



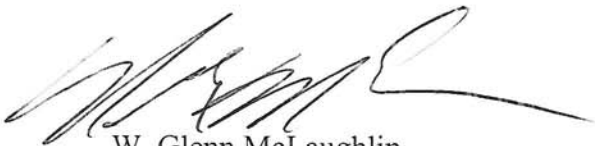
To: General Purposes Committee **Date:** April 20, 2010
From: W. Glenn McLaughlin **File:**
Chief Licence Inspector & Risk Manager
Re: **Liquor Primary Club Licence Application**
Army Navy & Air Force Veterans In Canada
Steveston Unit No. 284
3960 Chatham Street Unit 200

Staff Recommendation

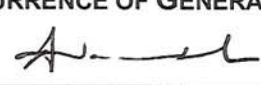

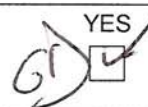
That the *application* by Army Navy & Air Force Veterans in Canada, Steveston Unit No. 294, to relocate **Liquor Primary Club Licence** No. 029737 *from* 11900 No. 1 Road *to* 3960 Chatham Street Unit 200, in order to offer liquor service be supported and that a letter be sent to the Liquor Control and Licensing Branch advising that:

1. Council supports the application as the issuance will not pose a significant impact on the community.
2. Council comments on the prescribed considerations are as follows:
 - a. The impact on residential districts in the area that may be impacted by the proposed location were reviewed and considered that there would be little or no impact to those residential districts or to the surrounding areas.
 - b. The proximity of the proposed liquor primary location to other social or recreational facilities and public buildings within a 500 metre radius was reviewed and it was considered that the application would not impact these facilities.
 - c. The application for a 140 person capacity operation with liquor service hours of Sunday from 11:00 a.m. to Midnight and Monday to Saturday 11:00 a.m. to 1:00 a.m., will not pose a significant negative impact on the community based on the lack of responses received from the residents and businesses in the area.
 - d. The number and market focus of clientele to liquor primary licence establishments within a reasonable distance of the proposed location was reviewed and it was considered that there would no impact on the existing liquor primary licence establishment.
 - e. The potential for additional noise and traffic in the area if the application is approved was considered and determined that there will be little or no impact of additional noise or traffic in the area. The zoning of the proposed location, Steveston Commercial (C2), was reviewed and the use conforms to the regulations. The issue of parking was reviewed and it was considered to be sufficient to support the application.

- f. The 2009 population figure of 193,555 for the City of Richmond and the population figure from 2006 of 24,105 for the planning area of Steveston was considered.
 - g. Relevant socio-economic information was reviewed and considered that continuation of the applicants operation is a required service in the community.
 - h. The impact on the community if the application is approved was considered and based on a lack of response from the community from public notices, the licence approval would have little impact on the community.
3. As the operation of the establishment as a licensed establishment might affect nearby residents, the City gathered the views of the residents as follows:
- a. Property owners and businesses within a 100 metre radius of the subject property were contacted by letter detailing the application and provided with instructions on how community comments or concerns could be submitted.
 - b. Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and notice provided information on the application and instructions on how community comments or concerns could be submitted.
4. Council's comments and recommendations respecting the views of the residents are as follows:
- a. One letter from the business community against the proposal was received March 25, 2010 and no responses were received from residents in the nearby area from all public notifications. Based on the lack of negative responses from residents in the nearby area, Council considers that the application is acceptable to the majority of the residents in the nearby area.



W. Glenn McLaughlin
 Chief Licence Inspector & Risk Manager
 (604-276-4136)

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Law		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
RCMP		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
		<input checked="" type="checkbox"/> 	<input type="checkbox"/>	 YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the Liquor Control and Licensing Act (the “Act”) and the Regulations made pursuant to the Act.

This report deals with an application submitted to LCLB and to the City of Richmond by Sharon Goshko, President of The Army Navy and Air Force Veterans in Canada, Steveston Unit No. 284, (the Applicant), for the following:

To relocate Liquor Primary Club Licence #029737 *from* 11900 No. 1 Road *to* 3960 Chatham Street, Unit 200, in order to operate a 140 person capacity establishment selling all types of liquor on Sunday from 11:00 a.m. to Midnight and on Monday to Saturday from 11:00 a.m. to 1:00 a.m.

