



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee

To Planning Committee - Jan 16, 2001

DATE: December 8, 2000

FROM: Alan Clark
Manager, Zoning

FILE: ~~0107-10-01~~
8275-05

RE: **Application for a Class "B" Liquor Licence with audience participation
(Karaoke and Dancing) at Unit 200 - 8171 Westminster Highway.**

STAFF RECOMMENDATION

That the application by Xing-Xing Café and Karaoke Ltd. to the Liquor Control and Licencing Branch for a Class "B" Liquor Licence with audience participation (Karaoke and Dancing) be supported, and that the Liquor Control and Licencing Branch be advised:

- (i) of this recommendation; and
- (ii) that the R.C.M.P. does not object.

Ac
 Alan Clark
 Manager, Zoning

Att. 2

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
R.C.M.P.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>David M. Hill</i>
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

Xing-Xing Café and Karaoke Ltd. are asking for a resolution of Council supporting their application to the Liquor Control and Licencing Branch for a Class "B" Liquor Licence with audience participation (Karaoke and Dancing) at Unit 200 – 8171 Westminster Highway, Richmond, BC.

ANALYSIS

Ms. Liesa Lang intends to operate a Restaurant with audience participation (Karaoke and Dancing) in their premises at Unit 200 – 8171 Westminster Highway, Richmond, BC.

The property is zoned Downtown Commercial District (C7), which permits the proposed uses, and staff can offer no reason why the request cannot be granted.

The Liquor Control and Licencing Branch is requiring, as a condition precedent to the granting of the licence, that the applicant obtain a resolution of support from City Council.

FINANCIAL IMPACT

Nil.

CONCLUSION

Since the Zoning District (C7), governing property at Unit 200 – 8171 Westminster Highway permits the proposed uses, the application for a Class "B" Liquor Licence with audience participation (Karaoke and Dancing) can be supported.


Alan Clark
Manager, Zoning

AJC:ajc

Xing-Xing Cafe and Karaoke Ltd.

Administration Office
970 - 1055 West Hastings Street, Vancouver, B.C. V6E 2E9
T. 604.873.8622 F. 604.873.8655

28 November 2000

City of Richmond
6911 No. 3 Road
Richmond B.C. V6Y 2C1

4-4-6.

**Attention: Mr. Alan Clarke
Manager, Permits and Licenses**

CF.

Dear Sirs:

Re: Liquor License Application
Subject Premises: 200 - 8171 Westminster Highway, Richmond BC
Building Permit No.: 173350 (Issued to Landlord - Shun Cheong Holdings Ltd.)

Pursuant to the requirements of the liquor license application, we are seeking the written approval of Richmond city council for the opening of an exclusive restaurant which will also be equipped with karaoke equipment.

The restaurant will be a full service restaurant with a full menu for lunch and dinner, and a lighter menu for mid-afternoon and post-dinner. The food will be predominately western.

In developing the concept for our restaurant we have chosen to differentiate our operation from the existing establishments by making a substantial investment in the design and decor of our premises. We are not a restaurant that just happens to have karaoke equipment, nor are we a "karaoke box" that offers minimal decor in a somewhat claustrophobic room.

We selected BBA Design Consultants Inc. to create a space that will set us apart and above any of our "competitors". This design team has extensive experience in the hospitality industry. Some of their previous projects are:

- The Wickaninnish Inn and Ancient Cedars Spa, Tofino BC
- The Westin Grand Vancouver
- Canadian Airlines - Empress Lounge; International and Transborder
- Intrawest Resort Ownership Corporation - design of destination resort facilities

The restaurant seating is of two types: public and private.

- Our interior designers have demised five private rooms which will provide both food and karaoke service. All the rooms have both exterior and interior glazing. The interior finishing of each private room is unique to its particular theme such as the "Paris Cafe". In the "Paris Cafe" room we will be employing customized finishes to create the ambiance of an outdoor cafe. We have taken great care in selecting flooring, fabric, drapery, lighting, painting, faux painting, and ceiling finishes to create an experience that will

transcend and redefine any other restaurant establishment in Richmond.

