



**To:** Planning Committee **Date:** September 26th. 2003  
**From:** Alan Clark **File:** 0107-10-01  
 Manager, Zoning  
**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

Alan Clark  
Manager, Zoning

Att. 3

| FOR ORIGINATING DIVISION USE ONLY  |  |   |
|------------------------------------|--|---|
| <b>ROUTED TO:</b><br>R.C.M.P. .... | <b>CONCURRENCE</b><br>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> | <b>CONCURRENCE OF GENERAL MANAGER</b><br> |

## **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.

This report was tabled at the May 21<sup>st</sup>. 2003 Planning Committee meeting, and was referred to staff and the RCMP for further clarification of the position of the RCMP, which would include additional information on the effect of the changing legislation on existing establishments, and what additional resources would be required to adequately service additional similar type establishments.

### **Analysis**

The applicant has operated a Karaoke lounge, known as Century Lounge at 1500 – 4151 Hazelbridge Way,(Aberdeen Centre), (until it's closure for demolition), and wishes to relocate the existing operation to Unit 130 – 8500 Alexandra Road, and have obtained all the necessary permits from the City to do the renovations.

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.

The R.C.M.P. have provided a report, which is attached, that lists their concerns on liquor licenced premises and businesses. Since that report they have revisited the whole issue and in particular the referral issues raised by committee.

While there has been changes to the legislation that could affect existing establishments, Council has taken the position that there be no change of operating hours granted to any form of liquor outlet, and as long as that remains in place, the changes would have no affect on existing establishments, and resources. Secondly, unless and until there are additional similar establishments created there is no mechanism to determine what additional resources may be required.

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 at 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  
 A  
 CITY OF RICHMOND  
 URBAN DEVELOPMENT DIVISION  
 Alan CLARK  
 Manager, Zoning

From  
 De  
 OIC Richmond Detachment

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

Subject  
 Objet  
 TOP CENTURY DEVELOPMENT LTD APPLICATION FOR LIQUOR PRIMARY LICENCE

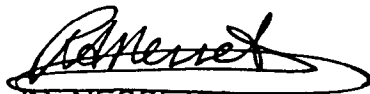
As requested, find attached the divisional concurrence sheet, the Richmond RCMP do not support the application for a Liquor Primary Licence with audience participation ( karaoke ) to be granted to the a/n. The concerns that lead to this decision are as follows;

The Liquor Primary Licence sought is in line with what before December 2<sup>nd</sup> 2002 was classed 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.

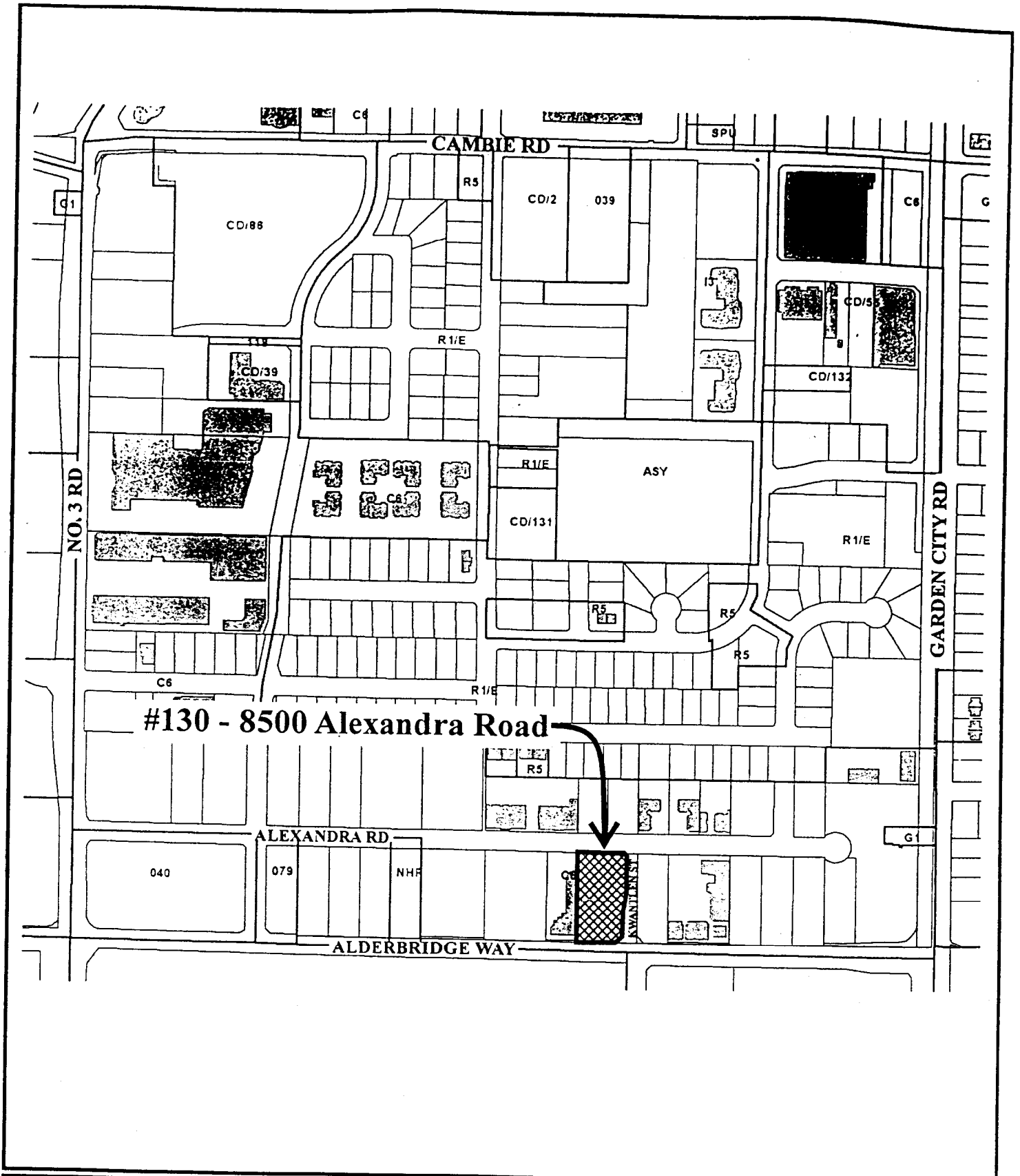
The policing of a Liquor Primary Licence and its clientele requires an increased police presence over that of a Food Primary Licence. Inherently, calls for police service increase as a result of intoxicated persons, impaired drivers, assaults, thefts, mischief, drugs, gang activity etc. The karaoke clubs 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.