Local government is given opportunity to provide comments and recommendations to the LCLB with respect to liquor licence applications and amendments. LCLB is treating this application as a new Liquor Primary licence application process, requiring local government, in providing comments with respect to the application, to take into account the following criteria:

- the location of the establishment
- the proximity of the establishment to other social or recreational facilities and public buildings
- the person capacity and hours of liquor service of the establishment
- the number and market focus or clientele of liquor primary licence establishments within a reasonable distance of the proposed location
- traffic, noise, parking and zoning
- population, population density and population trends
- relevant socio-economic information
- the impact on the community if the application is approved.

If the operation of the establishment as a licensed establishment may affect nearby residents, the local government must gather the views of the residents in accordance with section 11.1(2)(c) of the Act.

Analysis

Location of the establishment

The establishment is located in a building at 3960 Chatham Street on the southwest corner of Chatham and No. 1 Road and is a two-level structure that houses a bank on the lower level with the proposed establishment operating on the 2nd level. There is a grocery store operating in a building to the south of the establishment and although both buildings are on separate lots with their own customer parking spaces, the parking lots can be accessed through the others property. (Attachment 1)

To the north of the proposed location is a new two-level mixed commercial/residential building that is nearing completion with units currently for sale. To the northwest and west of the proposed location are additional mixed commercial/residential developments. To the south and directly behind the building is the grocery store and to the east are a seniors housing complex; a commercial heritage building; a single-family dwelling and the Steveston Community Park playground. (Attachment 2)

Other social, recreational or public buildings in the area

The proposed location is directly across the street from the Steveston Community Centre and Park, there is a high school and church within a 500-metre radius of the proposed location. These facilities were within a 500 metre of the previous site with no noted impacts by the community from the operation. Since the new location is less than 80 metres away from the previous site, it is reasonable to assume from the lack of response received from the community, that the new location will have no more of an impact than the previous operating site.

Person Capacity and Hours of Operation

The Applicant is requesting a liquor primary licence for a 140 person capacity operation with liquor service hours of Sunday from 11:00 a.m. to Midnight and Monday to Saturday 11:00 a.m. to 1:00 a.m., which is not expected to pose a significant negative impact on the community based on the lack of responses received from the residents and businesses in the area.

The person capacity with the new location is significantly less than the 435 patron capacity operating at the previous location and the hours of operation remain unchanged.

Other liquor primary establishments

The Steveston Hotel is the only liquor primary establishment within a reasonable distance to the Applicant's. The Applicant's proposal is not expected to impact this establishment as the Hotel has a different market focus toward a younger clientele or tourists that utilize the hotel facility and restaurant operation.

Zoning, Traffic, Noise and Parking

The property is zoned Steveston Commercial (C2) with the intent of this medium density zone to support the conservation of the heritage character of Steveston Village, while providing for the shopping, personal service, business, entertainment, mixed commercial/residential and industrial needs of the Steveston area. One of the permitted uses in this zoning district is a liquor primary establishment which in part, is defined as a place where liquor is served for consumption on site.

The proposal is not expected to generate any additional noise or traffic in the area other than the street noise generally associated with closing time dispersals.

Although there was concern expressed by a business in the area, the site supports parking for the proposed operation.

Population

The Applicant's proposed location is situated in the planning area of Steveston. As of 2006, the estimated population in this planning area was 24,105. The 2009 population for the City of Richmond is 193,555 with an estimated population growth to 225,000 by 2021.

Socio-economic relevance

The Applicant is a private club with a membership clientele focused on senior citizens, veterans of any previous or current armed conflict, members of the Fire, Police, Paramedics, Coast Guard, Government Officials, and their spouses or guests.

The Applicant's service has been recognized as much needed social connection for ex-servicemen and the City has supported this service. The club is also a contributor to many charitable organizations with fundraising initiatives held at the club. The Applicant has provided reasonably priced food and beverages for the senior members of the community. The loss of these support services could be a major impact on the community.