- In our main dining area we have created a room which we hope will provide a fun dining experience. The colors and finishes are contemporary and sophisticated to appeal to a more discerning customer. This room will be very dramatic with its floor to ceiling drapes and padded fabric panels. A small stage is installed against the wall and customers who wish to sing can do so from their seats or, if they are not self-conscious, they can venture up onto the stage. The room will have the feel of a recording studio which we hope to accomplish with the installation of lighting effects and ceiling mounted cameras. We anticipate that karaoke will not be offered until after the dinner period, and depending on demand may offer karaoke in the mid-afternoon.

We have also taken great care to make the acoustics of the rooms and main area as good as possible.

Please call me if you have any questions. I have enclosed a copy of the layout for your reference.

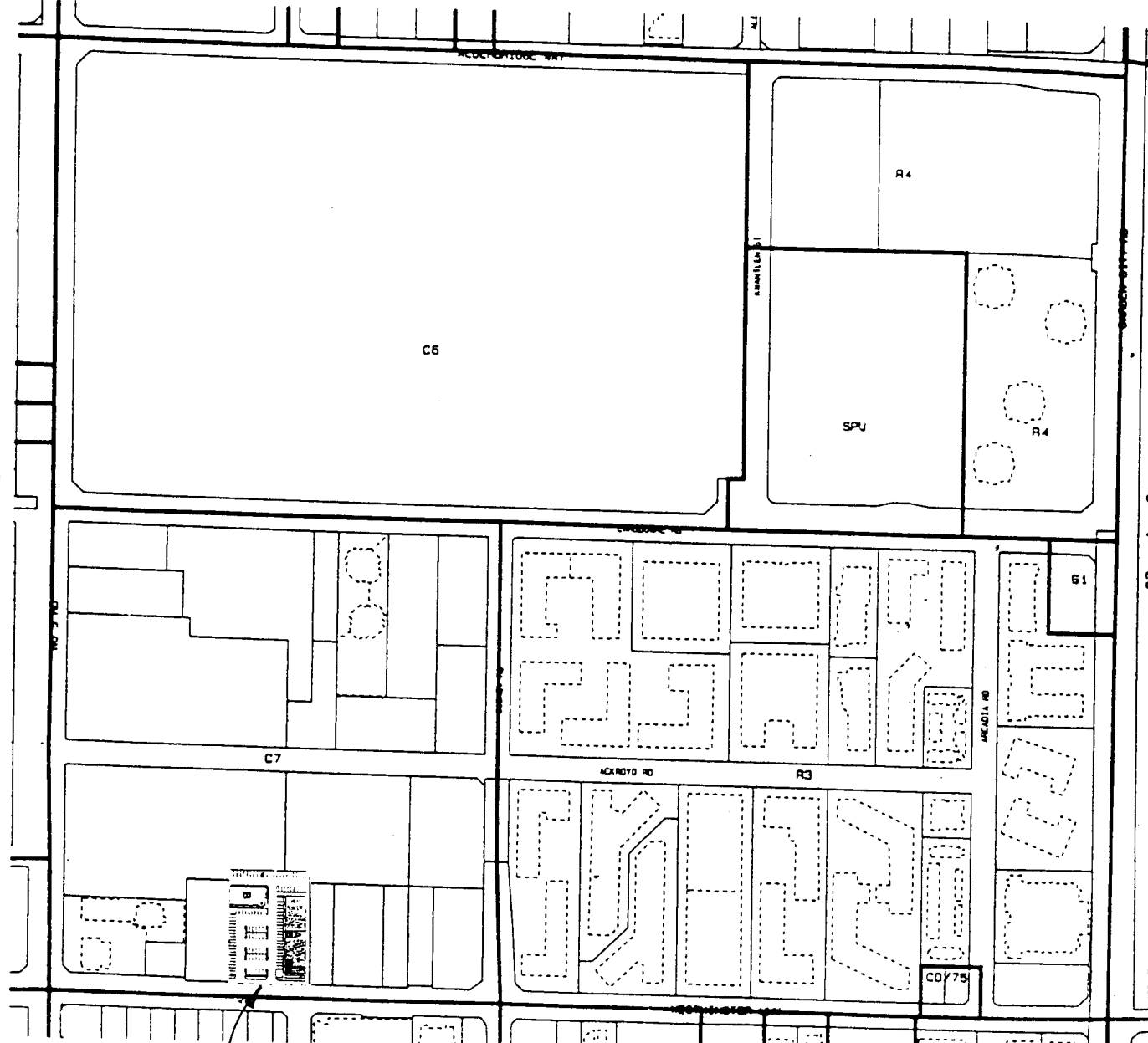
Yours truly,



Liesa Lang

LL/II
Enclosure

33 - 5 - 6



09 - 4 - 6

8171 Westminister Hwy.

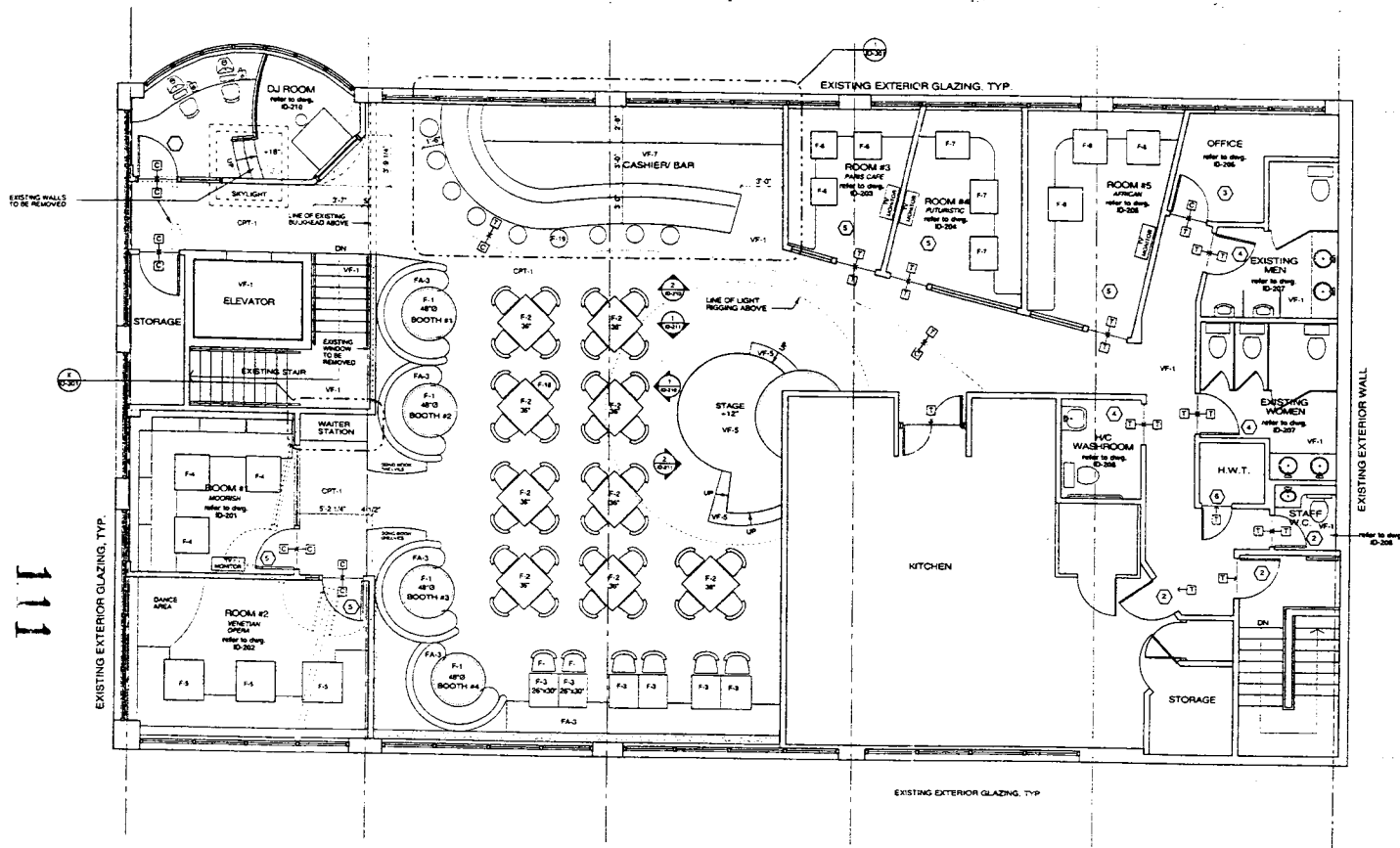
NOT TO SCALE
 1/4" = 100'
 1/8" = 200'
 1/16" = 400'
 1/32" = 800'
 1/64" = 1600'
 1/128" = 3200'
 1/256" = 6400'
 1/512" = 12800'
 1/1024" = 25600'
 1/2048" = 51200'
 1/4096" = 102400'
 1/8192" = 204800'
 1/16384" = 409600'
 1/32768" = 819200'
 1/65536" = 1638400'
 1/131072" = 3276800'
 1/262144" = 6553600'
 1/524288" = 13107200'
 1/1048576" = 26214400'
 1/2097152" = 52428800'
 1/4194304" = 104857600'
 1/8388608" = 209715200'
 1/16777216" = 419430400'
 1/33554432" = 838860800'
 1/67108864" = 1677721600'
 1/134217728" = 3355443200'

