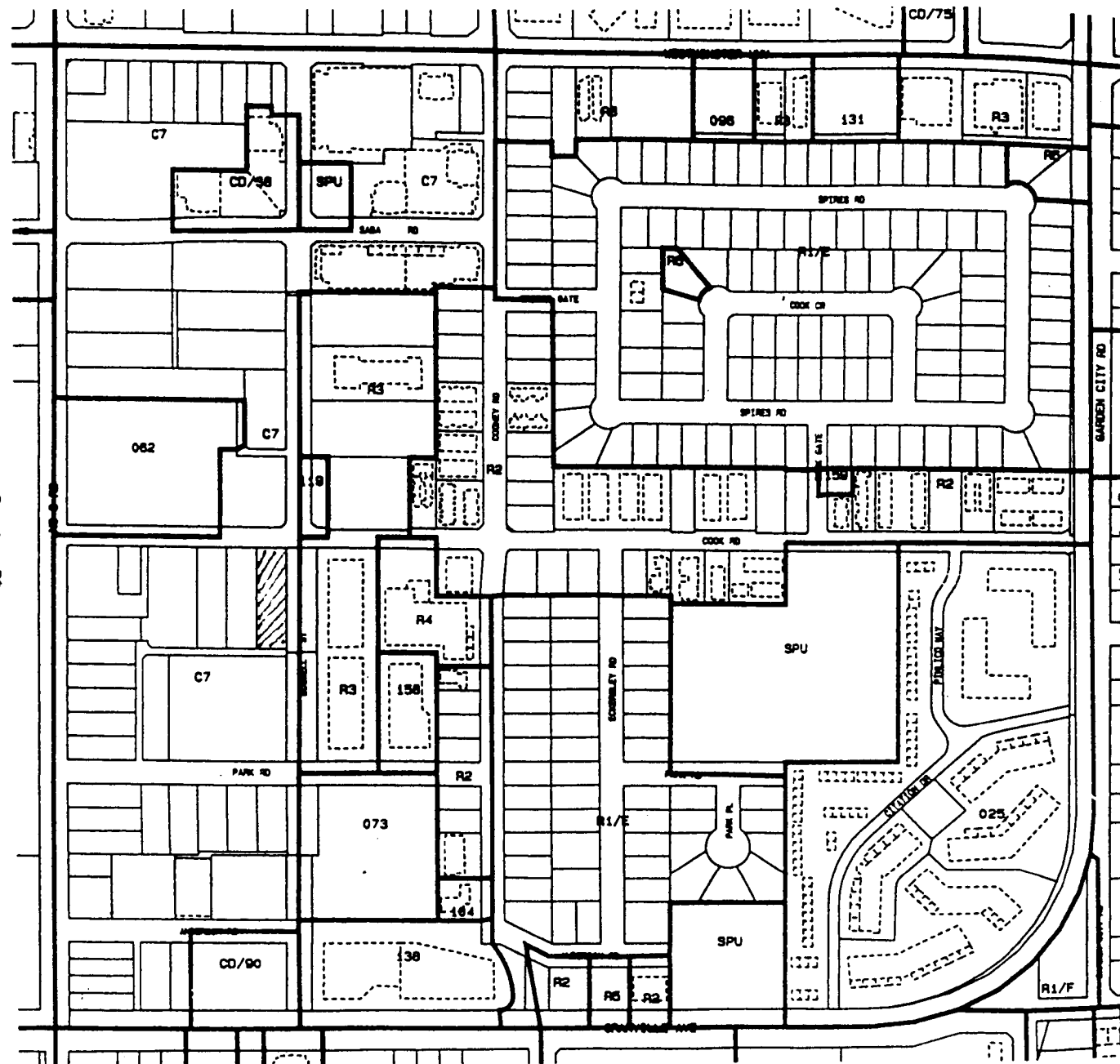


INITIAL



33

04 - 4 - 6



16 - 4 - 8

NOTE: THIS ZONING INFORMATION SHEET FORMS PART OF A CONSOLIDATION OF THE ZONING MAP OF RICHMOND AS AMENDED TO THE DATE SHOWN IN THE TITLE BOX ON THE RIGHT. THIS IS NOT A LEGAL DOCUMENT, AND IS PUBLISHED FOR INFORMATION AND CONVENIENCE PURPOSES ONLY.