Impact on the Community

To satisfy LCLB requirements, the City's review process requires that the public be notified of the proposed amendment and be given an opportunity to express any concerns related to the proposal.

The City's process for reviewing applications for liquor related permits is prescribed by the Development Application Fee's Bylaw No. 7984 which under section 1.9.1 calls for

1.9.1 Every **applicant** seeking approval from the **City** in connection with:

- (b) any of the following in relation to an existing licence to serve liquor:
 - (i) addition of a patio;
 - (ii) relocation of a licence;
 - (iii) change of hours; or
 - (iv) patron participation

must proceed in accordance with subsection 1.9.2.

1.9.2 Pursuant to an application under subsection 1.9.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates the intent of the application; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application.

In processing liquor applications or amendments the City's procedure is to send letters on behalf of the Applicant to businesses, residents and property owners within a 100-metre radius of the establishment (Attachment 3). The letter provides details of the proposed liquor licence application and requests the public to communicate any concerns to the City.

The following table is a summary of the application and indicates the dates when each of the required processes was started.

ITEM	DETAILS
City of Richmond Application Received	March 18, 2010
Type	Relocation of Liquor Primary Club Licence #029737
Location	3960 Chatham Street Unit 200
Proposed Hours of Liquor Sales	11:00 a.m. to 1:00 a.m. Monday to Saturday 11:00 a.m. to Midnight Sunday
Zoning	Steveston Commercial (C2)
Business Owner	The Army Navy and Air Force Veterans in Canada Steveston Unit No. 284 Sharon Goshko, President
Date Sign Posted	March 19, 2010
Newspaper Publication Dates	March 19, 24, 26, 2010
Letters to residents/businesses	March 19, 2010

The public consultation period for the application ended on April 19, 2010.

There are 44 property parcels within the consultation area. On March 19, 2010, letters were sent to 275 businesses, residents and property owners to gather their view on the application. Eighteen letters were returned as undeliverable.

As of April 19, 2010, one response was received from a business operating in the area against the application citing the following concerns;

- will introduce congestion to an already congested parking lot
- customers of the grocery store and bank already fill all the available parking spots to overflowing, backing up traffic on No. 1 Road
- allowing the service of liquor to their members that are then discharged into an area frequented by pedestrians and less observant members of society introduces a great element of danger.

One letter in support of the application was received reasoning that:

- Army Navy & Air Force Veterans contribute to many charities and the charities would suffer without the Club being in operation

The City relies, in part, on the response from the community to any negative impacts of the liquor licence application. Apart from the one letter received, the lack of response from all public notifications on the application indicates that if a liquor licence were approved, would not have a negative impact on the area.

Other agency Comments

As part of the review process, staff requested comments from Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue and the City's Building Permit, Business Licence and Zoning Departments. These agencies and departments generally provide comments on the compliance history of the Applicant's operations and premises.

No objections were received to the application from the departments contacted.

Other considerations

The Applicant has operated in the Steveston area since approximately 1947 and indicates that they will be in the temporary location for approximately 2 years while the No. 1 Road location is rebuilt. Upon completion, the Applicant will move back to the new club building which will also have an affordable senior citizens housing component.

LCLB noted 2 contraventions associated to intoxicated persons over the past 7 years.

The Applicant's the letter of intent states that they feel they must continue to operate in a temporary location for the following reasons:

- have provided a meeting place since 1945 for its Senior Veterans and Associate members
- many of their senior citizens/members have lunch and dinner at very affordable prices on a daily or regular basis
- the impact on the social lives of the Veterans and Senior Associate Members would be devastating
- the soldiers returning from the Middle East would be without a meeting place to socialize with the Senior Veterans who are currently available to support and mentor them
- the financial impact of the loss of fund raising activities done by the Club would be devastating to the community.

Financial Impact

None

Conclusion

Following the public consultation period, staff have reviewed the application and considered it in light of the legislated review criteria.