Controlled by Planning
 Codes/2010 Public Works

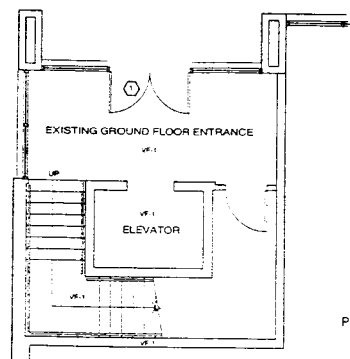


ZONING SEC. 04, 4 - 6

SCALE
 1" = 200'
 DATE
 03/09/98
 1555 AL
 [Signature]



111

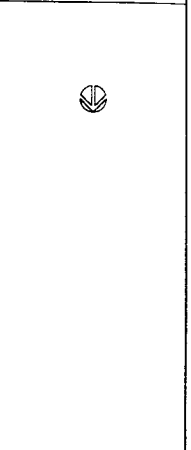


PLAN - GROUND FLOOR

- ① EXISTING GLASS DOOR TO REMAIN 2-3074
- ② EXISTING INTERIOR DOOR TO REMAIN
- ③ NEW SOLID CORE INTERIOR DOOR 2870
- ④ NEW SOLID CORE INTERIOR DOOR 3070
- ⑤ 3070 FOR KARAOKE ROOMS
- ⑥ NEW METAL DOOR, 3-4 HR. F. R. R. 3058
- ⑦ SOLID CORE DOOR FOR KITCHEN 2-2673

- WALLS TO BE REMOVED
- +----- EXTENT OF TILE
- ↑----- EXTENT OF CARPET

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REV.	DATE	BY	DATE
1	08/07/00	JL	08/07/00
2	08/14/00	JL	08/14/00

b b a
 BBA DESIGN CONSULTANTS INC.
 202 - 1188 HAMILTON ST.
 VANCOUVER, BC V6B 2G5
 TEL: 604-681-4344 FAX: 604-681-5445

PROJECT:
 XING XING KARAOKE BAR

1171 WESTHEIMER HWY
 RICHMOND, BC

PROJECT NO. 2871

TITLE:
 CONSTRUCTION PLAN

DATE: AUG 08 2000
 SCALE: AS NOTED
 DRAWN BY: JB
 CHECKED BY: SB ME
 DRAWING NO.

ID-101