A handwritten signature in black ink, appearing to read "R. Nesset", written over a horizontal line.

(R. NESSET) Insp.  
Operations Officer  
Richmond Detachment



#130 - 8500 Alexandra Road



Unit 130 - 8500 Alexandra Road

Original Date: 02/25/03

Revision Date:

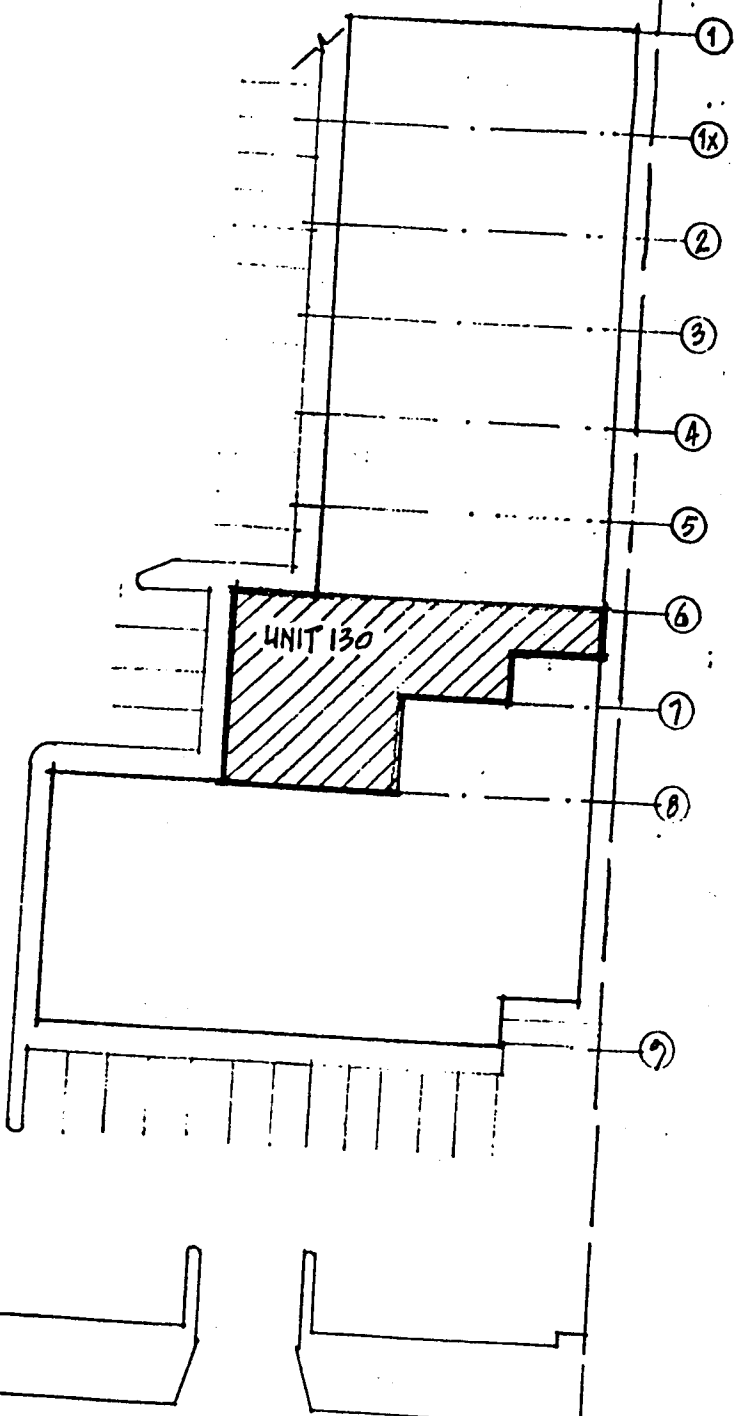
Note: Dimensions are in METRES

ALDERBRIDGE WAY

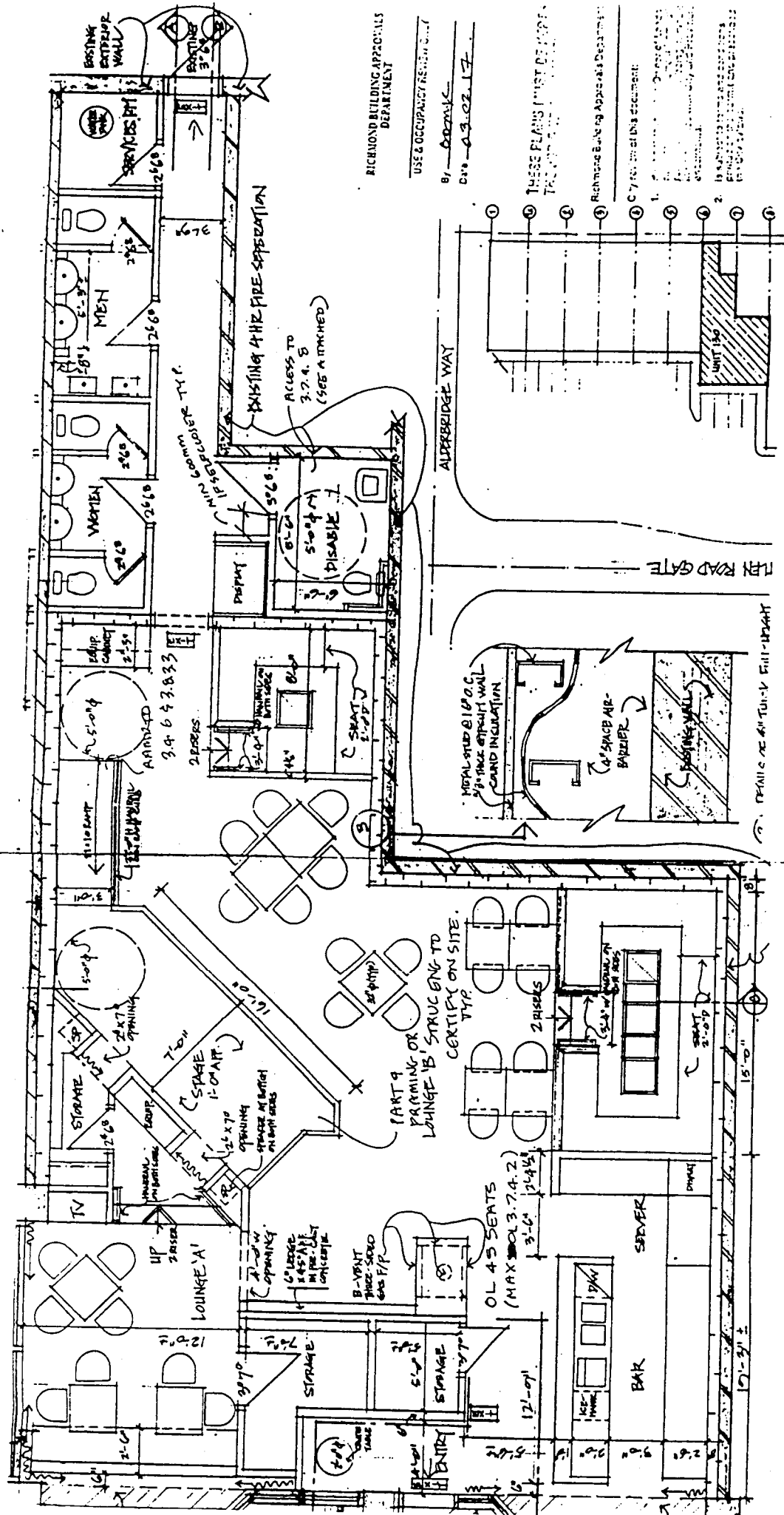
KWANTLEN ROAD GATE

HEIGHT

UTILITIES



ALEXANDRA ROAD



RICHMOND BUILDING APPEALS DEPARTMENT

USE & OCCUPANCY RESUBMIT

BY: ADDAK  
 DATE: 03.02.17

THESE PLANS MUST BE APPROVED BY THE BUILDING DEPARTMENT

Richmond Building Appeals Department

C 7100: 01 at this document

1. All work shall be in accordance with the approved plans.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for maintaining access to all adjacent properties.
4. The contractor shall be responsible for protecting all existing utilities.
5. The contractor shall be responsible for maintaining the site in a safe and sanitary condition.
6. The contractor shall be responsible for removing all debris from the site.
7. The contractor shall be responsible for restoring the site to its original condition.
8. The contractor shall be responsible for providing all necessary safety measures.
9. The contractor shall be responsible for providing all necessary insurance.
10. The contractor shall be responsible for providing all necessary bonding.