



City of Richmond


Report to Committee

To: Planning Committee
From: Alan Clark
Manager, Zoning
Date: March 6, 2003
File: 0107-10-01
Re: Application for a Liquor Primary Lounge Licence with audience participation (Karaoke) at Unit 130 - 8500 Alexandra Road.

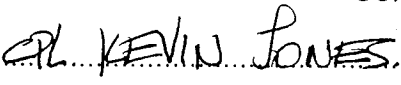
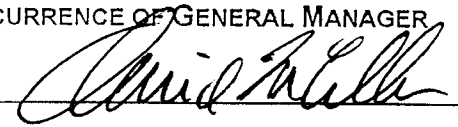
Staff Recommendation

That the application by Top Century Development Ltd. to the Liquor Control and Licencing Branch for a Liquor Primary Lounge Licence with audience participation (Karaoke) be supported, and that the Liquor Control and Licencing Branch be advised:

- (i) The potential for noise if the application is approved has been reviewed and is not an issue.
- (ii) The impact on the community if the application is approved has been reviewed, and, as the premise is located in a commercial development with no immediate residential presence it is deemed an appropriate location that would create no impact.
- (iii) The establishment of a Liquor Primary Lounge with audience participation (Karaoke) would not be contrary to its primary use.
- (iv) The views of residents is not an issue because the Lounge is located in a commercial development away from residential development, and therefore not affected
- (v) That the R.C.M.P. does not support this application.


Alan Clark
Manager, Zoning

Att. 3

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"/>	

Staff Report

Origin

Top Century Development Ltd. is asking for a resolution of Council supporting their application to the Liquor Control and Licencing Branch for a Liquor Primary Lounge Licence with audience participation (Karaoke) at Unit 130 – 8500 Alexandra Road.

Analysis

The applicant has operated a Karaoke lounge, known as century Lounge at 1500 – 4151 Hazelbridge Way, and wishes to relocate the operation to Unit 130 – 8500 Alexandra Road, and have obtained all the necessary permits from the City to do the necessary construction work.

The property is zoned Automobile – Oriented Commercial District (C6), which permits the proposed uses, and staff can offer no reason why the request cannot be granted.

However, the R.C.M.P. does not support this application, and a report is attached that lists their concerns.

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 (C6), governing the property Unit 130 – 8500 Alexandra Road permits the proposed uses, the application for a Liquor Primary Lounge Licence with audience participation (Karaoke) can be supported.

Alan Clark
Manager, Zoning
Local 4199.

AJC:ajc



MEMORANDUM NOTE DE SERVICE

To
À
CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION
Alan CLARK
Manager, Zoning

From
De
OIC Richmond Detachment

Subject
Objet
TOP CENTURY DEVELOPMENT LTD APPLICATION FOR LIQUOR PRIMARY LICENCE

Security Classification - Classification de sécurité	
Unclassified	
Our File - Notre référence	
Your File - Votre référence	
Date	Diary Date - Date d'agenda
2003-04-13	

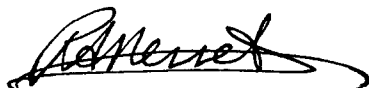
As requested, find attached the divisional concurrence sheet, the Richmond RCMP do not support the application for a Liquor Primary Licence with audience participation (karaoke) to be granted to the a/n. The concerns that lead to this decision are as follows;

The Liquor Primary Licence sought is in line with what before December 2nd 2002 was classed as a Cabaret or Night Cub Licence. There are numerous karaoke clubs and restaurants in Richmond that would find it difficult if not impossible to compete should this application be granted, they too would then be seeking a Liquor Primary Licence. In April of 2000, Richmond Detachment responded to an application made by Manhattan Karaoke, to switch from a Class "B" (restaurant) Licence to a Class "C" (cabaret) Licence stating it was not supported, this resulted in it being turned down by Council. It was pointed out at the time that many of these establishments served little more than snacks as it was and once the president had been set it would be difficult to refuse others. The same situation exists today, except, with the new liquor changes a Liquor Primary Licence allows for much greater flexibility in the hours of operation and purpose of the establishment. For example, under the old regulations a Cabaret could operate from 7pm until 2am and there was a distinct difference between a Cabaret and a Pub. Under the new regulations a Cabaret could be open from 1000 am until 4 am and there is no distinct deference between a Cabaret Licence and a Pub Licence, this means that any Pub could begin operating as a Karaoke Bar or Cabaret and any Cabaret begin operating as a Pub. This situation has already presented itself with the recent application of the City's largest Night Club putting forward an application to begin opening daily at 1000 am while maintaining their closing of 2 am.

