



City of Richmond

Report to Committee

To: General Purposes Committee
From: Anne Stevens
Manager, Customer Services
Re: Great Canadian Casino Liquor Primary Licence and Food Primary Licence Application

Date: April 27, 2004
File: 12-8275-30-008/Vol 01

Staff Recommendation

- 1. That Council support the application from the Great Canadian Casinos Inc. at 8811 River Road for a New Liquor Primary Licence with hours ceasing at 2:00 a.m. Sunday through Saturday, for reasons outlined in the report dated April 27, 2004.
2. That Council support the application from the Great Canadian Casinos Inc. at 8811 River Road for a Food Primary Licence with hours ceasing at 2:00 a.m. Sunday through Saturday, for reasons outlined in the report dated April 27, 2004.

Handwritten signature of Anne Stevens

Anne Stevens
Manager, Customer Services
(4273)

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ROUTED TO: CONCURRENCE
R.C.M.P. Y [checked] N []
City Clerk Y [checked] N []
Law Y [checked] N []
CONCURRENCE OF GENERAL MANAGER
REVIEWED BY TAG YES [checked] N/A []
REVIEWED BY CAO YES [checked] N/A []

Staff Report

Origin

The Great Canadian Casinos Inc. has applied to the Liquor Control and Licensing Branch for:

1. New Liquor Primary Licence - hours of operation would be 11:00 a.m. – 2:00 a.m., Sunday through Saturday.
2. Food Primary Licence - hours of operation would be 11:00 a.m. – 2:00 a.m., Sunday through Saturday

The provincial Liquor Control and Licencing Branch (LCLB) issues licences under the authority of the Liquor Control and Licencing Act and Regulations.

The LCLB now notifies local government to give them the opportunity to provide comments and recommendations to the LCLB on all liquor licence applications.

For all NEW licences the Provincial Liquor Licencing process requires the City to provide resolution based on eight criteria outlined in the provincial regulations.

Those eight criteria are:

1. Location of the establishment,
2. Proximity of the establishment to other social or recreational facilities and public buildings,
3. The person capacity and hours of liquor service of the establishment,
4. The number and market focus or clientele of liquor primary licences establishments within a reasonable distance of the proposed location,
5. Traffic, noise parking and zoning,
6. Population, population density and population trends,
7. Relevant socio – economic information,
8. The impact on the community if the application is approved and
9. Comments of residents if gathered.

This report will deal with the two applications from Great Canadian Casinos Inc. and address the prescribed areas for the Liquor Primary and the Food Primary request.

Analysis

The Great Canadian Casino Inc. has applied for a New Liquor Primary Licence and a Food Primary Licence for 8811 River Road. The following is a summary of the two applications.

SUMMARY OF APPLICATIONS

Item	Details	Comments
Application	NEW Bus Lic #04004648	Request for 2 licences –Food Primary and Liquor Primary
Location	8811River Rd	
Zoning	CD 87 and MA2	CD 87 is suitable for casino.
Owner	Great Canadian Casinos Inc	
Establishment Name	Great Canadian Casino	
Request – Two requests have been made by the Great Canadian Casino	1. A new Liquor Primary licence open until 2:00 a.m. 7 days/wk. 2. A new Food Primary licence open until 2:00 a.m. 7 days /wk.	1. This is a <u>new</u> application for a Liquor Primary licence and must be reviewed by the residents and the City. 2.The Food Primary licence review is required as the Casino is requesting hours past midnight.
Date Received	March 2,2004	
Notice Sign	April 1,2004	
Advertisements in Paper	March 27, April 3, April 10, 2004	
Letters to residents	March 26,2004	

1. Liquor Primary Request

The facility will be comprised of a luxury hotel; 70,000 square foot casino; 100 seat show lounge; convention space various restaurants and bars.

The Liquor Primary licence would be in the Lounge and the Casino area along with an outdoor patio. The total licensed area requested is 123, 138 sq ft. with a person capacity of 6060 people.

As the primary purpose of the establishment is gaming, the serving of liquor would be ancillary to gaming with hours of operation from 11 a.m. – 2 a.m. Sunday through Saturday.

The Province requests the City comment on the following criteria. Below is a table stating the criteria and the comments associated with each.