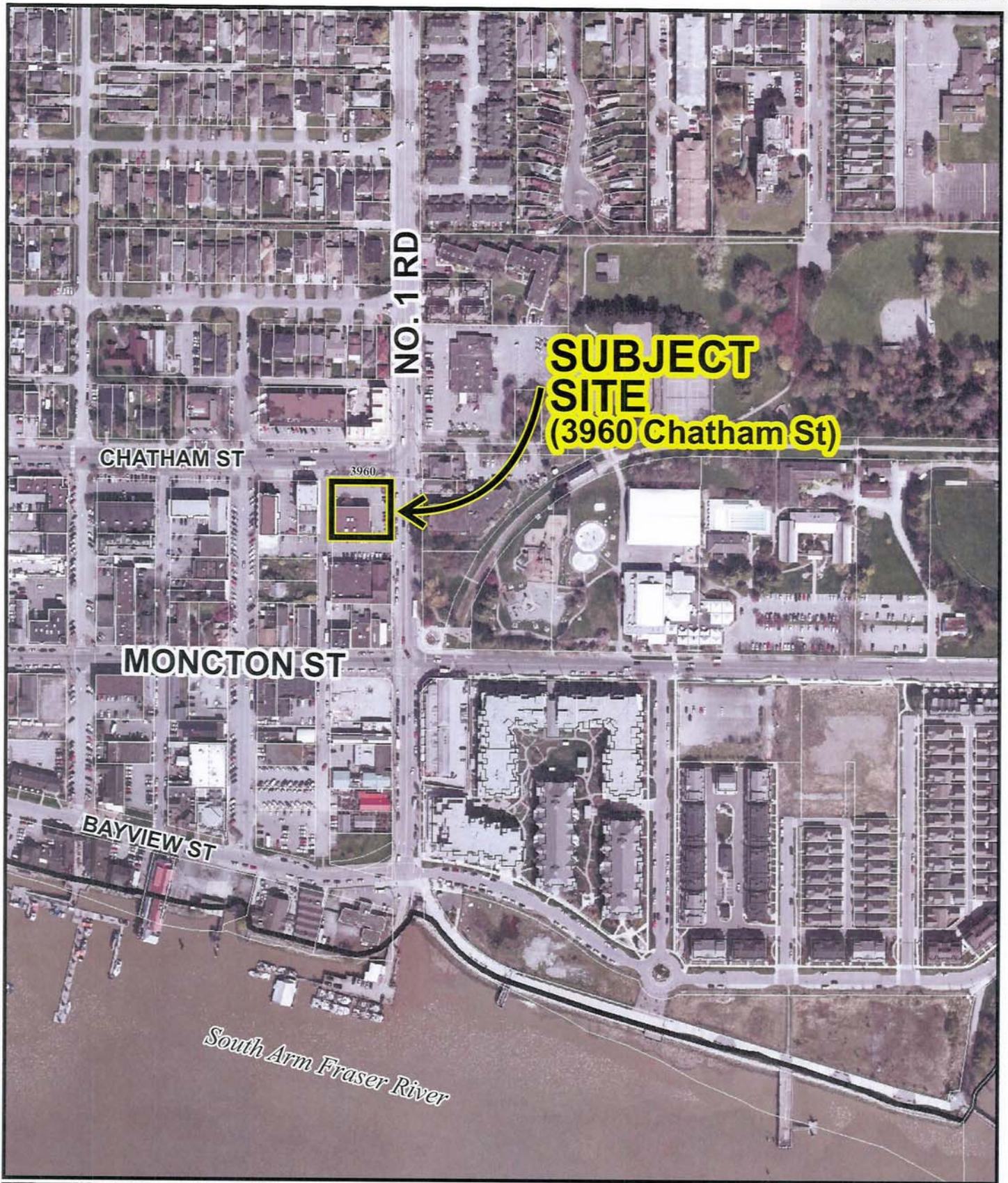
April 20, 2010

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Given that there was no issues related to non-compliance from the various agencies consulted, and with the exception of the one letter received, the lack of any negative feedback from the public, staff recommend that Council provide a Resolution to LCLB in support of the application for a 140 person capacity Liquor Primary Club Licence with the hours of operation of Sunday from 11:00 a.m. to Midnight and Monday to Saturday from 11:00 a.m. to 1:00 a.m.