The policing of a Liquor Primary Licence and its clientele requires an increased police presence over that of a Food Primary Licence. Inherently, calls for police service increase as a result of intoxicated persons, impaired drivers, assaults, thefts, mischief, drugs, gang activity etc. The karaoke clubs have private karaoke rooms which make them even more difficult to control, both for the night cub owner and the police. The down town core currently has three Night Clubs, one which provides karaoke full time and another which provides karaoke on occasion. All three of these clubs close at 2 am and it is difficult at times to police them with current resources. When a serious problem arises at one establishment most all resources available are required to deal with it and this leaves no one available to deal with the other clubs, this was evident on three occasion this last year where weapons offences, two of which included firearms took place with multiple

victims. The Richmond RCMP believe that adding another Liquor Primary establishment of this nature would negatively impact our ability to maintain current police services both inside and outside of the down town core and could potentially create an increased risk to public safety.

I would like to thank you for the opportunity to express these views prior to making a decision on whether or not to grant this application. Should you have any questions concerning the content of this memo or otherwise do not hesitate to contact myself or our officer responsible for liquor liaison, Cpl. Kevin JONES.


(R. NESSET) Insp.
Operations Officer
Richmond Detachment

**Top Century Development
Ltd**

6828 Beechwood Street
Vancouver, BC
V6P 5V2

February 24, 2003

Zoning Department
6911 No. 3 Road
Richmond, BC
V6Y 2C1

33-5-6 .

Dear Mr. Clarke:

C-6.

We would like here to propose that our existing karaoke lounge, known as Century Lounge, once located at 1500 – 4151 Hazelbridge Way, be approved to transfer its location to 130 – 8500 Alexandra Road. This will be an establishment that involves patron participation. We have already applied for an establishment name change with regards to our liquor license. The new establishment name if approved will be "VII".

Our proposed establishment will target the 25 years old and above share of the market as there currently seems to be no such establishments. The existing establishments seem to target a much younger portion of the population (around 19 – 23 year old patrons). It seems that there are many potential patrons that do not have a comfortable place to relax, sit down and enjoy a drink. "VII" will target those patrons that are willing to spend a little bit more in exchange for a comfortable atmosphere. Those with more spending power will be more willing to compromise somewhat higher prices for a safe and comfortable ambience. We are confident that the surrounding locals and even Vancouver locals will come to "VII" to perhaps enjoy a drink after dinner or hold a business meeting with us.

Because there is a lack of such establishments in the proposed area, "VII" will be a beneficial addition to the surrounding community. By providing an additional licensed establishment in the community, "VII" will be able to drum up business for the surrounding restaurants and cafes in the vicinity. Because our customer base will mostly be those with significant spending ability, patrons may dine at one of the many restaurants in the vicinity before coming to "VII" for an after dinner drink. There are currently no licensed establishments in the area that will be able to compare to "VII".

