



City of Richmond

Report to Committee

To: General Purposes Committee
From: Amarjeet S. Rattan
Chief Licence Inspector
Re: **Richmond Yacht Club**
Liquor Primary - Club Licence

To General Purposes - Sep 2, 2008
Date: August 26, 2008
File: 12-8275-30-030

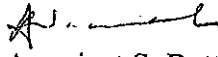
Staff Recommendation

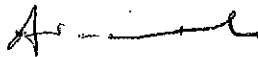
That:

- 1) The resolution adopted on July 28, 2008, in relation to the Richmond Yacht Club Liquor-Primary Club License application be rescinded; and
- 2) That the application by Richmond Yacht Club for a Liquor Primary-Club License be supported by Council, and that a letter of resolution be forwarded to Liquor Control and Licencing Branch advising that;
 - (i) The premises of the Richmond Yacht Club located at 7411 River Road is zoned School and Public Use which permits the use of a recreational facility and that the area surrounding the Richmond Yacht Club is a mixture of industrial, office uses and other water-related activities.
 - (ii) The purpose of the club is to serve club members and invited guests only and is not open to the general public. Consequently, if successful in obtaining a liquor license, the operation would not conflict with any nearby social, recreational or public buildings.
 - (iii) The establishment is not expected to negatively affect vehicular traffic patterns in the area. As the building is located under the flight path of Vancouver International Airport and on the dyke next to the middle arm of the Fraser River, it is anticipated that the potential of any additional vehicular traffic noise would have little or no impact on the surrounding properties.
 - (iv) As the proposed liquor sales is to club members and invited guests only and is not to the general public; the proposed hours of liquor sales of 9:00 a.m. to Midnight, Sunday to Thursday and 9:00 a.m. to 2:00 a.m., Fridays and Saturdays with a patron capacity of 120 has been reviewed and is acceptable.
 - (v) Council considered the views of area residents by having the applicant erect signage in front of the establishment as well as publish an advertisement in a local newspaper for three consecutive issues with detailed information of the

application and the required contact information for submitting any comments on the proposal. In addition, the City mailed letters to businesses, residents and property owners within a 100 meter radius of the building to gather their views of the application. This public consultation was for a period of 30 days and ended on July 9, 2008. Council noted that there were no community responses received from the letters mailed out, posted signage or newspaper advertisements.

- (vi) There were no other local issues Council considered relevant to this application.

per 
Amarjeet S. Rattan
Chief Licence Inspector
(604-247-4686)

FOR ORIGINATING DEPARTMENT USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

On July 28, 2008, City Council endorsed a resolution of support to permit the granting of a Liquor Licence for a Liquor Primary – Club Licence to the Richmond Yacht Club operating from premises located at 7411 River Road, and the Liquor Control and Licensing Branch (LCLB) were advised of the resolution in the normal format.

LCLB has since advised the City that the resolution, as worded, is not acceptable for a Liquor Primary Licence application and has requested an amended resolution. This report addresses this request.

Analysis

The LCLB advises that resolutions from Council in cases of liquor primary applications, must be stated in the wording of the resolution and cannot be referred to in a report.

In considering the liquor licence application, staff followed the requirements as set out in the Development Application Fees Bylaw 7984 and reported the findings in a report to Council dated July 10, 2008. (Attachment 1)

As requested by LCLB the wording of the recommendation, as set out in this report, has been changed to address the requirements of LCLB.

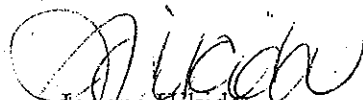
Financial Impact

None

Conclusion

To enable consideration by LCLB for the issuance of a Liquor Primary-Club License made by the Richmond Yacht Club, the previous resolution of July 28, 2008, has been presented once more in the required format, and staff recommend that consistent with the previous report that the application be supported by Council.

Further, that the resolution adopted on July 28, 2008, be rescinded and replaced with the amended staff recommendation.


Joanne Hikida
Licence Inspector
(604-276-4155)

JMH:jmh



City of Richmond

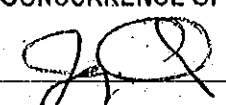
Report to Committee

<p>To: General Purposes Committee</p> <p>From: Amarjeet S. Rattan Chief Licence Inspector Business & Financial Services</p> <p>Re: Richmond Yacht Club Liquor Primary – Club Licence Application</p>	<p><i>To General Purposes - Jul 21, 2008</i></p> <p>Date: July 10, 2008</p> <p>File: 01-0060-20-RYAC1</p> <p><i>xr: 12-8275-05</i></p> <p>File: 12-8275-30-030</p>
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Staff Recommendation

That a letter be sent to the Manager of the Liquor Control and Licensing Branch indicating the City's support for the application by the Richmond Yacht Club to obtain a Liquor Primary - Club License .

