



# City of Richmond



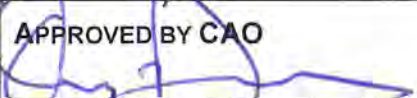
## Report to Committee

**To:** General Purposes Committee  
**From:** Cecilia Achiam  
Director, Administration and Compliance  
**Date:** July 10, 2016  
**File:**  
**Re:** Council Policies on Provincially Regulated Liquor Establishments

### Staff Recommendation

- 1) That the new consolidated Council Policy titled "Applications for Liquor Licences – New or Amended" (Attachment 1), which harmonizes with Provincial legislation by:
  - a) eliminating the 1km buffer requirement for wine stores;
  - b) continuing the requirement for a rezoning process for stand-alone liquor or wine stores and for full liquor sales within a grocery store; and
  - c) reinforcing the requirement for a neighbourhood survey and Council input for all applications for new or permanent changes to liquor licences;be approved;
- 2) That the following Council policies be rescinded:
  - a) Policy 9003 Neighbourhood Public House Applications – Process for Appropriately Zoned Land;
  - b) Policy 9305 Liquor Primary Licence and Food Primary Liquor Licence – Hours of Operation;
  - c) Policy 9306 Rezoning Applications Intended to Facilitate Provincially Licensed Liquor Primary Uses;
  - d) Policy 9307 Licensee Retail Store (LRS) Rezoning Applications;
  - e) Policy 9308 Temporary Changes to Liquor Licenses – Short Term Requests by Licence Holders;
  - f) Policy 9309 Guidelines for Free Standing Licensee Retail Store (LRS) Rezoning Applications; and
  - g) Policy 9310 Guidelines for Liquor Primary Licensed Establishments Rezoning Applications; and
- 3) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9591 to amend the definition of "Retail, general" to allow the sale of BC wines in grocery stores and to create a new definition of "Wine store" so that specific regulations can be applied to this use, be introduced and given first reading.

Cecilia Achiam  
Director, Administration and Compliance  
(604-276-4122)

REPORT CONCURRENCE		
<b>ROUTED TO:</b> Law Development Applications Policy Planning	<b>CONCURRENCE</b> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  for D. WAZARETH
<b>REVIEWED BY SMT</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

This report responds to three Council referrals related to recommendations from the BC Liquor Policy Review. It also proposes a new policy to harmonize Council Policy with recent changes in Provincial legislation and consolidates a number of policies with a single streamlined policy.

### **Background**

The regulation and distribution of liquor in B.C. is a Provincial responsibility with local governments playing a key role influencing liquor related activities in their communities. Council policies related to provincially regulated liquor establishments guide staff when they are dealing with the administrative and functional activities associated with the role of local government. There are currently seven Council policies related to liquor establishments.

While the existing and proposed policies deal with all aspects of the local government role in liquor licencing, this report deals primarily with the policy and zoning regulations for liquor retail establishments (liquor purchased for consumption off site). Liquor retail sales, as defined in the Liquor Control and Licencing Act (the "Act"), include all types of liquor, including wine, beer, spirits, and hard alcohol. However, the Act has a different set of rules for retail stores that sell only wine and wine products. This is further delineated by new rules that allow for the sale of BC wine only in grocery stores. This report, the policy proposed and the proposed zoning amendment will align City of Richmond with Provincial guidelines for each of these three categories (liquor, wine and BC wine).

The recent changes to the retailing models are a result of the 2014 B.C. Liquor Policy Review Final Report. The report details 73 recommendations dealing with the social, convenience, economic and licensing activities for liquor in the province. Of these recommendations, approximately 20 relate to local governments' involvement in the licencing of liquor establishments. Subsequent to the release of the final report, there has been a phased implementation of the recommendations, and at the writing of this report, 41 of the 73 recommendations have been implemented, most of which are not related to local governments. The complete list of recommendations and schedule of implementation is shown in Attachment 2.

### **Analysis**

#### **Response to Council Referrals:**

##### **1. December 2013 Referral**

From Planning Committee December 3, 2013

*"That staff examine what other municipalities are doing with regard to the potential change in provincial legislation that would permit the sale of liquor in grocery stores as Council may wish to make recommendations to the Province prior to their reaching a decision on the matter, and report back."*

The B.C. Liquor Policy recommendation of permitting the sale of liquor in grocery stores has been implemented in seven grocery stores throughout the province. The new regulations allow for two different models of liquor sales associated with a grocery store, depending on whether it is sales of BC wine only, or full liquor retail (see Attachment 3).

The response from other municipalities to the change in provincial legislation permitting the sale of liquor in grocery stores has been mixed, and many have yet to respond with any changes. Most municipalities require a rezoning in order to add wine or liquor sales to a grocery store. Others, like Vancouver have policy in place to prohibit either of the two models of liquor sales in grocery stores. A summary of response from other municipalities is shown in Table 1.

Table 1 – Comparison of Liquor Policies in other Municipalities

Municipality	Distance Criteria applied to Wine Stores?	Wine Sales Allowed in Grocery Stores?	Liquor Sales Allowed in Grocery Stores?
Vancouver	Yes	No	No
Delta	No	Yes	Yes
Surrey	No	Yes	Yes
New Westminster	No	Rezoning required	Rezoning required
Burnaby	No	Rezoning required	Rezoning required
Coquitlam	No	Rezoning required	Yes
<b>Richmond (proposed)</b>	<b>No</b>	<b>Yes</b>	<b>Rezoning required</b>

The current Zoning Bylaw does not contemplate wine sales as distinct from liquor sales, and either of the two proposed provincial models for the addition of liquor sales to a grocery store would require Council approval for a zoning change.

#### January 2014 Referral

From Public Hearing January 20, 2014:

*“That the policy regarding “Guidelines for Free-Standing Licensee Retail Store (LRS) Rezoning Applications” be referred to staff to review the location of liquor outlets and report back following the introduction of the revised Provincial guidelines for liquor outlets.”*

The location of all liquor and wine stores in Richmond are shown in Attachment 4.

Under the new BC Liquor Policy recommendations, there were changes made to geographic restrictions on licensing private and public liquor stores while wine stores continue to have no geographic restrictions. The most significant change is the requirement for new or relocated BC Government Liquor Stores to be at least 1km away from any existing liquor retail store. This brings the requirement for publically owned liquor retail stores in line with those for privately owned stores. The summary of changes is listed in Table 2.

Table 2 – Changes to Provincial Geographic Restrictions related to Liquor Retail Stores

<b>Geographic Restriction</b>	<b>Former Requirement</b>	<b>New Requirement</b>
The “5km rule”	Liquor Retail Store Licences can be moved up to 5km away from original approved location.	The locational restriction has been removed allowing free movement of Liquor Retail Store licences.
The “1km rule”	Private Liquor Retail Stores ONLY were required to be a minimum of 1km from all other types of liquor stores.	ALL new or relocated Liquor Retail Stores (now INCLUDES BC Government Liquor Stores) are required to be 1km away from another liquor store.

## 2. January 2016 Referral

From General Purposes Committee on January 4, 2016:

*“That staff investigate the implementation of a 1-kilometre rule for a liquor store.”*

As noted above in Table 2 and reiterated with the Provincial policy, the distance criteria; known as the 1-kilometre rule, will be maintained, and expanded to include public liquor stores sites. This means that new liquor store locations (public and private, relocated and new) will not be able to locate within 1 kilometre of a property with an existing liquor store. To date, the Provincial regulation has excluded wine stores, while the existing Richmond policy treats liquor retail and wine stores the same when considering distance restrictions.

This was the principal concern raised by a consortium of Richmond Liquor Store Owners and Operators heard by General Purposes Committee on January 4, 2016. This group was concerned that once established, a wine store could grow into a full liquor retail store. In addition, the consortium has provided correspondence to senior levels of government from affected stakeholders concerned that, in their opinion, permitting grocery stores to sell BC VQA wines violates trade agreements.

Following the consortium’s presentation to Committee, the City has received correspondence from the BC Wine Institute, dated January 8, 2016, opposing a local government’s imposition of a 1km rule on wine stores. The BC Wine Institute cites, amongst other views, that the “farm to table” licenses aid BC wine grape farmers with vital access to market and that the public consultation process by the Province supports this view.

In response to both groups, the Minister Responsible for the Liquor Distribution Branch issued a letter to all Mayor and Board chairs, dated February 24, 2016 to explain the rationale for not restricting the location of wine stores. In general, the rationale for the 1km rule for liquor retail stores locations is to

provide some degree of market certainty for retailers while ensuring that a community is not over-served with liquor stores. The Minister's position is that this restriction should not apply to wine stores for the following reasons:

- Product selection in BC wine stores is very limited compared to the full variety of domestic and international beer, wine, and spirits sold in private and public liquor stores.
- If the 1km rule applied to wine stores, a community would be prevented from having a full service liquor store in its neighbourhood.
- The new regulations requiring minimum liquor pricing will prevent grocery stores from employing low priced sales strategies, such as "loss leader" promotions, to build market share or potentially lead to over-supply in the community.

Of the two existing City Policies associated to a liquor retail store location, one speaks to a 500 meter buffer restriction to a school, parks or other liquor retail locations. As mentioned above, the changes to Provincial regulations extend the buffer for full liquor retail to 1km and now include BC Government stores. The 500 meter buffer to schools and parks is a City requirement and is proposed to remain in the proposed policy.

#### Proposed Changes to Zoning Bylaw

Zoning Bylaw 8500 Amendment bylaw 9591 has been drafted to reflect new Provincial Liquor Control and Licensing Branch (BC LCLB) regulations. The proposed amendments will harmonize City regulations with Provincial regulations on the sale of wine while maintaining appropriate restrictions on stand-alone and full service liquor retail sales. The tandem approach of amending Council policies on liquor sales in the community and amendments to Zoning Bylaw 8500 establishes a clear policy and bylaw framework within which all future applications for liquor licences can take place. The proposed policy framework ensures that a consistent approach to future applications is taken, and avoids site-specific applications to allow the sale of BC wine in grocery stores (of a minimum size), which is consistent with Provincial regulations.

