



City of Richmond

Report to Committee

To Council - Mar 22, 2004

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"/>	

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 7576 (0107-10-01)**

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

Richmond Zoning and Development Bylaw 5300 is amended as follows:

1. Division 100: Scope and Definitions, Section 104 Definitions is amended by:
 - a) Replacing the last sentence in the definition of “Neighbourhood Public House” with:

““Neighbourhood Public House” includes Marine Pub but excludes Licensee Retail Stores.”
 - b) Adding the following definition of “Licensee Retail Store”:

“LICENSEE RETAIL STORE

“Licensee Retail Store” means a store, accessory to a Neighbourhood Public House, that sells liquor to the public and which is licensed under the Liquor Control and Licensing Act.”
2. Division 253: Neighbourhood Pub District (NHP) is amended by:
 - a) Replacing the statement of intent with:

“The intent of this zoning district is to provide for neighbourhood public houses and accessory licensee retail stores.”
 - b) Replacing Section 253.1 Permitted Uses with:

“253.1 PERMITTED USES

NEIGHBOURHOOD PUBLIC HOUSE;

LICENSEE RETAIL STORE, as an accessory use;

ACCESSORY USES, BUILDINGS & STRUCTURES.”

3. Inserting the following as Section 253(A):

“253(A) NEIGHBOURHOOD PUB DISTRICT 2 (NHP2)

The intent of this zoning district is to provide for neighbourhood public houses.

253(A).1 PERMITTED USES

**NEIGHBOURHOOD PUBLIC HOUSE;
ACCESSORY USES, BUILDINGS & STRUCTURES.**

253(A).2 PERMITTED DENSITY

.01 **Maximum Floor Area Ratio:** 0.35

253(A).3 MAXIMUM LOT COVERAGE: 35%

253(A).4 MINIMUM SETBACKS FROM PROPERTY LINES

.01 **Road Setbacks:** 6 m (19.685 ft.).

.02 **Side & Rear Yards:** 3 m (9.843 ft.).

253(A).5 MAXIMUM HEIGHTS

.01 **Buildings:** 9 m (29.528 ft.).

.02 **Structures:** 20 m (65.617 ft.).”

4. Division 400: Off-Street Parking and Loading is amended by replacing the current definition of “Neighbourhood Pub Use” in Section 407 Parking Spaces Required, with the following

“NEIGHBOURHOOD PUBLIC HOUSE USE:

25 spaces for each **Neighbourhood Public House**; plus

4 spaces for each 100 m² (1,076.43 ft²) of gross floor area of **Licensee Retail Store** space.”

5. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **NEIGHBOURHOOD PUB DISTRICT 2 (NHP2)**.

P.I.D. 001-853-236 (8320 Alexandra Road)

Lot 47 Section 33 Block 5 North Range 6 West New Westminster District Plan 6979

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

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAR 08 2004

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

MAYOR

CITY CLERK



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 7659 (0107-10-01)**

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

1. Richmond Official Community Plan Bylaw 7100, Section 9.1.2 Exemptions to the Development Permit Process, is amended by replacing the first two points under “For all areas except Environmentally Sensitive Areas (ESAs)” with the following:
 - “Renovations to interiors, except
For Neighbourhood Public Houses, unless the renovations cost less than \$5,000;
 - Exterior renovations which cost less than \$50,000, except
For Neighbourhood Public Houses, unless the exterior renovations cost less than \$5,000;”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 7659**”.

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MAR 08 2004

CITY OF RICHMOND
APPROVED for content by <i>[Signature]</i>
APPROVED for legality by <i>[Signature]</i>

MAYOR

CITY CLERK



**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

MAR 22 2004

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
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<i>[Signature]</i>
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MAYOR

CITY CLERK