A. Rattan
 Amarjeet S. Rattan
 Chief Licence Inspector
 Business & Financial Services
 (4686)

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
		 FOR A. NAZARETH	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> <i>GS</i> NO <input type="checkbox"/>	REVIEWED BY CAO (ACTING)	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 & Licensing Act and Regulations.

Local government is given opportunity to provide comments and recommendations to the LCLB, with respect to liquor licence applications and amendments. The process requires local government to provide a Council Resolution that addresses the following review criteria:

- the views of nearby residents and businesses, and the methods by which such views were gathered
- the potential for noise
- the impact on the community.

This report deals with an application by the Richmond Yacht Club for a Liquor Primary – Club License in order to provide the sales of all types of liquor (Attachment 1).

Analysis

The Richmond Yacht Club (hereinafter referred to as “the Applicant”) operates from premises at 7471 River Road which is located on the west side of River Road between Hollybridge and Cambie Roads. The Applicant is a registered society that operates for the purpose of providing a marina used exclusively by club members and for reciprocal moorage to visiting mariners from other B.C. and U.S. yacht clubs. The property is zoned School and Public Use which permits the use of a recreational facility. The area surrounding the Applicant is a mixture of industrial, office uses and other water-related activities. To date, the Applicant has used Special Occasion permits for any functions that require liquor service.

Summary of Application & Comments

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

This Public Consultation process requires that the Applicant post a sign in front of it’s establishment indicating what the proposed application is for. This sign must be displayed for a minimum of 30 days. The Applicant must also place three Notification Ads in a local newspaper.

The City, on behalf of the Applicant, is required to send a letter to businesses, residents and property owners within a 100 metre radius of the establishment. This letter provides details of the proposed application and invites the public to communicate any concerns to the City. The following graph outlines the start and completion dates of the required processes.

Item	Details
Application	New Liquor Primary Licence - Club
Location	7471 River Road
Proposed Hours of Liquor Sales	9:00am -- Midnight, Sunday to Thursday 9:00 am – 2:00 am, Friday and Saturday
Zoning	SPU
Date Application Received by City	May 28, 2008
Date Sign Posted	June, 9, 2008
Ads in newspaper	June 05, 12, 19, 2008
Letters to residents	June 11, 2008

The public consultation period for this application ended July 9, 2008.

Views of nearby residents, businesses and property owners

On June 11, 2008, letters were sent to 108 businesses, residents and property owners within a 100 metre radius, to gather their views on the application. There were 36 letters returned as undeliverable.

As of July 9, 2008, no community responses were received from the letters that were mailed out, from the sign posted at the Applicant's establishment or from the notices placed in the local newspaper.

Potential for noise

The building is located under the flight path of YVR traffic and on the dyke next to the middle arm of the Fraser River. It is anticipated that the potential for additional noise, if successful in being granted a liquor licence, would have little or no impact to the surrounding properties based on how the club currently operates.

Potential negative impacts on the community

As the liquor licence application is for club members or reciprocal members only and not open to the general public, staff do not envision any negative impact on the community. It is felt that endorsement of this application is warranted due to the lack of any negative public feedback as well as the nature of the operation of being a membership only establishment.

Potential positive impacts on the community

The applicant cites that many mariners look for and use reciprocal moorage as a way of visiting other yacht clubs and getting to know the local community and; in the course of their visit will be purchasing fuel, groceries and other supplies from local businesses. By enabling the Applicant to offer liquor service in their club, it could increase additional reciprocal visits.

July 10, 2008

- 4 -

Other agency comments

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

No objections to the application were received from any of the above mentioned agencies and divisions. Vancouver Coastal Health did report that they have requested the Applicant obtain a Health Operators Permit and do not expect any issues for approval and issuance of this permit.


Financial Impact

None

Conclusion

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

Given the Applicant's history of compliance with the various agencies consulted, and, lack of any negative public feedback, staff recommend that Council provide a Resolution to the LCLB in support of this application for a Liquor Primary – Club License.