Zoning Bylaw Amendment Bylaw 9591 has been drafted to:

- Create a new definition for a stand-alone wine store. This additional definition is required in order for the City to apply specific regulations to stores that sell only wine or wine products, as distinct from a liquor retail store. The proposed definition is:

**"Wine store** means a premises where goods offered for sale to the general public are limited to wine or wine products, including mead, sake and cider, as per the regulations of the *Liquor Control and Licensing Act*."

- The definition of 'Retail, general' is proposed to be amended to add a minimum floor area requirement of 2,322 sq.m. (25,000 sq.ft) for a grocery store to allow the sale of wine, as follows:

**"Retail, general**

- a) means a premises where goods, merchandise, other materials and services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations, which includes but is not limited to grocery, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and

rentals, and a farmers' market, and minor **government services**, such as postal services, but does not include warehouse sales and the sale of **building** supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, **retail pawnshop**, **retail second hand**, adult retail or retail stores requiring **outdoor storage**.

- b) The sale of wine – limited to wines produced in British Columbia as per the regulations of the *Liquor Control and Licensing Act* – is permitted within a grocery store, if the **floor area** of the grocery store exceeds 2,322 sq.m (25,000 sq.ft), including retail and storage space.”

The addition of a definition for “wine store” captures free-standing wine stores so that the City can apply specific regulations which may vary from full service liquor retail. Any property owner wishing to have a free-standing wine store (as licensed under the *Liquor Control and Licensing Act* ) would require a Council-approved rezoning, including a Public Hearing. In addition, should a free-standing wine store be permitted through a Council-approved zoning amendment, any future change to allow a full range of alcohol sales (similar to liquor sales permitted in the Zoning Bylaw as Retail Liquor 2) would require a subsequent rezoning application, public hearing and Council approval of a zoning amendment bylaw.

The proposed amendment to the definition of “retail, general” with a minimum floor area of 2,322 sq.m (25,000 sq.ft) would limit the location of wine sales to the larger, community shopping centres in the City, preventing a proliferation of operators selling wine from small community retail stores. It also specifies that wine sales in grocery stores are limited to BC wines only.

There are currently ten grocery stores in Richmond that would meet this size criteria. We note for Council that Provincial regulations for the sale of BC wines in grocery stores require a store to have a minimum floor area of 929 sq.m (10,000 sq.ft). As summarized in Attachment 3, there are a number of other criteria in the Provincial regulations to ensure that food sales account for the majority of the business. It is within the right of Council to establish land-use regulations which are more rigorous than the Provincial legislation. Staff are of the opinion that the requirement for a larger minimum floor area ensures that wine sales are limited to larger, community service centres and larger commercial areas.

Providing a mechanism for large grocery stores to sell BC wine on shelves will increase convenience to consumers while maintaining restricted access to full liquor retail sales. Should Council endorse the proposed amendment to Council Policies and Zoning Bylaw 8500, Provincial regulations under the *Liquor Control and Licensing Act* will still require that the local government be contacted and asked for comment for any application to sell wine in a grocery store. This is a balanced approach which provides for Council input without burdening Council and applicants with individual site specific rezoning processes.

### **Proposed Policy Options on Distance Restrictions for Council Consideration:**

Staff offer three proposed policy options for Council to consider in response to the provincial changes to distance restrictions on liquor sales. More specifically, the options address locational criteria and the distance between existing and new or relocated wine store locations. While the policy includes requirements to be considered in the event of a rezoning application, the policy does not direct when a rezoning is required, as this is prescribed by the Zoning Bylaw. **Staff recommend Option 1** (Attachment 1)

The following provisions are carried over from existing policies in all three options proposed:

- the distance criteria between retail liquor or wine stores and other uses, including schools and parks, would remain the same as in the existing policies;
- the distance criteria for retail liquor and wine stores applies regardless if the outlet is stand-alone or co-located with a grocery store; and
- the requirement for a public survey and Council input for all types of new or permanent changes to liquor licences remains in place.

#### **Option 1 – Harmonize with Provincial Legislation (Attachment 1) *Recommended***

In this option, the distance restriction for wine stores is proposed to be removed from the Council Policy (no restrictions). However, no new liquor store (public and private and including those located in grocery stores) would be permitted to locate within 1 km of an existing liquor store. This option:

- Harmonizes Council policy with new Provincial recommendations for distance restrictions for retail liquor stores;
- Communicates Council's policy direction on the distance criteria for wine stores;
- Amends conditions related to the authority of the Licence Inspector to consider temporary changes to Liquor Licences;
- Includes housekeeping amendments to modernize language.

**Pros:** This option aligns the City of Richmond with the Provincial recommendation and is consistent with the findings of the provincial government's liquor policy review, which found that most people want greater choice in purchasing and consuming alcohol. This option also supports the BC Wine Institute's position that removing the restriction will provide BC Wine Grape Farmers with vital access to market.

**Cons:** While the overall number of licences in the province is controlled, the removal of the "5km rule" by the province, in combination with the ability to locate in grocery stores, could lead to more wine stores opening in Richmond. This may lead to increase availability of wine in the community and may make it harder for existing Richmond Liquor Store Owners to compete in the marketplace.

Given that the Provincial regime permits wine stores to continue to have no geographic restrictions but has expanded the 1km rule to include private and public liquor stores, staff propose that Council Policy harmonize with the 1 kilometer distance restriction and exclude wine stores. This will align Richmond with the BC Liquor Policy Review, which included extensive public consultation. This option preserves Council's authority to seek public input on any form of liquor or wine retail business, either stand-alone or within a grocery store.

#### **Option 2 – Include Wine Stores in Expanded Distance Restriction**

This option includes wine stores in the 1km restriction between liquor stores.

**Pros:** Current Council Policy prohibits all types of liquor retail from moving to locations within 500m of another liquor retail store. The new Provincial requirement is for a 1km separation for new full service liquor retail and no restrictions for wine stores. This applies regardless of whether the liquor retail is a stand-alone location or co-located in a grocery store. Expanding the Council Policy to 1km



aligns with the Province and treats wine stores the same as other liquor retail. This would prevent the proliferation of liquor sales in the community, regardless of liquor type.

**Cons:** BC Wine sales account for just 9% of all liquor sales in the Province. Including wine stores in the geographic distance requirement could prevent the community from having a full service liquor store in its neighbourhood due to the presence of a wine store.

### **Option 3 –Status Quo for Wine Stores**

In this option, the current distance restriction for wine stores will stay at 500m while the restriction for liquor stores will be expanded to 1km to match the provincial regulations.

**Pros:** Current Council policy restricts all types of liquor retail (including wine stores) from locating within 500m of another liquor retailer. This option aligns Council Policy with Provincial regulations for full service liquor retail, while keeping the status quo on wine stores in Richmond. This would provide easier access to the market for wine stores when compared to the 1km restriction while providing a balance to the concern regarding a proliferation of liquor sales.

**Cons:** This Option does not respond to the public desire to have greater consumer choice in purchasing alcohol and will provide similar barriers to BC Wine Grape Farmers trying to access the market. This may also lead to confusion in the marketplace between regulations among different levels of government.

### **Rescinding Redundant Existing Liquor Policies**

Seven outdated existing liquor related policies dealing with public input, hours of operations, rezoning process and site location guidelines (Attachment 5) will need to be rescinded. There are a number of overlapping conditions in the existing policies, plus conditions that are superseded by existing by-laws, including the Zoning By-law. Table 3 summarizes all of the policies proposed to be rescinded, along with the reasons for rescinding.

Table 3 – List of Policies Proposed to be Rescinded

Policy #	Policy Title	Reason for Rescinding
9003	Neighbourhood Public House Applications – Process for Appropriately Zoned Land	Redundant – Development Application Fee Bylaw
9305	Liquor Primary Licence and Food Primary Licence – Hours of Operations	Updated into New Consolidated Policy
9306	Rezoning Applications Intended to Facilitate Provincially Licensed Liquor Primary Establishments	Updated into New Consolidated Policy
9307	Licensed Retail Store (LRS) Rezoning Applications	Updated into New Consolidated Policy
9308	Temporary changes to Liquor Licenses – Short term requests by Licence Holders	Updated into New Consolidated Policy
9309	Guidelines for free standing licensee Retail Store (LRS) Rezoning Applications	Updated into New Consolidated Policy
9310	Guidelines for Liquor Primary Licensed Establishments Rezoning Applications	Updated into New Consolidated Policy



## **Financial Impact**

None

## **Conclusion**

The approval of the new consolidated policy dealing with provincially regulated liquor establishments into a single updated policy makes for ease of administration and clarity to the public. The proposed amendments to the Zoning Bylaw allow for the City of Richmond to apply regulations to wine stores and to balance consumer convenience with maintaining restrictions on liquor sales. The bylaw amendments and the new policy are harmonized with Provincial regulations related to the locational criteria for liquor retail and wine stores.



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CKE

- Att. 1: Proposed Council Policy on Liquor Related Uses #XXXX  
2: Liquor Policy Review Implementation Table  
3: Backgrounder of liquor in grocery stores  
4: Map of existing liquor retail and wine store locations  
5: Proposed Rescinded Policies, 9003, 9305- 9310

## PROPOSED POLICY Option 1 - Harmonize with Provincial Legislation



City of  
Richmond

## Policy Manual

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## Purpose

To provide direction to City staff, the public, potential applicants and Council when dealing with applications for liquor licences associated with provincially regulated and licensed liquor establishments within the City of Richmond.

