



City of Richmond

Report to Committee

To: Planning Committee
From: Alan Clark
 Manager, Zoning
Re: Zoning and Development Bylaw 5300
 Amendment Bylaw 7576

Date: August 7, 2003
File: 0107-10-01

Staff Recommendation

That Bylaw 757, which amends Zoning and Development Bylaw 5300 as it relates to Neighbourhood Public Houses, be introduced and given first reading.

Alan Clark
 Manager, Zoning
 (4199)

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

At the July 14th. 2003 meeting Council passed a resolution instructing staff to review the matter of Neighbourhood Public Houses, required parking, and accessory uses, and report back to the August 19th. 2003 Planning Committee.

This report addresses those issues.

Analysis

When Neighbourhood Public Houses first came on the scene, the whole premise was, a Pub in the neighbourhood where one could walk to and from, and was very limited in occupant load, and required parking.

Zoning and Development Bylaw 1430, Neighbourhood Public house District had a maximum capacity of 60 seats, and required 1 parking space per 3 seats, or a maximum of 20 stalls. When Bylaw 5300 was adopted April 1989, the NHP zone was amended, deleting the maximum number of seats, because this was being controlled by the Liquor Control and Licencing Branch, and the required number of parking stalls was increased to 25.

Staff have reviewed the four (4) Neighbourhood Public Houses located within zoning district Neighbourhood Pub District (NHP), and advise that, even if we were to use the most restrictive parking calculation of 10 spaces for each 100m² (1,076.43 sq. ft.) of floor area, the 25 stalls would be adequate, based on the size of these establishments.

However, based on the addition of Licencee Retail Stores (Beer and Wine), it is proposed to leave the parking count at 25 for the Public House, and add a requirement that 4 spaces for each 100m² of floor area for the retail store be provided.

It is further proposed that Neighbourhood Pub District (NHP) be amended to add

Licencee Retail Store as an accessory use to Neighbourhood Public House.

The rationale for Licencee Retail Store being classified as an accessory use is that:

- * The principal use of the site must be a Neighbourhood Public House.
- * The Licencee Retail Store must be located on the same property. It cannot be a freestanding business on a separate lot.
- * The ownership of the two must be the same.
- * The Retail Store may not appear to be part of any type of business other than the Liquor Primary Establishment it is associated with.

The original concept of beer and wine stores were such that they were ONLY permitted in conjunction with an existing pub. Clearly the Provincial Government thought that beer and wine

stores were an “ancillary use” to neighbourhood pubs. In fact the government went to great lengths to ensure the store and pub were clearly identified as being part of the same operation.

All four of the existing Neighbourhood Pubs located in Neighbourhood Pub District (NHP) have Licencee Retail Stores as part of their operation.

While there are no new pubs planned for Richmond at this time, it was felt appropriate to make the amendments to the Bylaw to identify the Licencee Store and necessary parking.

Financial Impact

None.

Conclusion

While there are no new pubs planned for Richmond at this time, it was felt appropriate to make amendments to the Zoning and Development Bylaw to identify the Licencee Store and necessary parking.



Alan Clark
Manager, Zoning
(4199)

AJC:ajc



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7576 (0107-10-01)**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by adding under Section 253.1 Permitted Uses of Section 253 Neighbourhood Pub District (NHP), the following:

“253.1 PERMITTED USES

Neighbourhood Public House, including Licencee Retail Store as an accessory use;”

- 2. Richmond Zoning and Development Bylaw 5300 is amended by adding the following to Division 400, Section 407 Parking Spaces Required, after “Neighbourhood Pub Use”

Licencee Retail Store

4 spaces for each 100 m² (1,076.43 ft²) of gross floor area of store building space.”

- 3. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7576”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating Dept.
<i>AK</i>
APPROVED for legality by Solicitor
<i>CP</i>

MAYOR

CITY CLERK