Joanne Hikida
Licence Inspector
(4155)

JMH:jmh

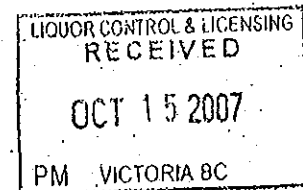
Attachment



7471 River Road, Richmond, B.C., Canada, V6X 2W4 • Phone 278-1013

**British Columbia Ministry of Public Safety & Solicitor General
Liquor Control & Licensing Branch
PO Box 9292 Stn Prov Gov
Victoria BC
V8W 9J8**

Richmond Yacht Club (RYC)
Letter of Intent for a Liquor-Primary Club License



1) Target Market:

- Age Groups: 30 to 75 plus years of age.
- Income Levels: The average income is \$50,000 plus.
- Target Populations: The target population is the Richmond Yacht Club membership, family and invited guests. Visiting mariners seeking reciprocal moorage from BC and the USA.
- Occupations: Members occupations range from municipal employees, fire fighters, doctors, health care professionals, local business men and women, some members are retired municipal employees, firefighters and police officers.

2) Hospitality / Tourism Development Factor:

- The RYC offers reciprocal moorage to visiting Mariners / Tourists from over 50 BC and USA Yacht Clubs. These visiting Mariners / Tourists will be purchasing fuel, groceries, and other misc supplies from local business while visiting the City of Richmond.



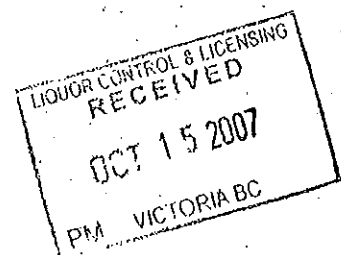
7471 River Road, Richmond, B.C., Canada, V6X 2W4 • Phone 278-1013

3) Benefits to the Community:

- The RYC offers reciprocal moorage to visiting Mariners / Tourists from over 50 BC and USA Yacht Clubs. These visiting Mariners / Tourists will be purchasing fuel, groceries, and other misc, supplies from local business while visiting the City of Richmond.
- Many mariners look for and use reciprocal moorage as a means of visiting other yacht clubs and getting to know the local community. The RYC offers reciprocal moorage:

4) Social Facilities and Public Buildings Nearby:

- **UBC Thunderbirds Rowing Club:** The Club is located approximately 500 meters south of the RYC. The two club houses are floating structures located adjacent to the east bank of the middle arm of the Frazer River. We anticipate no conflict here as the RYC target market is non commercial family and invited guests. The UBC Thunderbirds do not offer reciprocal moorage.
- **Navy League of Canada, Richmond Ladner Branch** club house is located approximately 100 meters to the south of the RYC. The club house supports the Navy League Cadets and the Royal Canadian Sea Cadets Sea Cadets and Sea Scouts. We anticipate no conflict here as the RYC target market is non commercial, family and invited guests. Historically we have enjoyed a good relationship with these organizations and support their programs.
- **Canadian Coast Guard Auxiliary Unit (CCGA)** boat house is located 50 meters to the north. We work with and invite the CCGA to annually inspect all vessels at club floats to Canadian Maritime safety standards. We support Canadian Coast Guard Auxiliary Unit and supply them with drinking water at their dock and free club house use for special events.





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5) Traffic in the Vicinity:

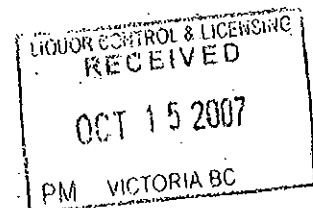
- The RYC is located at 7471 River Rd in Richmond V6X 2W4. River Rd is a moderately traveled road. The RYC has been located at this location since 1975. Since the RYC will not be serving the public, vehicular traffic to the RYC is not expected to increase beyond current levels.

6) Noise in the Community:

- The RYC is located next to the Middle Arm of the Frazer River and under the flight path of the YVR airport. The addition of a liquor license is not expected to create any additional noise.
- It will be noted that the RYC clubhouse is located directly under the flight path and is subject to aircraft noise created by approaching and departing aircraft.
- Events taking place within the club house and noise levels will be kept to a moderate level.
- The RYC club house is located on the Richmond dyke of the middle arm of the Frazer River adjacent to an industrial area. It is adjacent to light industrial land on the east side of River Rd and the Frazer River on the west side.
- To the north there are no buildings located within 500 meters. The Navy League of Canada, Richmond Ladner Branch club house is located 100 meters to the south of the RYC building. (Historically we have enjoyed a good relationship.)

7) Parking:

- The RYC has parking lots located on the north and south sides of the building capable of parking 28 cars. This parking area has proved sufficient for normal RYC club meetings in the past. Both the North and South RYC parking lots are accessed from River Rd. In addition River Rd has wide shoulders and can easily accommodate and overflow parking should it be required.