## 1. Definitions

The following definitions are provided for the purposes of this policy:

**Act** means the British Columbia *Liquor Control and Licensing Act*;

**Liquor Primary Club Facility** means the facility of a club which is applying to be licenced as a liquor primary club under the Act;

**Liquor Primary Establishment** means the establishment to which a liquor primary licence may be issued and where liquor will be consumed on-site;

**Neighbourhood Public House** has the meaning ascribed to Neighbourhood Public House in the Richmond Zoning Bylaw 8500;

**Retail Liquor 1** means an establishment for the retail sale of beer, wine, spirits, cider and coolers to the public as a secondary use to a Neighbourhood Public House;

**Retail Liquor 2** means an establishment for the retail sale of beer, wine, spirits, cider and coolers to the public, having a total floor area not exceeding 510 square meters that is not accessory to a Neighbourhood Public House, is licensed under the Act and for the purposes of this policy does not include Wine Stores;

**Retail Liquor Establishment** means collectively Retail Liquor 1, Retail Liquor 2 and BC Government Liquor Stores; and

**Wine Store** means a facility for the retail sale of only wine or wine products, including, mead, sake and cider, licensed under the Act and operated as stand-alone business or as part of a grocery store.

## PROPOSED POLICY Option 1 - Harmonize with Provincial Legislation



City of  
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## Policy Manual

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### 2. Application Requiring Rezoning

- a) All rezoning applications for new or relocated uses and facilities/establishments defined in this policy should meet the guidelines given below:

Type of new or relocated facility/establishment	Distance Criteria		
	Should be at least 1km from Retail Liquor Establishment	Should be at least 500m from a school, park or community centre	Located in a commercial shopping centre with aggregate floor area of at least 2,800 sq. metres
Liquor Primary Club	No	No	No
Liquor Primary Establishment	No	Yes	No
Neighbourhood Public House	No	Yes	No
Retail Liquor 1	Yes	Yes	No
Retail Liquor 2	Yes	Yes	Yes
Wine Store	No	Yes	Yes

- b) All rezoning applications for new or relocated uses and facilities/establishments defined in this policy must be supported by a neighborhood survey intended to collect public opinion on the proposed liquor use. The survey shall be conducted by an independent research or consulting firm at the sole cost of the applicant. Prior to conducting the



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neighbourhood survey, the applicant will submit the following information to the City's Director of Development for comment and/or approval:

- i. the minimum catchment area for the neighbourhood survey;
- ii. the name of the independent research or marketing group who will conduct the survey;
- iii. the method that will be used to conduct and compile the results; and
- iv. the dates during which the neighborhood survey will be conducted.

Based on the comments, if any, and approval of the City's Director of Development, the applicant will complete the survey and submit the same to the City's Director of Development. The results of the neighbourhood survey, together with any comments the Director of Development feels are appropriate, shall be presented to Council through the appropriate standing committee, with a staff report including a recommendation either to support or deny the rezoning application and reasons for the recommendation.

### 3. Permanent Changes to Liquor Licences

- a. All applicants seeking approval to extend liquor hour service (new or amended) past 2:00 a.m. will not be supported by the City.
- b. Excepting a Neighborhood Public House, all applicants seeking approval for a permanent change to have service under their liquor licence (new or amended), extended up to and including 2:00 a.m. or seeking to modify the nature of service (i.e. patron participation), shall submit an application to the City's Chief Licence Inspector. Such applications will be processed in accordance with the procedure specified in the Development Application Fees Bylaw.
- c. Neighborhood Public House applicants seeking approval for an extension of hours to 12:00 a.m. Sunday to Thursday, or 1 a.m. Friday and Saturday shall submit an application to the City's Chief Licence Inspector. Such applications will be processed in accordance with the procedure specified in the Development Fees Bylaw.



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#### 4. Temporary Changes to Liquor Licenses

- a. For the purposes of this policy, a “temporary change to a liquor licence includes those changes which:
  - i. are not for more than three consecutive days; and
  - ii. do not exceed six applications in a 12 month period.
- b. All applicants requesting approval for a temporary change to their liquor licence shall apply to the City in accordance with the Development Application Fees By-law.
- c. The City’s Chief Licence Inspector will submit comments to the Liquor Control and Licensing Branch for temporary changes to liquor licenses.
- d. After submitting such comments, the City’s Chief Licence Inspector will provide a memo to Council members advising of the City’s Chief Licence Inspector comments.
- e. All applicants requesting approval of changes to their liquor licence which are not temporary changes should submit their application in accordance with 3. Permanent Changes to Hours of Liquor Service.

#### 5. All applications for New Liquor Licences or Permanent Changes to Liquor Licences

In addition to the requirements in the Act, the Development Application Fees Bylaw, and this policy, all applications for new liquor licenses or permanent changes to liquor licenses that require City input must be supported by a neighbourhood survey to be conducted by City Staff. This survey will involve distributing notifications to surrounding property owners, residents and tenants for the purposes of gaining feedback on the proposed changes. Feedback received from this survey will be considered in accordance with the relevant procedure for new liquor licenses or permanent changes to the liquor licences.

# Liquor Policy Review Implementation Table

Implemented

In Progress

Recommendations implemented to date: 41 out of 73

Recommendations	Date Implemented	Related Documents
1. Government should expand public education about health and safety risks related to alcohol use, with particular emphasis on the harmful effects of binge drinking by youth and post-secondary students.	Apr. 9/15	
2. Government should identify all of its alcohol-related education initiatives to ensure they are focused and are as effective as possible.		
3. Easily understood information about Canada's Low Risk Drinking Guidelines should be made available to consumers in licensed establishments.		
4. The Liquor Control and Licensing Branch (LCLB) should have the regulatory authority to require social responsibility public education material to be posted in all licensed establishments and liquor stores. These materials should be developed in consultation with industry.	Dec. 1/14	<a href="#">Policy Directive 15-03</a>
5. Government, public health officials and industry should collaborate to develop effective and meaningful social responsibility educational campaigns for display in licensed establishments, liquor stores and advertising and public service campaigns.	Apr. 9/15	
6. While labelling liquor bottles and packages is the responsibility of the federal government, B.C. should work with the other provinces and territories to encourage warning labels on liquor products.		
7. Serving it Right (SIR), the provincial government's responsible beverage service program, should be expanded and enhanced.	Regulations effective Sept. 15/15	<a href="#">Policy Directive 14-20</a> <a href="#">Factsheet on 2015 changes to SIR</a>
8. The fee structure of SIR should be reviewed by the provider and government to ensure the cost to retailers and establishments is not onerous. Additionally, consideration should be given to the application of fee revenue to SIR program enhancements.	Sept. 15/15	
9. LCLB should develop an in-person educational program for licensees, like that in Ontario, to educate licensees and their staff about the Province's liquor laws and how to operate their establishments in a responsible manner. The goal would be to increase licensee compliance and develop an increasing awareness of the health and safety harms from alcohol abuse. Government should consider using monetary penalties imposed on licensees to fund this initiative.		

10. Government should encourage police to use the enforcement tools of ticketing and fines more frequently for those people under 19 years of age who are caught possessing liquor, using false identification or being in restricted premises selling liquor. Liquor retailers and the public should also be made more aware of the severity of these penalties.		
11. Government should review enforcement penalties of LCLB and other jurisdictions to ensure that B.C.'s penalty levels are appropriate.	In progress	Penalty Schedule Consultation Paper
12. Due to the varying size and focus of licensed establishments, consideration should be given to how different types of penalties (e.g., a suspension versus a monetary penalty) may impact a licensee and staff.	In progress	<a href="#">Penalty Schedule Consultation Paper</a>
13. LCLB should work with police agencies to explore implementing "last drink" programs across B.C. on a more concerted basis. If an impaired person's last drink was in a licensed establishment, LCLB can investigate and possibly levy penalties for over serving clients.		
14. LCLB should have the authority to regulate the home delivery of alcohol and should consider that home delivery service providers require SIR certification.		
15. Applicants and licensees seeking a review of LCLB decisions should have access to a new and separate decision-making body outside the licensing branch. The Ministry of Justice should review current processes and determine how best to provide independent decision-making for those seeking appeal.		
16. Permit licensees to offer time-limited drink specials (e.g., happy hours), provided the price is not below a prescribed minimum consistent with those advocated by health advocates.	June 20/14	<a href="#">Policy Directive 14-15</a>
17. LDB should review its minimum pricing policy as it applies to all categories of liquor so that minimum prices are set at an appropriate level.	Feb. 23/16	<a href="#">Policy Directive 16-04</a>
18. LDB should consider tying minimum prices to the amount of alcohol (e.g., a beer with seven per cent alcohol would have a higher minimum price than a beer with four per cent alcohol).	Feb. 23/16	
19. The Province should develop and implement a retail model that meets consumer demands for more convenience by permitting the sale of liquor in grocery stores. Government should continue to restrict the total number of retail outlets and require separation of grocery products and liquor. This reflects the views of health and safety advocates and the acknowledged safety benefits of restricting minors' access to liquor.	Apr. 1/15	For all links and resources for this change, see our <a href="#">Relocation of a Liquor Retail Store</a> page
20. Introducing liquor in grocery stores should be phased in, giving public and private liquor stores time to adjust to the new retail model.	Apr. 1/15	For all links and resources for this change, see our <a href="#">Relocation of a Liquor Retail Store</a> page
21. In consultation with industry, government should develop a policy that standardizes the types of non-liquor products that can be sold in liquor retail outlets.		
22. As a grocery model is developed, government should look at consistency in operating hours for licensed, rural agency and manufacturer retail stores.	Apr. 28/14	
23. LDB should improve its marketing of B.C. liquor products in stores, developing new opportunities for product placement and innovative promotional and educational materials.		
24. Government should work with industry and tourism associations to develop promotional materials such as maps, apps and brochures on B.C. wineries, breweries and distilleries		