SUMMARY OF THE EIGHT CRITERIA for the Liquor Primary

CRITERIA	COMMENTS
<p>Location of the establishment</p>	<p>The Great Canadian Casino and entertainment complex is situated at 8811 River Road. The establishment is in a light industrial area. There are approximately 15 homes within .5km of the casino and an additional 20 homes within in 1.5 km of the site.</p> <p>Of the homes within .5 km of the site approximately 5 homes are commercial.</p> <p>The Casino has moved .5 km from its original site.</p>
<p>Proximity of the establishment to other social or recreational facilities and public buildings</p>	<p>Due to the location of the establishment, there are no recreational facilities, schools, health care facilities or public buildings within the this area.</p>
<p>The person capacity and hours of liquor service of the establishment</p>	<p>The person capacity for this primary licence is 6060 plus 140 patio seating. The total sq ft for this area is 123,138 sq ft.</p> <p>The Casino would like to have their liquor service from 11:00a.m. until 2:00a.m. seven days /wk.</p> <p>The Casino, will be open from 9 a.m. to 6 a.m.</p> <p>The capacity and hours of service would be acceptable</p>
<p>The number and market focus or clientele of liquor primary licences establishments within a reasonable distance of the proposed location</p>	<p>Presently there are six establishments within a 1 km distance. They are:</p> <p>Abercorn Inn – 9269 Bridgeport Rd</p> <p>Foggy Dew – 7211 Westminster Highway</p> <p>Comfort Inn, Skyline Hotel – 3031 No. 3 Road</p> <p>Delta Hotel - 3500 Cessna Drive</p> <p>Sandman Inn - 3222 St Edwards Drive</p> <p>Ramada Plaza – 10251 St Edwards Dr.</p>

CRITERIA	COMMENTS
	<p>Presently the hours of operation are the same for all establishments – no later than 2a.m.</p> <p>This establishment is unique to this area and would not conflict with the surrounding businesses.</p>
<p>Traffic, noise, parking and zoning</p>	<p><i>Traffic</i> - The traffic pattern for the site allows cars to access Hwy 99, which is approximately 1 km from the site. The proposed RAV will provide transportation links to Vancouver. Traffic should not be adversely affected.</p> <p><i>Noise</i> - The Casino and Buffet areas have been built to deal with the airport noise and should not create a problem in the area. The casino is internalized within the complex and has been built to control noise ingress and therefore should have reverse effect for the surrounding area.</p> <p><i>Zoning</i> - This area is zoned light industrial with a few homes in the area. Some have been converted to commercial. The zoning is appropriate for the use.</p> <p><i>Parking</i> - The complex has 1366 spaces available for the patrons. The parking is located adjacent to the property. The number of parking spaces should be sufficient.</p>
<p>Population, population density and population trends</p>	<p>The population based on the 2001 census shows 566 people within the one half mile radius; 17,000 within 1 mile radius and 33,000 within 1.5 mile radius</p>
<p>Relevant socio – economic information</p>	<p>This new complex will provide the city with a first class casino and entertainment centre. Along with approximately 1000 jobs both full time and part time. The potential for additional employment is positive along with the spin off from visitors spending time in Richmond.</p>
<p>The impact on the community if the application is approved.</p>	<p>If the application is approved, the impact is expected to be positive in that it will support the growth in tourism and offer a new social venue for residents within Richmond and surrounding areas.</p>

2. Food Primary Request

The Casino has also applied for serving liquor in their restaurant until 2:00 a.m. Due to the fact that the application is for liquor service past 12:00 a.m., council comments are required.

The restaurant is a buffet style restaurant with 364 seats and a patio seating for 120.

CRITERIA FOR FOOD PRIMARY

CRITERIA	COMMENTS
Potential for Noise	<p>The restaurant area has been built to deal with the airport noise and should not create a problem in the area. The building is internalized within the complex and has been built to control noise ingress and therefore should have reverse effect for the surrounding area.</p> <p>The potential for noise would be mitigated due to the construction standard and should not create a problem.</p>
Impact on the Community	<p>If the application is approved, the impact is expected to be positive in that it will support the growth in tourism and offer a new social venue for residents within Richmond and surrounding areas.</p>

The primary purpose of the Casino is gaming. The establishment will be operating seven days a week from 9:00a.m. until 6:00 a.m. The addition of the restaurant with a seating capacity of 364 would be required while the patrons take part in the gaming activities. The Casino Corporation is very cognizant of their role in the community and realizes the restaurant is not their primary purpose but rather is ancillary to the gaming. It is not foreseen that the restaurant will be operating improperly as a liquor primary establishment.

Views of the Residents

The views of the public were gathered through the policy established by Council. The public process requires the posting of a sign notifying the public of the application for a minimum of thirty days. There were two signs posted March 26th in front of the establishment outlining the request for each application.

For each Liquor Primary and Food Primary application, three advertisements were placed in the local paper and letters sent to residents within 50 metres of the establishment requesting their comments. The thirty-day time frame lapsed April 26th, 2004.

The residents have had 30 days to respond to the City. It appears there is no objection to the hours of liquor service, as the City has not received any letters to date.

Financial Impact

There is no financial impact to the City with the two applications before you.

Conclusion

The Great Canadian Casino's primary purpose is gaming with liquor service as an ancillary use. The request from the Great Canadian Casinos Inc. for the Liquor Primary and Food Primary Licence was to serve liquor until 2:00 a.m. The capacity of both the restaurant and the casino is approximately 6400 patrons.

Staff have completed all necessary reviews as outlined by the Province for the Liquor Primary and Food Primary applications.

The Casino is situated in an area of Richmond, which is mainly industrial, and it appears there is no objection from the community for the sale of liquor Sunday through Saturday until 2:00a.m. and it is not foreseen that the restaurant will be utilized contrary to its purpose.

Staff feel the applications should be approved and would not have a negative impact on the community.



Anne Stevens
Manager, Customer Services
(4273)

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