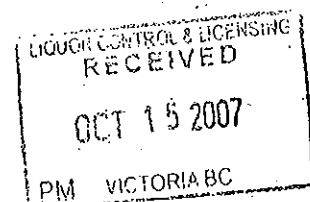
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8) Commercial / Residential / Light or Heavy Industrial Neighborhoods:

- Only light industry is located close to the RYC. It is located on the east side of River Rd.
- The Navy League of Canada, Richmond Ladner Branch club house is located 100 meters to the south of the RYC building. (Historically we have enjoyed a good relationship.)
- Copies of certified Municipal Maps may be found in the Appendix Titled "Lot & Building Plans"

9) Other Licensed Establishments

- A survey was made of the area bounded by Cambie Rd, No 3 Road, Alderbridge Rd, Gilbert Rd, and the middle arm of the Frazer River.
- These areas are highlighted on map located on the Appendix Titled "Location Maps"
- The following licensed establishments were found within this area
 1. XOX Night Club 7920 Cambie Rd Richmond BC
XOX operates as a night club serving a younger market.
 2. Comfort Inn Vancouver Airport Beer & Wine Store located in the Comfort Inn at 3031 No 3 Rd Richmond BC V6X 2B6.
The Comfort Inn also has a lounge and restaurant both of which are currently closed for renovation.
The Comfort Inns Been & Wine store caters primarily to guests and local residents
 3. The President Lounge located in the Radisson President Hotel and Suites Vancouver Airport 8181 Cambie Rd. Richmond BC V6X 3X9
The President Lounge caters primarily to hotel guests



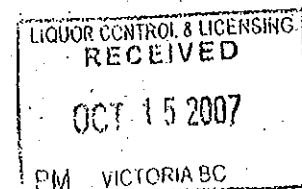


10) Natural or Manmade Barriers:

- The RYC is bounded by Cambie Rd, No 3 Road, Alderbridge Rd, Gilbert Rd, and the middle arm of the Frazer River.
- These areas are highlighted on map located on the Appendix Titled "Location Maps"

11) Other Factors:

- The RYC is legally Registered Society since 1963 in BC with over 50 dues paying members.
- A Copy of Certificate of Incorporation, the Constitution, and By-Laws, may be found in the Appendix Titled " Societies Act"
- The Directors and Committee Chairs of the RYC support this application.
 - **The Directors / Executive Officers are as follows for 2007**
 - Scott Steeves, Commodore
 - Bob Moynes, Vice Commodore
 - Darlene Weir Rear Commodore
 - Larry Remin Fleet Captain
 - Patrick Frampton Cruise Captain
 - Writer Robynn Randell
 - Purser Mike Bullock
 - **Directors at Large for 2007**
 - 1st Past Commodore Tony Roussous
 - 2ed Past Commodore Bill Mosier
 - Assistant Purser Valerie Russenholt
 - Entertainment Chair Lynne Coates
 - Maintenance Jack Hobson
 - Safety George Hansford
 - Custodian: Robert Poburko





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- Committee Chairs for 2007
- Reciprocal, Gordon Weir
- Telephone, Mary Anne Nelson
- Gazette, Dick Coates
- Sunshine, Fay Hobson
- Robert Saunders
- Gardening, Garrett Weir
- Music, Garrett Weir
- Roster / Membership, Tony Roussous
- Auditors, Jerry Divoky and Kurt Nielsen

The members of the RYC support this application through a carried motion.

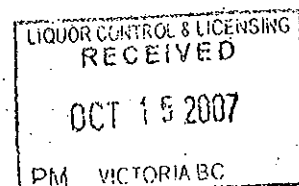
- A copy of the membership list current to the date of this application may be found in the Appendix Titled "Membership"

Proposed hours of Bar operation

- Sunday through Thursday from 0900 to 2400 (12PM)
- Friday and Saturday from 0900 to 0200 (2AM)
- The RYC may choose to restrict the bar open hours from time to time
- The RYC will ensure all volunteer bartenders or hired have a Right to Serve Certificate

- **Floor Plan of the RYC Club House**
- Copies of certified Municipal Maps may be found in the Appendix Titled "Lot & Building Plans"

- **Fire Safety Plan of the RYC Club House**
- A copy of the Fire Safety Inspection Certificate, and floor plan details may be found in the Appendix Titled "Fire Safety"





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- **A Scaled Plot Plan from the City of Richmond**
- **Copies of certified Municipal Maps may be found in the Appendix Titled "Lot & Building Plans"**
- **A sketch of the RYC signage**
- **A Photo of the RYC Sign and Flag may be found in the Appendix Titled "Sign"**
- **(Note this is a copy of our home web page which may be found at www.richmondyachtclub.ca)**
- **The RYC has a current lease with the City of Richmond.**
- **A copy of the lease may be found in the Appendix Titled "Lease"**