25. Government should work with other Canadian wine-producing jurisdictions to jointly develop thematic wine promotions in each jurisdiction's liquor stores to promote Canadian wine.		
26. Government should discuss establishing a quality assurance program for B.C. craft beer and artisan-distilled spirits (similar to the VQA wine program).		
27. Manufacturers should be able to establish low-risk tasting venues such as a picnic area as part of their existing licence without the need to apply for a specific endorsement. Government should work with industry, local government and First Nations to increase flexibility for tasting options for manufacturers while being sensitive to potential negative impacts, such as noise, on the community.		
28. Allow manufacturers to offer patrons liquor that was not produced on site (e.g., a winery could sell a beer to a visitor).	July 28/15	Policy Directive 15-07
29. Government should consult with the Agricultural Land Commission about amending the Agricultural Land Commission Act regulations to allow manufacturers operating within the Agricultural Land Reserve to allow more people in consumption areas (e.g. lounges) and to sell liquor that was not produced on site.		
30. Government should consult with industry and review the minimum requirements to obtain a brewery, winery or distillery licence. Government should also consider how these requirements are regulated by LCLB and LDB to ensure transparency and an effective regulatory system.		
31. Government should permit B.C. liquor manufacturers to offer products for sample and sale at temporary off-site retail locations (e.g., farmer's markets), with appropriate conditions. The decision about whether to allow vintners, brewers and distillers to showcase their products at a particular location will be left to the location management (e.g., farmer's market association).	June 21/14	<u>Policy Directive 14-11</u>  <u>Farmer's Market Sales Authorization Request (LCLB049c)</u>
32. Allow patrons to buy bottles of liquor to take home that are showcased at festivals or competitions. Consider amending SOLs issued to festivals and competitions, or allow BC Liquor or private retail stores to operate a temporary store on site as the means to provide for these sales.	June 21/14	<u>Policy Directive 14-12</u>  Permanent Change to a  Liquor Licence (LCLB005b)  Temporary Off-site Sales Authorization Request (LCLB091)
33. Allow manufacturers to have off-site locations where they can sample and sell their products to the public (e.g., permanent tasting rooms in a downtown store).		
34. Minors, if accompanied by a parent or guardian, should be permitted in certain liquor-primary establishments.	June 21/14	<u>Policy Directive 14-13</u>  <u>Application to Allow</u>  <u>Minors (LCLB045)</u>
35. The LCLB should clarify and modernize regulations with respect to food primary operations, including lounge and kitchen requirements.	Nov. 23/15	<u>Policy Directive 15-12</u>
36. Food-primary licensees should continue to focus on food service, with a full menu available whenever liquor service is available. However, patrons should not be obligated to – or made to feel like they must – order food if they do not wish to eat.	June 20/14	Food Primary Guide

37. Food-primary enterprises that wish to fully transition away from food service after a certain hour (e.g., 9 p.m.) – if, for example, they wanted to operate as a nightclub – will be able to apply for a licence endorsement, allowing them to operate like a liquor-primary licence during those hours only.		
38. Food- or liquor-primary licences should be available to other types of businesses, allowing a range of new establishments (e.g., spas, cooking schools, and galleries) to offer liquor to their clientele as an additional service.		
39. Government should consult with UBCM, local governments and First Nations about streamlining the liquor application process. An applicant for a liquor primary licence should be able to seek input from the local government or First Nation before or at the same time it applies to LCLB.		
40. The criteria used by local governments and First Nations to evaluate an application from their community and then make a recommendation to LCLB should be determined by the local government or First Nation. This respects the role of local governments and First Nations in setting standards for assessing liquor-licence applications in their communities.		
41. The provincial government should amend legislation so local government councils could, if they wish, give staff the authority to provide recommendations on licence applications (e.g., licence amendments involving a change in hours or capacity) directly to LCLB. This means local government recommendations would not have to be endorsed by a council resolution.		
42. In the interest of customer service, First Nations, local and provincial governments should identify target timelines to resolve all applications related to liquor licensing.	Oct. 27/14	Letter to Local Government and First Nations
43. Introduce online applications to simplify the process.	Feb. 2/15	<a href="#">Special Occasion Licences</a> <a href="#">Online (SOLO) website SOLO FAQ</a>
44. Government should create an annual SOL for organizations that hold occasional meetings or activities throughout the year. Licence holders could store unconsumed liquor for future events. The licence holder would be required to ensure the safe transport and storage of unconsumed liquor product.		
45. Event organizers should be able to apply for a single SOL that covers multiple events held over several days at several locations.	Feb. 2/15	<a href="#">Special Occasion Licences</a> <a href="#">Online (SOLO) website SOLO FAQ</a>
46. Consult with police and local governments and First Nations to find ways to streamline their role in approving small-capacity, time-limited events (e.g., family wedding) that have little or no public safety risks for their communities.	Aug. 1/14	
47. Police should continue to be informed of all upcoming SOL events in their communities.	Feb. 2/15	<a href="#">Special Occasion Licences</a> <a href="#">Online (SOLO) website SOLO FAQ</a>
48. Remove the regulation that requires non-profit organizations to apply for an SOL for concerts and events. This will allow promoters who actually manage the event, to be responsible to meet all requirements of the liquor licence.		
49. Permit businesses to obtain SOLs to raise funds for charity.		
50. Permit hobby brewers and vintners to apply for an SOL to host competition events, allowing homemade beers and wines to be sampled by both judges and the public.	Mar. 4/16	

51. Except where it is not suitable from a public safety perspective, permit whole-site licensing for public events, eliminating "beer gardens."	Apr. 28/14	<u>Policy Directive 14-02</u>  Special Occasion Licence Policy Manual  <u>Major Events Terms and Conditions Guide</u>
52. Allow the sale of mixed-spirit drinks at public SOL events.	Apr. 28/14	<u>Policy Directive 14-02</u>  Special Occasion Licence Policy Manual  <u>Major Events Terms and Conditions Guide</u>
53. Allow hosts to serve UBrew/UVin or homemade beer or wine at SOL events (e.g., weddings, family reunions).	June 20/14	<u>Policy Directive 14-08</u>  Special Occasion Licence Policy Manual
54. Government should consult with clubs to determine if there is interest in repealing the club designation, and reclassify the licence as food-primary or liquor-primary.		
55. The provincial government should introduce a new licence class and streamlined application process for facilities (e.g., stadiums, arenas and theatres) that charge a fee for an event (e.g., a sporting event or play). Minors should be permitted to stay until the event ends.		
56. There should be more drink choices (e.g., mixed spirits) for consumers, as in all other types of licensed establishments.	Apr. 28/14	Policy Directive 14-03
57. Liquor sales in arenas and stadiums should be permitted in all public areas. As part of this, stadiums should have increased flexibility to provide hawking services to patrons in both the seated and concourse areas, and throughout the scheduled event.	Apr. 28/14	<u>Policy Directive 14-03</u>  Liquor Primary Terms and Conditions Guide  To apply for a change to allow hawkers or to expand the area in which they can sell, use form <u>LCLB045b</u> (Stadiums only)
58. LDB warehousing and distribution systems should be modernized and streamlined. The wholesale ordering processes should be improved with the goal of better and more efficient service to clients.		
59. Any establishment that sells liquor should be able to provide samples in a socially responsible manner.		
60. Permit licensees to store liquor in secure, offsite locations, subject to notifying LCLB.	May 30/14	<u>Policy Directive 14-05</u>  <u>Off-site Storage Notification form (LCLB027)</u>
61. Individual establishments that are part of a larger company (e.g., chain outlets) should be able to transfer small amounts of liquor between locations.	June 20/14	<u>Policy Directive 14-09</u>

62. Provide a more streamlined and time-sensitive application process to allow facilities such as ski hills and golf courses to temporarily extend their licensed area to another part of the property (e.g., a patio near a ski-hill gondola lift or a temporary patio near a golf clubhouse).	Nov. 24/14	<u>Policy Directive 14-16</u>  <u>Application for a Temporary Use Area (TUA) Endorsement</u>  Security Plan Template for TUA Activations
63. Permit patrons to carry liquor between adjoining licensed establishments (e.g., from the pub to the adjoining restaurant).	June 20/14	Policy Directive 14-10
64. Allow hotel and resort patrons to carry liquor throughout designated areas of the hotel (e.g., carrying a glass of wine presented at check-in to the hotel room).		
65. Extend the hours that patrons can receive liquor through room service.	Mar. 4/16	
66. Allow liquor-primary establishments to offer more liquor-free events for all-ages (e.g., music concerts).	Nov. 24/14	Policy Directive 14-18
67. Allow multi-use buildings (e.g., community centres) to use licensed space for non-alcohol related purposes.		
68. Allow private and public retail liquor stores to sell growlers (refillable bottles) and operate refilling stations.		
69. Change the regulations allowing UBrew/UVin members to change their name to "Ferment-On-Premises" to be consistent with federal legislation. Establishments can continue to call themselves UBrews/UVins if they choose.	Nov. 24/14	Policy Directive 14-17
70. Permit the owners and family members of UBrews and UVins to own other liquor-related establishments.	June 20/14	Policy Directive 14-08
71. Remove or streamline the requirement that changes in corporate share ownership must be reported to LCLB, provided no new shareholders are added.		
72. To make the required adjustment, the Ministry of Justice should develop an effective change management plan, which should include training and professional development for staff and consideration of appropriate LCLB resources.		
73. Ensure that these recommendations, when taken in total, represent a significant reduction in red tape for businesses in the liquor industry in B.C., to support economic development.		

## BACKGROUNDER

### Liquor in grocery stores

The B.C. Liquor Policy recommendation of permitting the sale of liquor in grocery stores has been implemented in seven grocery stores throughout the province. The new regulations allow for two different models of liquor sales associated with a grocery store.