Joanne Hikida
Licence Inspector
(604-276-4155)

JMH:jmh

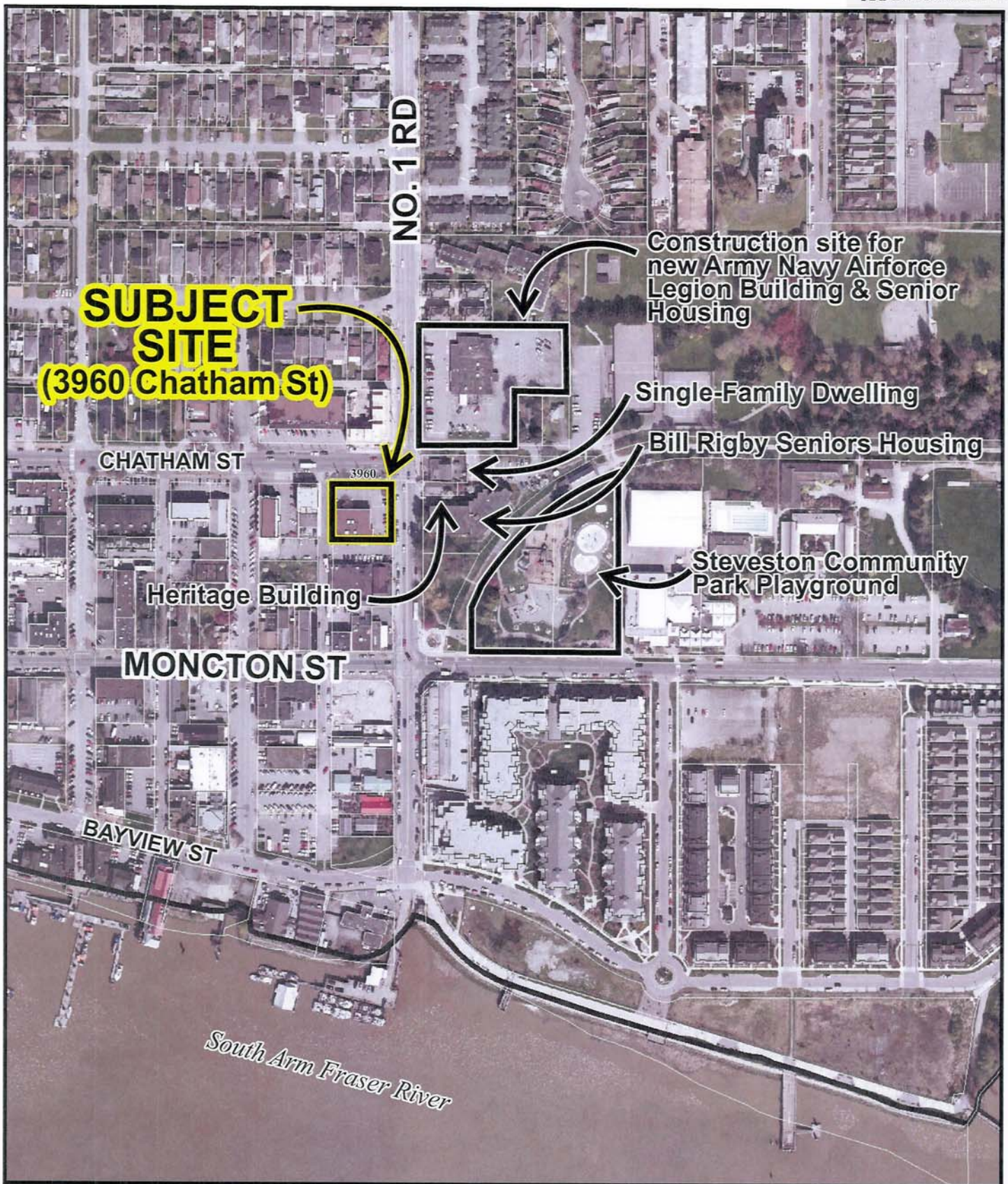


3960 Chatham Street

Original Date: 04/20/10

Amended Date:

Note: Dimensions are in METRES

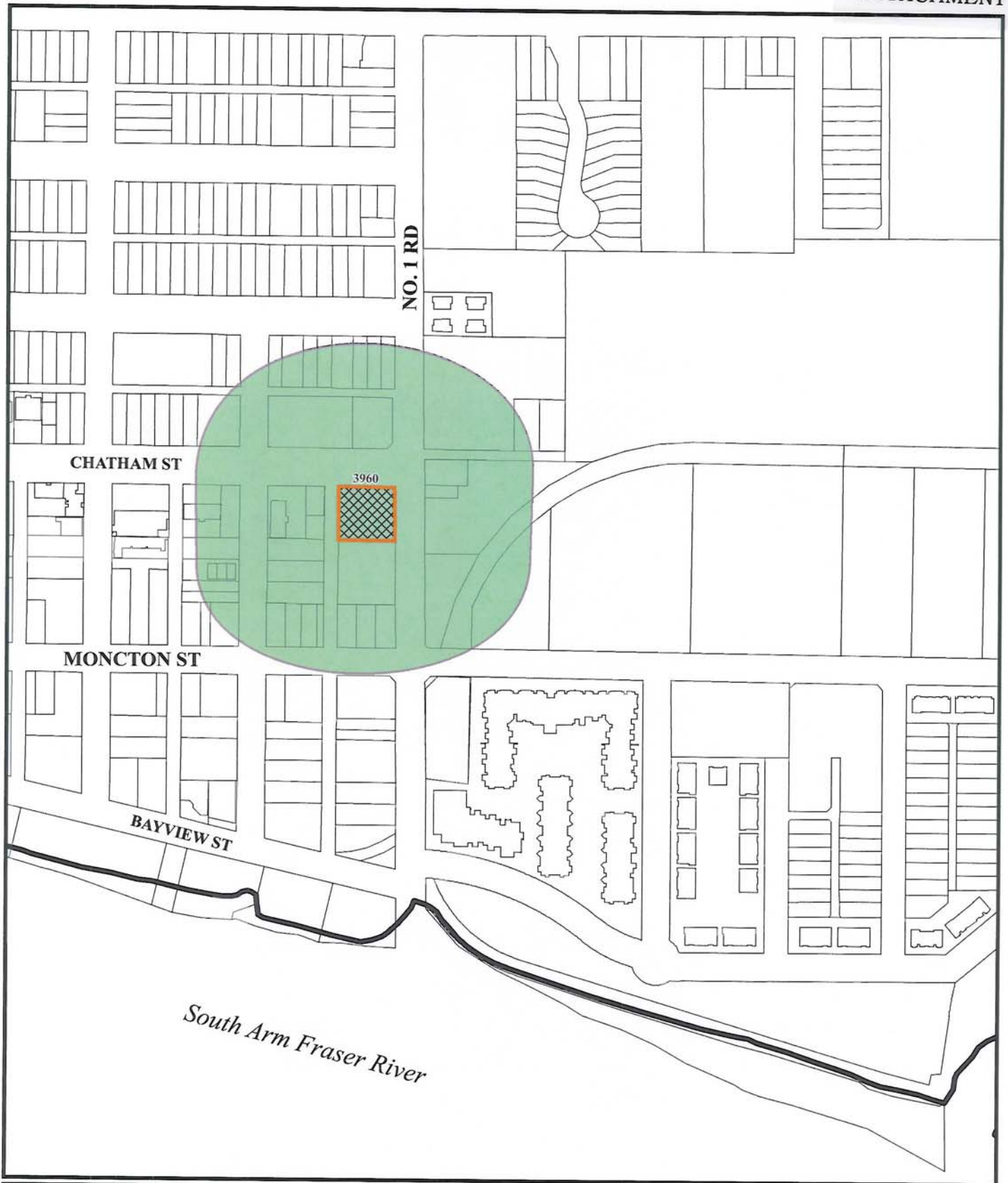


Properties to the east of site

Original Date: 04/20/10

Amended Date: 04/21/10

Note: Dimensions are in METRES



3960 Chatham Street
100 Metre Public Consultation Area

Original Date: 04/20/10

Amended Date:

Note: Dimensions are in METRES