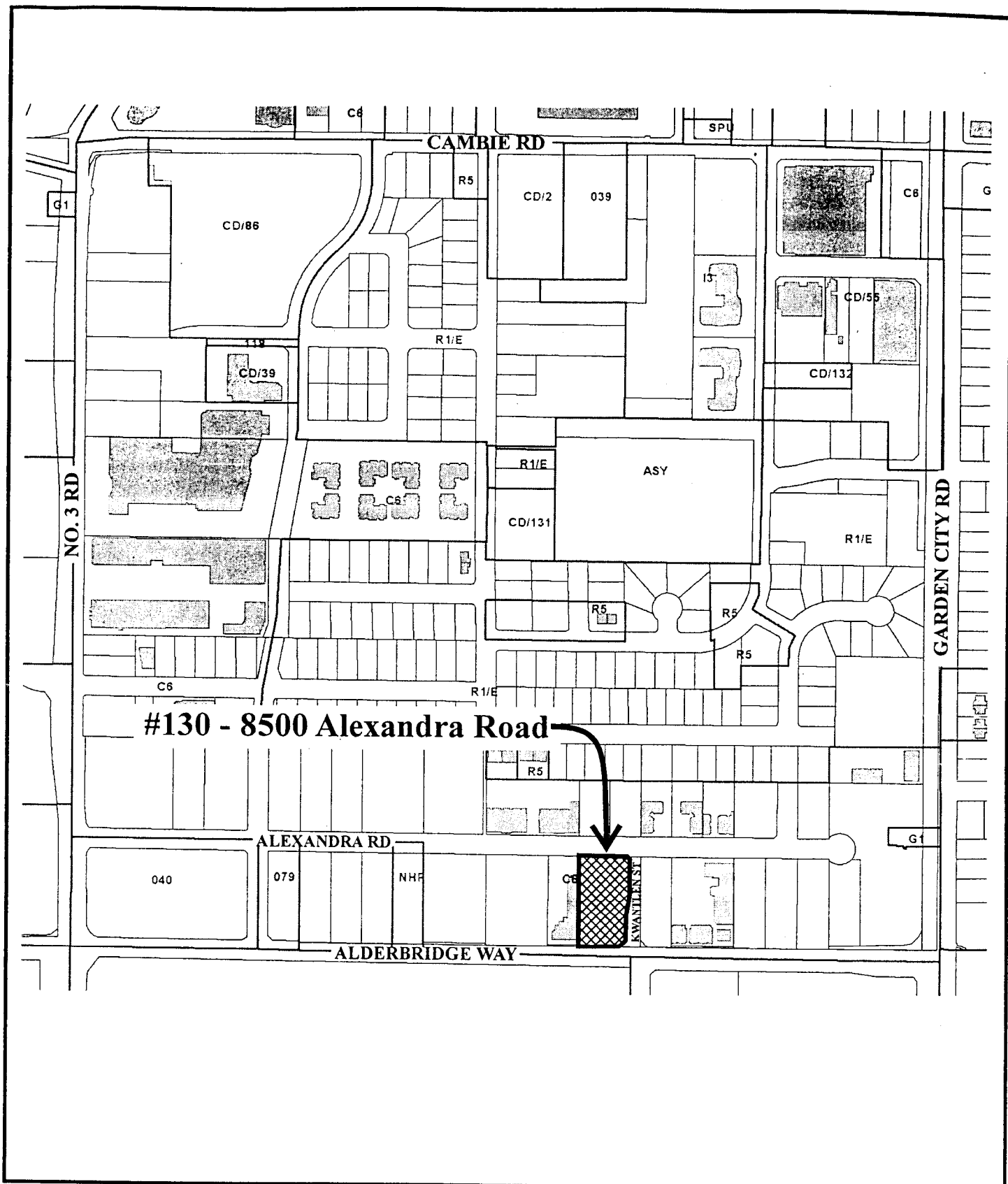
Although "VII" is a licensed lounge, we are confident that our neighbours will not be disturbed in the slightest way. We have already taken measures to minimize any noise that may be heard from the outside. As drawn in our floor plan, all the walls of the proposed establishment will be soundproofed so as to respect and show consideration to our surrounding neighbours. Therefore, noise complaints will not be an issue with "VII".

We at "VII" have contemplated extensively about how we can cater to a more mature "audience" with greater spending power. We believe that by investing substantial money in interior design and sound systems, this in itself will draw the anticipated clientele that we are hoping for. We are confident that the "right" kind of atmosphere can draw the "right" kind of customers. Our goal is to operate a safe, controlled and comfortable environment for our prospective customers to enjoy.

Sincerely,

Michael Ho
President

mt



Unit 130 - 8500 Alexandra Road

17

Original Date: 02/25/03

Revision Date:

Note: Dimensions are in METRES