- The **Store-within-a-Store** model allows liquor or wine stores to relocate within eligible grocery stores. The model allows for one-cart shopping experiences between grocery and liquor, but the liquor retailer operates as a separate business.
- The **Wine-on-Shelves** model is available exclusively to Wine Store licensees (VQA and Independent Wine Stores). The model allows for the sale of 100% BC Wine: stored by the grocer, stocked in designated display areas, purchased at designated check-out registers by certified employees, and with opportunities to sample the products in designated tasting areas.

The Liquor Control and Licensing Regulations require an eligible grocery store meet a number of requirements in order to be considered for liquor sales. Eligible grocery stores must be:

- Primarily engaged in retailing a general line of foods (including beverages) for human consumption;
- At least 10,000 square feet in size, including storage space;
- Have food sales revenue accounting for over 70% of the total non-liquor sales revenue each year; and
- Have food sales revenue accounting for over 50% of the total sales revenue each year, including liquor sales from a retailer located in the grocery store.

Of the seven grocery stores that are selling liquor under the new regulations, five are in the lower mainland and two are in Kelowna. As of the writing of this report, all seven are Save-on-Foods stores and all are following the “wine-on-shelf” model.

The City regulates the sale of liquor or alcohol through land use powers (Zoning Bylaw) and Business Licensing. In issuing a Business Licence, amongst other requirements, a potential business activity must be a *permitted use* defined in the Zoning Bylaw. A Business License for a grocery store is defined to be carrying out a “**retail, general**” Permitted Use under the Zoning Bylaw, which currently excludes the sale of alcoholic beverages.

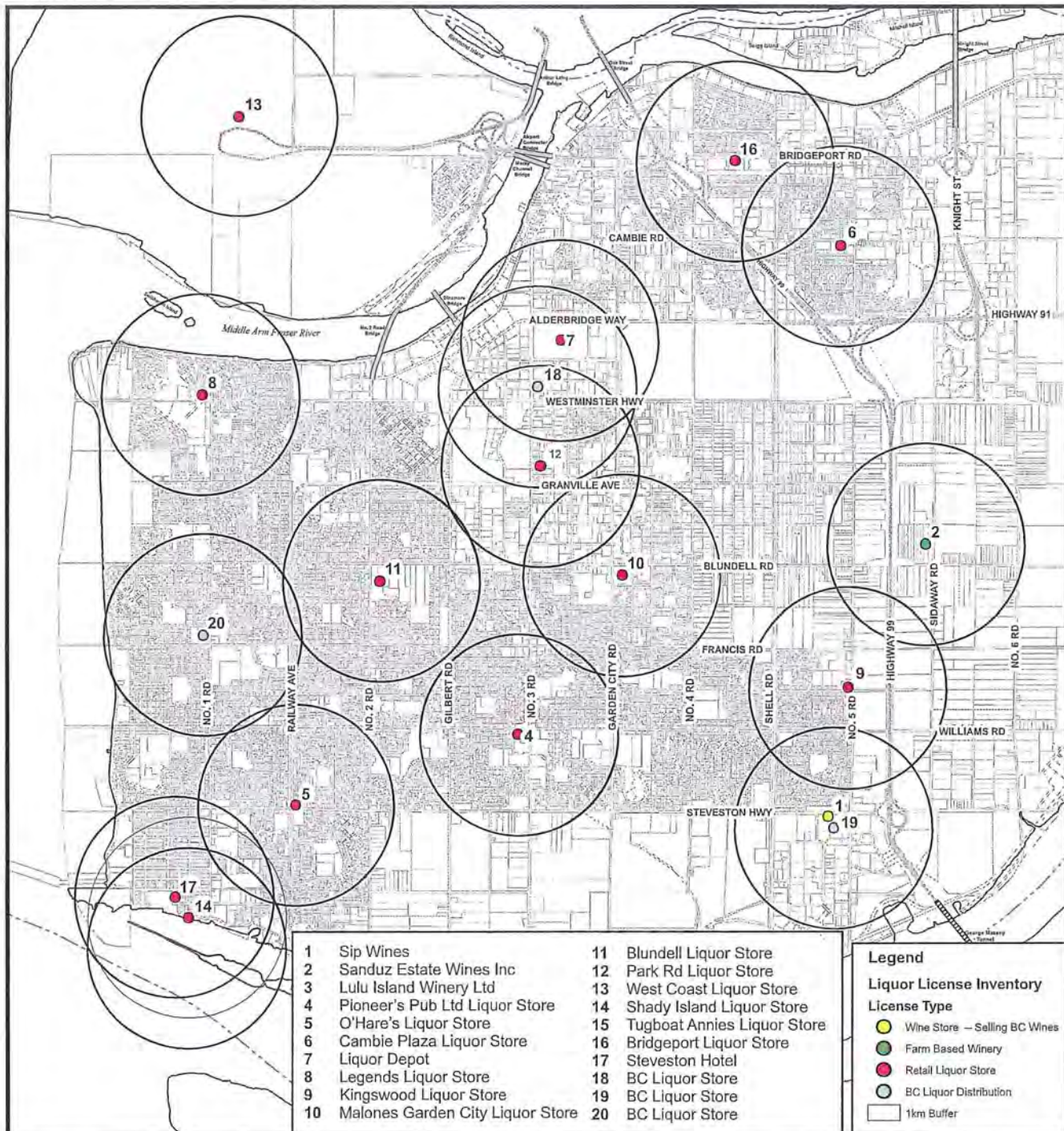
Under the recommendations in this report, it is proposed to add sales of wine in grocery stores to the definition of “retail, general”. This would allow wine sales to be added to large grocery stores (over 25,000 sq.ft), providing customer convenience without a site specific rezoning. However, the sale of alcohol, other than BC wine products, added to a grocery store, in the “store-within-a-store” model would require a site specific rezoning. Sales under this model would be required to meet the definition of **retail, liquor 2** under the Zoning Bylaw.

**Retail, liquor 2** means a facility for the retail sale of beer, wine, spirits, cider and coolers to the public, having a total **floor area** not exceeding 510.0 m<sup>2</sup> that is not accessory to **neighbourhood public house** and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution Act*, and includes liquor stores and wine and beer stores.