Compiled by Planning
Courtesy of Public Works

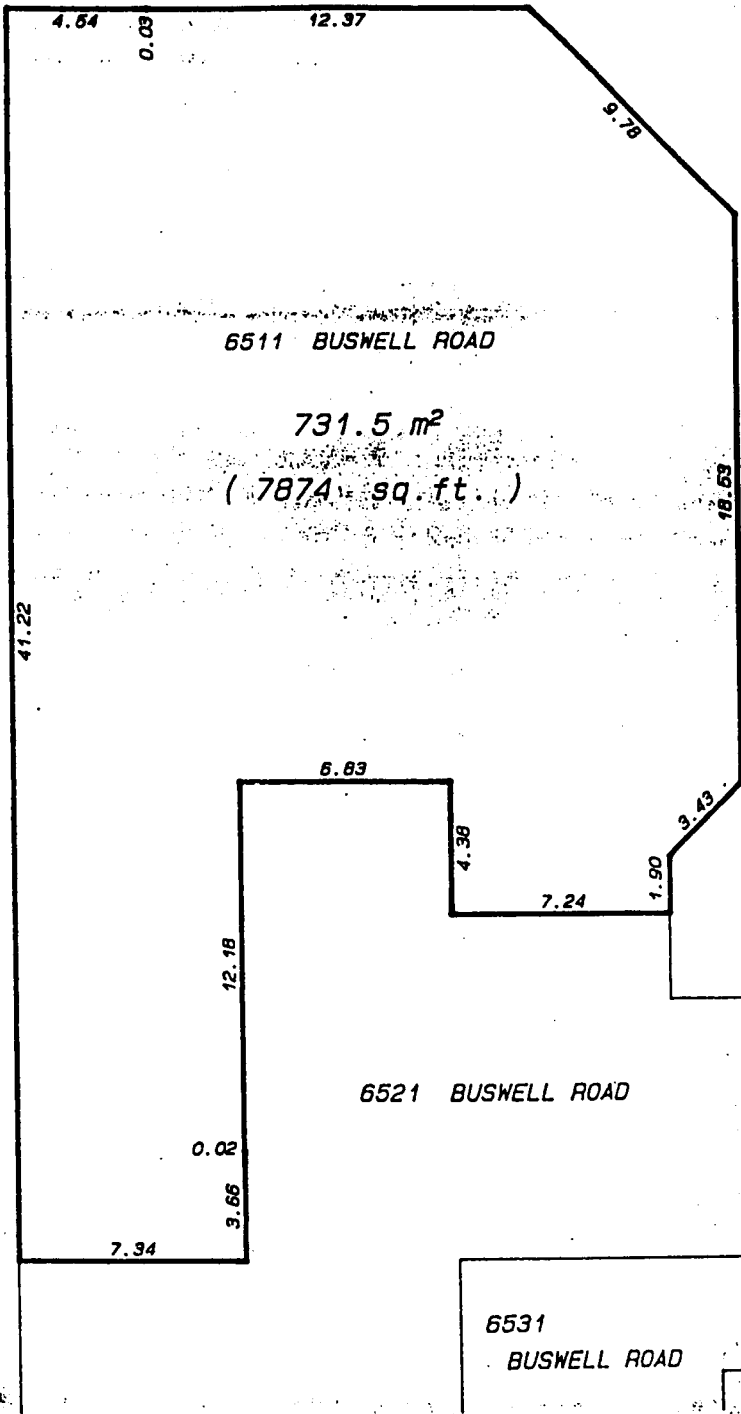


GIS
Geographic
Information
Services

ZONING SEC. 09, 4 - 6

SCALE:
1" = 5233.3'
DATE:
10/25/99
APPROVAL:
[Signature]

COOK ROAD

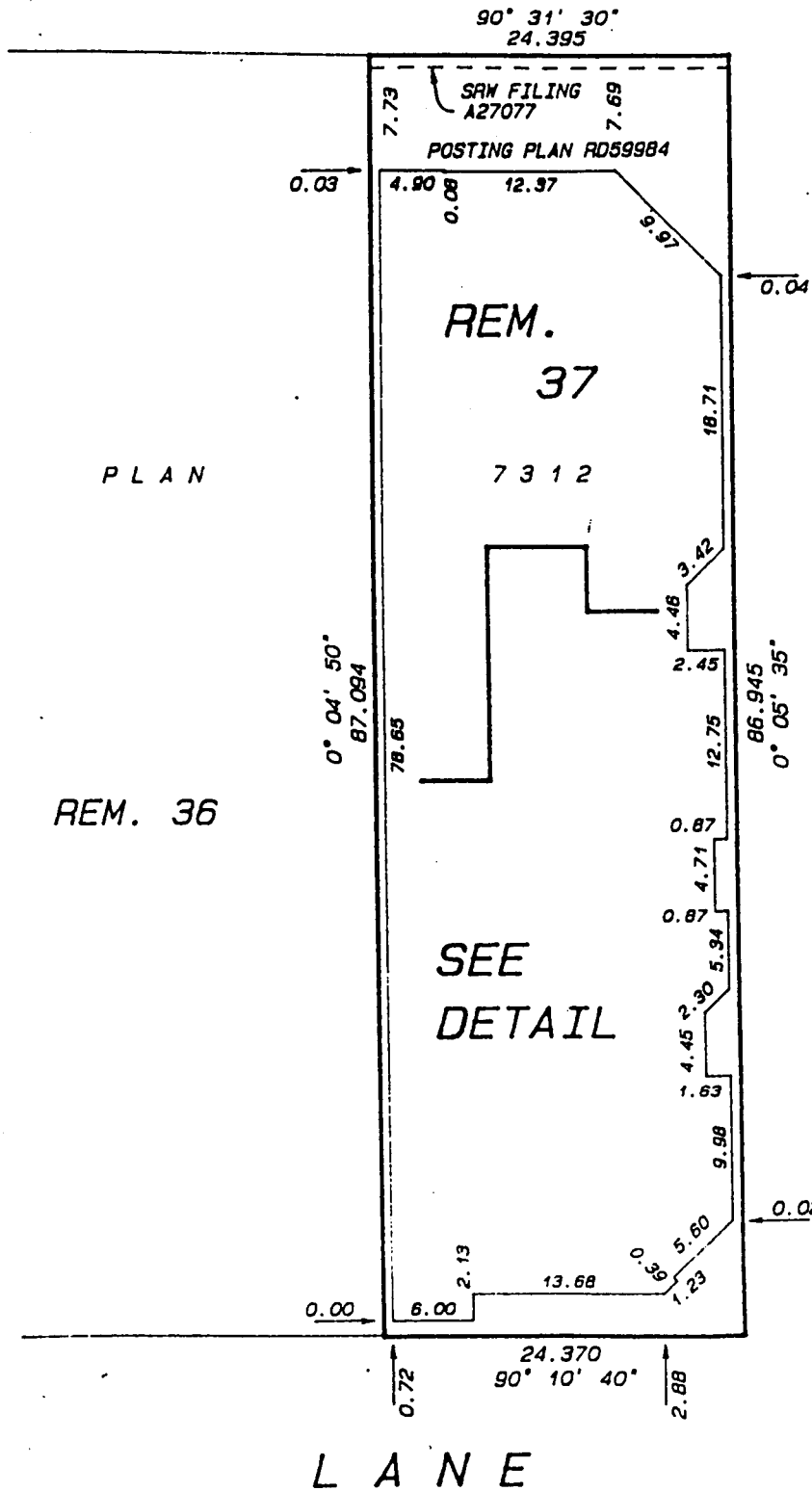
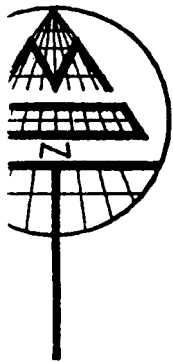


BUSWELL ROAD

Certified according

This 19

COOK ROAD



PLAN

REM.
37

7 3 1 2

REM. 36

SEE
DETAIL

LOT 38
PLAN 7 3 1 2
(BUSWELL ROAD)

LEGEND :

ALL DIMENSIONS ARE METRIC.