# City of Richmond



## Attachment 4 Existing Liquor Retail and Wine Stores West Richmond

Original Date: 05/10/16

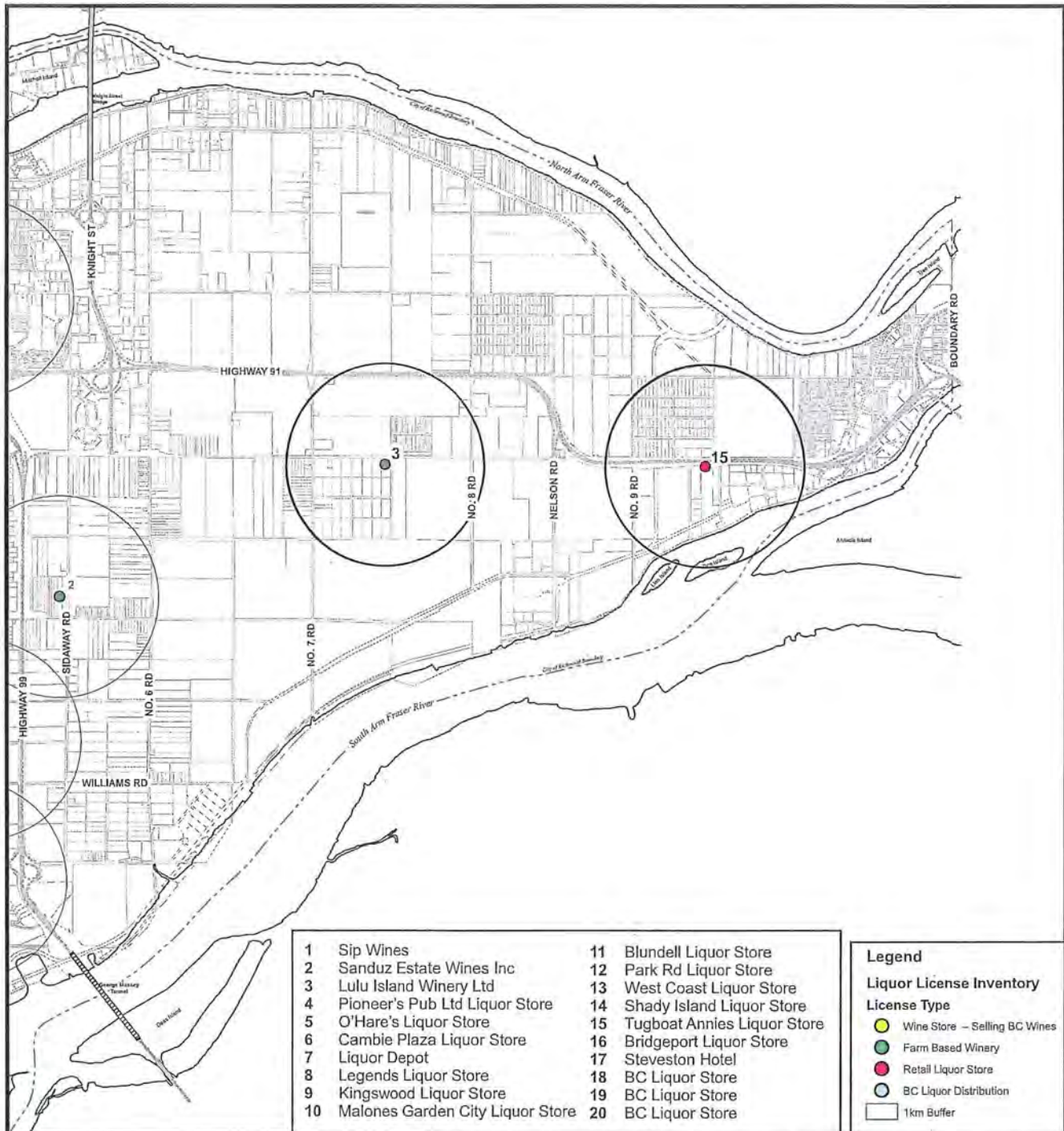
Revision Date: 00/00/00

Note: Dimensions are in METRES





# City of Richmond



## Attachment 4 Existing Liquor Retail and Wine Stores East Richmond

Original Date: 05/10/16

Revision Date: 00/00/00

Note: Dimensions are in METRES





# City of Richmond

# Policy Manual

Page 1 of 4

Adopted by Council: Aug. 23/93

POLICY 9003

File Ref: 8275-00

## NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS – PROCESS FOR APPROPRIATELY ZONED LAND

### POLICY 9003:

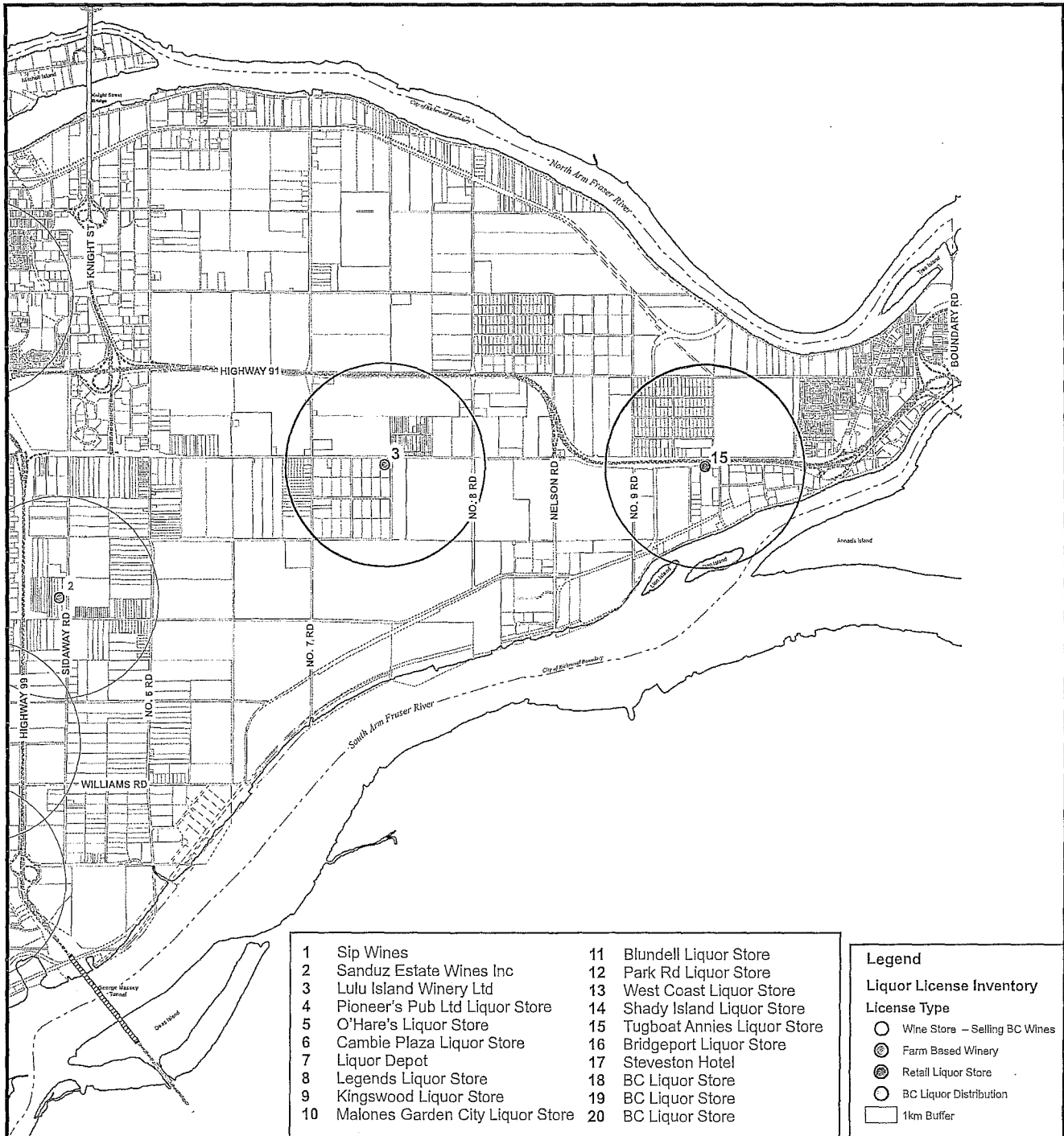
It is Council policy that:

The following statements apply when evaluating public opinion with respect to proposed neighbourhood public houses (pubs) and cold beer and wine stores (Class "D" Liquor Licence) on lands appropriately zoned for such a use:

1. An owner of land or an authorized agent, may file an application for Council support of a neighbourhood public house and/or cold beer and wine store (hereinafter referred to as a "pub") using the standard development application form, and shall pay to the City the application fee specified in Application and Approval Fees Bylaw No. 5430.
2. The Director of Planning shall acknowledge such an application and direct the applicant to erect a sign with the information noted on Schedule A to this policy on the subject site. The Director of Planning shall also place a display advertisement in two consecutive editions of both local newspapers noting the particulars of the application as shown on Schedule B to this policy. Both forms of notice will direct that comments on the proposal be submitted in writing to the Director of Planning.
3. The Director of Planning 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 report which shall be submitted to the Planning and Development Services Committee would address the following factors:
  - a) Whether or not Council should consider that the residents are in favour of granting the licence;
  - b) The proximity of the establishment to other social facilities and public buildings;
  - c) Traffic, road access and availability of parking;
  - d) Noise and the appearance of the establishment;
  - e) Any other local issue that Council considers relevant; and
  - f) Such other comments as the Director of Planning feels are appropriate, including a recommendation on the adjudication of the application.
4. Upon consideration of the report specified in Section 3, the Committee shall recommend to Council either:



# City of Richmond



## Attachment 4 Existing Liquor Retail and Wine Stores East Richmond

Original Date: 05/10/16

Revision Date: 00/00/00

Note: Dimensions are in METRES



- a) That Council consider the adoption of a resolution in accordance with the requirements of the Liquor Control and Licensing Branch (LCLB); or
  - b) That Council deny the request for support of the pub application.
5. Council shall, upon receipt of a recommendation from the Planning and Development Services Committee, in accordance with Section 4, either:
- a) Consider the adoption of a resolution in accordance with the requirements of the LCLB; or
  - b) Deny the request for support of the pub application,
- and direct that the applicant and the LCLB be so advised by the City Clerk.



## SCHEDULE "A" TO NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS POLICY 9003

NAME OF  
APPLICANTOUTLINE  
DESCRIPTION  
OF PROJECT  
*ie: No. of seats  
etc.*

<b>NEIGHBOURHOOD PUB APPLICATION</b>	
<b>has applied to the City of Richmond for support in the establishment of a neighbourhood pub at</b>	
<b>comments on the proposal should be in writing to the Director of Planning at</b>	
<b>FURTHER INFORMATION</b>	<b>MAY BE OBTAINED AT THE PLANNING DEPARTMENT CITY HALL 276-4143 FILE No. _____</b>

### SPECIFICATION

Green background with white Helvetica Medium lettering.

Site map will be white background with red lines.

The map will show the Project location, adjoining roads and properties, indicate address and north arrow.

The file no. will be assigned by the ~~Business Department~~ Department, contact Zoning Technician at 278-5575

July 1993



**SCHEDULE "B"**  
**TO NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS POLICY 9003**

**CITY OF RICHMOND**

**NOTICE OF APPLICATION FOR A NEIGHBOURHOOD PUB**

The City of Richmond has received an application from (applicant) for support of a neighbourhood pub at (address). If you have any comments in regards to this matter, please submit them in writing to the Director of Planning, City of Richmond, 6911 No. 3 Road, Richmond, B.C. V6Y 2C1, on or before (date). If you have any questions or require any further clarification, please contact (staff contact name) in the City Planning Department, at (telephone number).

(name)  
Director of Planning



# City of Richmond

# Policy Manual

Page 1 of 1

Adopted by Council: April 25<sup>th</sup>, 2005

Policy: 9305

File Ref: 4105-00

Liquor Primary Licence and Food Primary Liquor Licence - Hours of Operation

## Policy 9305:

It is Council policy that:

1. All applicants seeking approval to extend hours for a Liquor Primary Licence or a Food Primary Liquor Licence (new or amended) beyond 2:00 a.m. will not be recommended by the City.
2. All applicants seeking approval to extend hours for Liquor Primary Licence with the exclusion of Neighbourhood Pubs or a Food Primary Liquor Licence (new or amended) up to and including 2:00 a.m. shall submit an application to the Licence Inspector, and such application will be processed in accordance with the procedure specified in Bylaw 7276.
3. All Neighbourhood Pub applicants seeking approval for an extension of hours up to current permitted neighbourhood pub hours as outlined in Policy 9302 shall submit an application to the Licence Inspector and such application will be processed in accordance with the procedure specified in Bylaw 7276.

**Policy 9306:**

It is Council policy that

1. Liquor Primary License Applications – Appropriately Zoned Sites

- a) In the case of a Liquor Primary License application for a property that is appropriately zoned to permit a Liquor Primary Use, the applicant will be so informed.
- b) Should an application for a Liquor Primary Licence be submitted to the City on a site that permits a Liquor Primary Use, the application will be processed in accordance with the procedure specified in Section 1.9 of the Development Application Fees Bylaw.

2. Liquor Primary Use Applications – Site Rezoning Required

- a) In the case of a Liquor Primary application for a property that is not appropriately zoned to permit a Liquor Primary Licence Use, the applicant will be so informed along with the Liquor Control and Licensing Branch.
- b) Should the applicant wish to rezone the property to permit a Liquor Primary Use, a rezoning application must be submitted to the Development Applications Department and all applicable application fees provided.
- c) A rezoning application must, at the discretion of Council, be supported by a Neighbourhood Survey that is intended to collect public opinion on the proposed Liquor Primary use. 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 approved 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.
- d) The results of the Neighbourhood Survey, together with any comments the Director of Development feels are appropriate, shall be presented to Council, through the appropriate standing committee, with a staff report including a recommendation either to support or deny the rezoning application.



**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 25 <sup>th</sup> , 2005	Policy 9308
File Ref: 12-8275	<b>TEMPORARY CHANGES TO LIQUOR LICENCES – SHORT TERM REQUESTS BY LICENCE HOLDERS</b>	

**Policy 9308:****It is Council Policy that:**

## 1. Definitions:

- **Liquor Licence** means a liquor primary licence, liquor primary club licence or a food primary licence as set out in the *Liquor Control and Licensing Act*
- **Licence Inspector** means the Chief Licensing Inspector for the City.

## 2. Licence Inspector Comments to the Province

- i. All Liquor Licence applicants requesting approval of a temporary change to their Liquor Licence shall apply to the City and pay the applicable fee.
- ii. The Licence Inspector is delegated the authority to submit comments to the Liquor Control and Licensing Branch for temporary changes to Liquor Licences to a maximum per applicant of:
  - a. three consecutive days
  - b. two applications in a twelve month period.
- iii. The Licence Inspector will provide a memo to Council members advising of the Licence Inspector's comments.

## 3. Council comments to the Province

- i. All Liquor Licence applicants requesting approval of greater than three consecutive days or submitting more than two applications in a twelve month period will have their application presented to Council.
- ii. Upon receipt of the completed application and payment of applicable fee, the Licence Inspector will prepare a report containing a recommendation to Council through the appropriate standing Committee.
- iii. After consideration of the report, any resolution of Council will be sent to the Liquor Control and Licensing Branch and the applicant will be provided with a copy the resolution.

**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 m<sup>2</sup> (30,150 sq. ft.).
- (3) The free-standing LRS should not exceed a gross floor area of 510 m<sup>2</sup> (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).

**Policy 9310:****It is Council policy that:****1. Definitions:**

**Liquor Primary Licensed Establishment** means an establishment that is primarily in the hospitality, entertainment or beverage service business. This may include establishments commonly known as bars, lounges, pubs, cabarets, etc. that are licensed under the regulations of the *Liquor Control and Licensing Act*.

**2. Guidelines:**

The following criteria and factors are to be considered in making an assessment of a rezoning application to permit a Liquor Primary Licensed establishment:

- (1) Rezoning applications for Liquor Primary Licensed establishments are to demonstrate compatibility with nearby existing and planned land uses, including conformity with all applicable Council Policies and approved land use plans.
- (2) Liquor Primary Licensed establishments should avoid locations within 500 m (1,640 ft.) of the following uses:
  - (a) Public and private schools; and
  - (b) Public parks and community centres.
- (3) The following matters are addressed:
  - Adequate vehicle and pedestrian circulation;
  - Vehicle loading/unloading;
  - Off-street parking;
  - Traffic and safety concerns;
  - Noise concerns; and
  - Crime Prevention Through Environmental Design (CPTED).



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9591  
(Regulation of Sale of Alcoholic Beverages in Grocery Stores)**

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

1. Richmond Zoning Bylaw 8500 is amended is further amended at Section 3.4 [Use and Term Definitions] by:

(a) deleting the definition of **Retail, general** in its entirety and substituting the following:

**“Retail, general**

a) means a premises where goods, merchandise, other materials and services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store’s operations, which includes but is not limited to grocery, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and rentals, and a farmers’ market, and minor **government services**, such as postal services, but does not include warehouse sales and the sale of **building** supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, **retail pawnshop**, **retail secondhand**, adult retail or retail stores requiring **outdoor storage**.

b) The sale of wine – limited to wines produced in British Columbia, as per the regulations of the *Liquor Control and Licensing Act* – is permitted within a grocery store, if the **floor area** of the grocery store exceeds 2,322 sq.m.”

(b) adding the following definition of **“Wine store”**, in alphabetical order:

**“Wine store**

means a premises where goods offered for sale to the general public are limited to wine or wine products, including mead, sake and cider, as per the regulations of the *Liquor Control and Licensing Act*.”

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9591”**.

FIRST READING  
PUBLIC HEARING  
SECOND READING  
THIRD READING  
ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by
_____	APPROVED by Director or Solicitor
_____	
_____	

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

## Memorandum

Finance and Corporate Services Division  
Administration and Compliance

**To:** Mayor and Councillors  
**From:** Cecilia Achiam, MCIP, BCSLA  
Director, Administration and Compliance  
**Date:** July 18, 2016  
**File:** 12-8275-05/2016-Vol 01  
**Re:** **Amended Recommendation for Council Policies on Provincially Regulated Liquor Establishments**

This memorandum provides information for Mayor and Councillors regarding Item 2 on the General Purposes Committee agenda for July 18, 2016, "Council Policies on Provincially Regulated Liquor Establishments".

The report proposes, among other things, proposed amendments to Zoning Bylaw 8500 to regulate wine sales in grocery stores. Upon further staff review, it has been determined that proposed Zoning Bylaw 8500 Amendment Bylaw 9591 should be revised to include a definition of "Grocery store". A replacement version of Zoning Bylaw 8500 Amendment Bylaw 9591 is attached to this report. Recommendation 3 of the report should be replaced as follows:

- "3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9591 to:
- a. amend the definition of "Retail, general" and add a definition of "Grocery store" to allow the sale of BC wines in grocery stores ;and
  - b. create a new definition of "Wine store" so that specific regulations can be applied to this use;
- be introduced and given first reading."

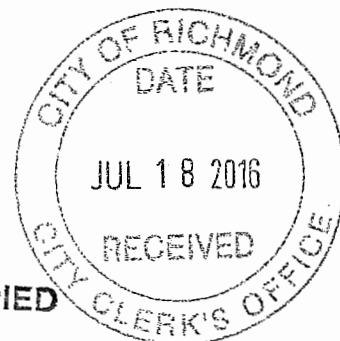
Also attached to this memo is a chart that identifies the changes proposed to policy and to the Zoning bylaw. This chart shows the changes according to each type of liquor or wine retail sales model and should provide greater clarity to the recommendations.

  
Cecilia Achiam, MCIP, BCSLA  
Director, Administration and Compliance

CA:ce

Att. 2

pc: SMT  
David Weber, Director, City Clerk's Office  
Wayne Craig, Director, Development  
Doug Long, City Solicitor



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JUL 18 2016

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**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9591  
(Regulation of Sale of Alcoholic Beverages in Grocery Stores)**

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

1. Richmond Zoning Bylaw 8500 is amended is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) deleting the definition of **Retail, general** in its entirety and substituting the following:

**“Retail, general**

a) means a premises where goods, merchandise, other materials and services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store’s operations, which includes but is not limited to **grocery store**, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and rentals, and a farmers’ market, and minor **government services**, such as postal services, but does not include warehouse sales and the sale of **building** supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, **retail pawnshop**, **retail secondhand**, adult retail or retail stores requiring **outdoor storage**.

b) The sale of wine – limited to wines produced in British Columbia, as per the regulations of the *Liquor Control and Licensing Act* – is permitted within a **grocery store**, if the **floor area** of the **grocery store** exceeds 2,322 sq.m.”

- (b) adding the following definition of **“Grocery store”**, in alphabetical order:

**“Grocery store**

means a premises where the **principal use** is the sale of goods to the general public including canned, dry, fresh and frozen food, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, dairy products, baked products, snack foods, cut flowers, household cleaning supplies, household supplies, and a pharmacy as a **secondary use** to the sale of food products.”

(c) adding the following definition of "**Wine store**", in alphabetical order:

**"Wine store** means a premises where goods offered for sale to the general public are limited to wine or wine products, including mead, sake and cider, as per the regulations of the *Liquor Control and Licensing Act*."

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9591**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor  LB

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

Type of Store	Wine Only or All Liquor?	Existing		Provincial Regulations	Proposed Changes	
		Policy	Zoning Bylaw		New policy	New Zoning
Stand-Alone Store	Wine Only	required to be 500m from a school or park or any other wine or liquor store	requires a rezoning and is treated the same as a liquor store with full range of liquor, beer and Wine	local government input must be considered	harmonized with Provincial regulations PLUS must be 500m from schools and parks	Wine Store is defined separately so that it is not treated the same as full liquor retail
	All Liquor (including wine, beer and spirits)	required to be 500m from a school or park or any other wine or liquor store	requires a rezoning	local government input must be considered and location must be 1km from another liquor store	harmonized with Provincial regulations PLUS must be 500m from schools and parks	no change, requires a rezoning
Grocery Store	BC Wine Only	not contemplated	requires a rezoning	grocery store must sell primarily food and local government input must be considered	harmonized with Provincial regulations PLUS must be 500m from schools and parks	rezoning not required as long as grocery store meets size requirements
	All Liquor (including wine, beer and spirits)	not contemplated	requires a rezoning	grocery store must sell primarily food, location must be 1km from other liquor sales and local government input must be considered	harmonized with Provincial regulations PLUS must be 500m from schools and parks	no change, requires a rezoning

All applications for selling liquor or wine (retail model, either as a store or within a grocery store) or applications for selling liquor to be consumed on site (bars and restaurants) are required to go through a public process, including a neighbourhood survey and a recommendation from Council



# City of Richmond

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

## Memorandum

Finance and Corporate Services Division  
Administration and Compliance

**To:** Mayor and Councillors  
**From:** Carli Edwards, P.Eng.  
Manager, Customer Services and Licencing  
**Date:** July 20, 2016  
**File:** 12-8275-30-001/2016-Vol  
01  
**Re:** Updated Map Showing Existing Liquor Retail and Wine Stores

Following consideration of the report "Council Policies on Provincially Regulated Liquor Establishments" at the General Purposes Committee meeting on Monday, July 18<sup>th</sup>, the map of Liquor Retail and Wine Stores has been updated. The wine store shown as location 1 – Sips Wine, has been removed due to its closure earlier this year. The following three liquor retail locations have been added:

Number (as shown on map)	Store Name	Location
1	Richmond Liquor Store Merchants	7551 Westminster Hwy
21	Executive Cold Beer & Wine Store	7211 Westminster Hwy
22	Richmond Liquor Store	8555 Sea Island Way

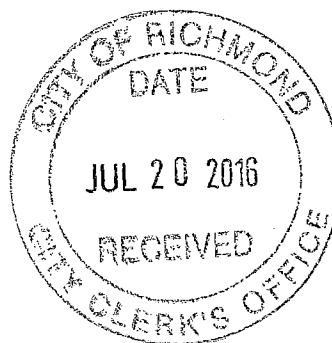
The updated map is now a current list of all types of retail liquor or wine stores in the City of Richmond.

Carli Edwards, P.Eng.  
Manager, Customer Services and Licencing  
(4136)

CE:ce

Att. 1

pc: SMT  
Cecilia Achiam, MCIP, BCSLA, Director, Administration and Compliance  
Wayne Craig, Director, Development  
Terry Crowe, Manager, Policy Planning



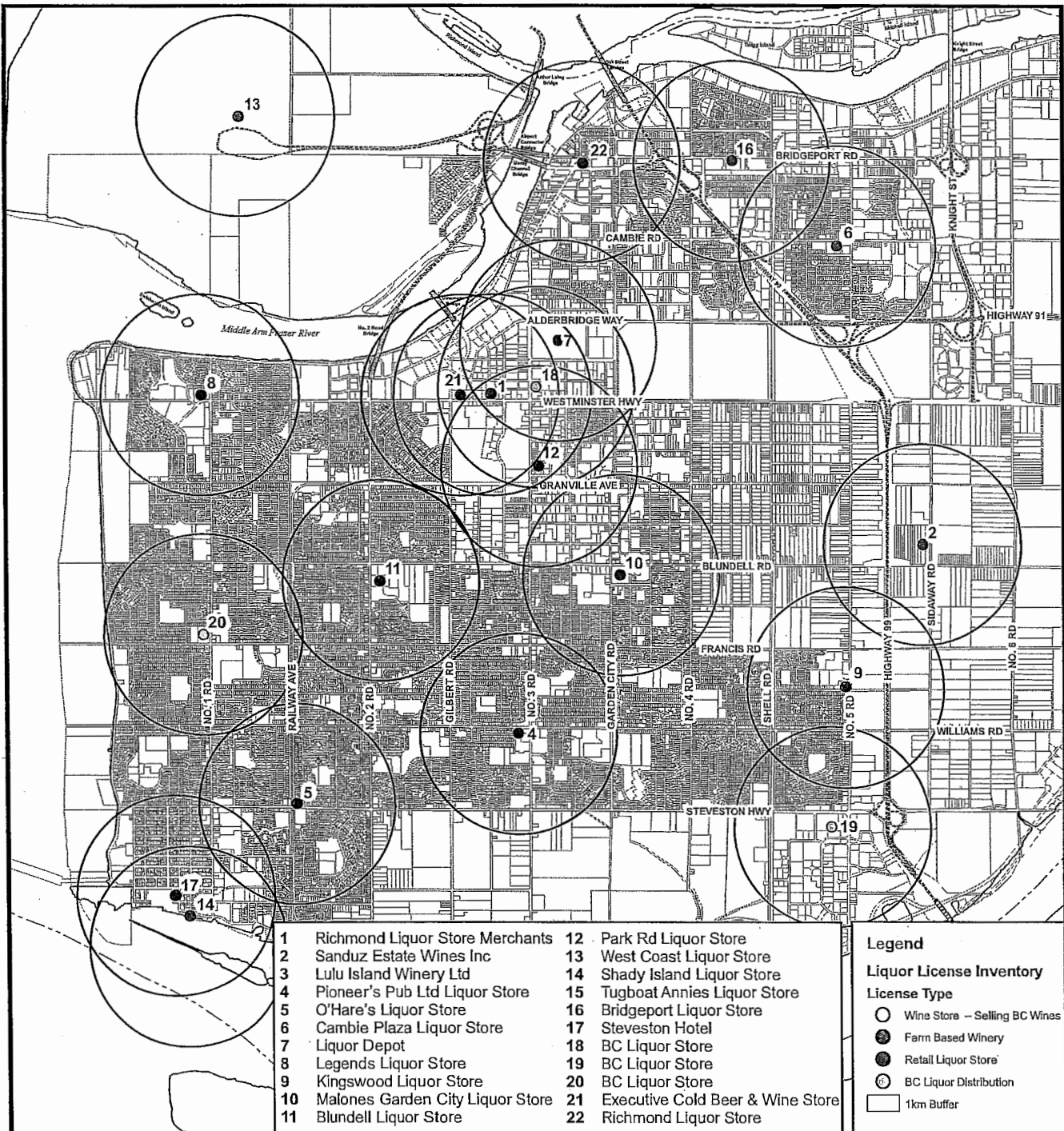
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JUL 20 2016

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# City of Richmond



## Attachment 4 Existing Liquor Retail and Wine Stores West Richmond

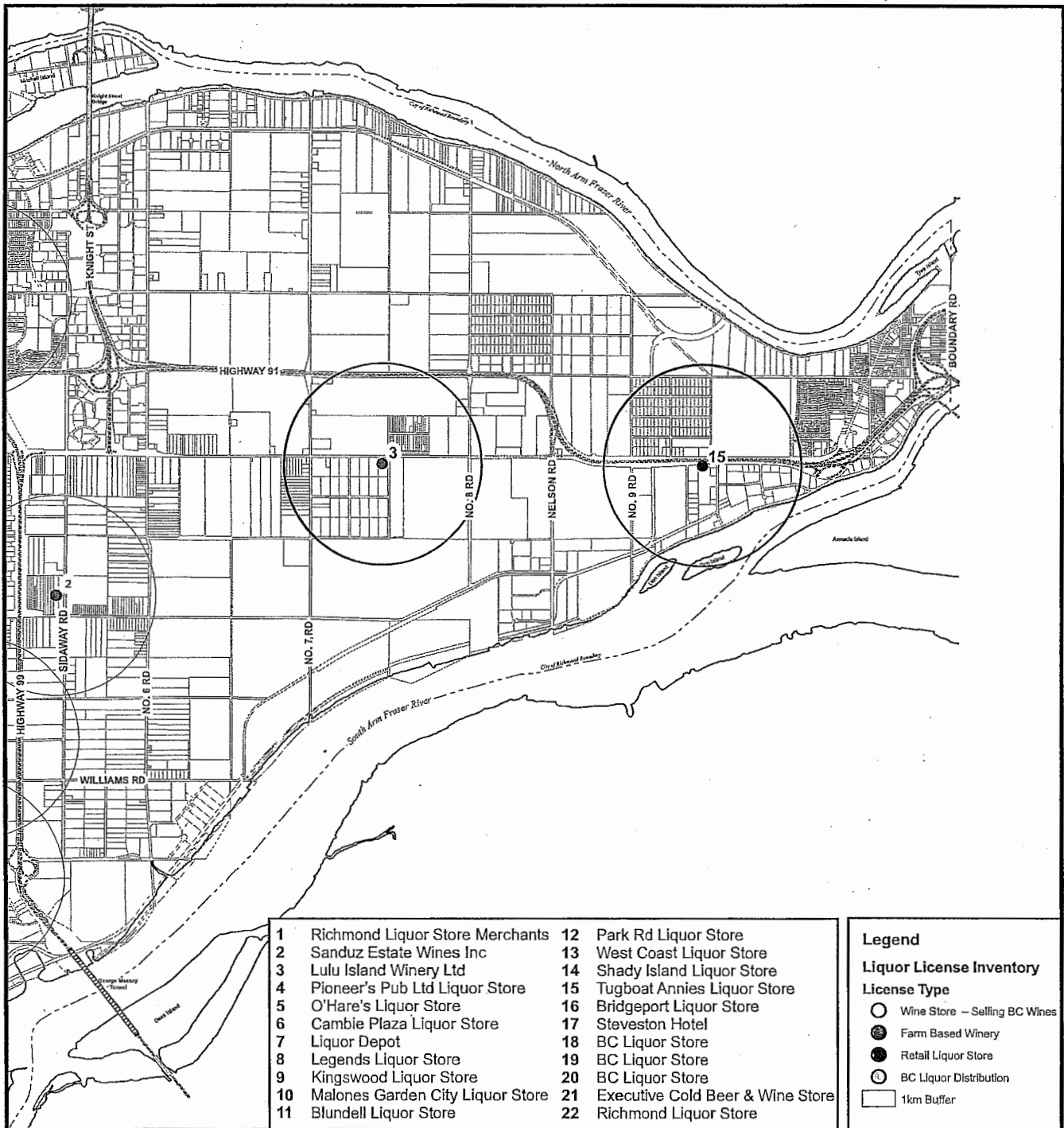
Original Date: 05/10/16

Revision Date: 07/19/16

Note: Dimensions are in METRES



# City of Richmond



## Attachment 4 Existing Liquor Retail and Wine Stores East Richmond

Original Date: 05/10/16

Revision Date: 07/19/16

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9591  
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(c) adding the following definition of **“Wine store”**, in alphabetical order:

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FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUL 25 2016

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor LB

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER