



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Planning Committee
FROM: Alan Clark
Manager, Zoning

DATE: September 29, 2000
FILE: 0107-10-01

RE: Application for a Class " A " Lounge (Recreation Centre) Liquor Licence at 2611 Viscount Way, Richmond for Sport Central Enterprises Ltd.

STAFF RECOMMENDATION

That the application of Sport Central Enterprises Ltd. to the Liquor Control and Licencing Branch for a Class " A " Lounge (Recreation Centre) Liquor Licence be supported, and that the Liquor Control and Licencing Branch be advised:

- (i) Of this recommendation; and
- (ii) That the RCMP does not object to this application,

AC

Alan Clark
Manager, Zoning

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>[Signature]</i>
Law.....	Y <input type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

H. O. S. T. Consulting Ltd. , on behalf of Sport Central Enterprises Ltd., is asking for a resolution of Council supporting their request to the Liquor Control and Licencing Branch for a Class " A " Recreation Centre Liquor Licence.

ANALYSIS

Sport Central Enterprises Ltd. is opening a multi-functional fitness and sports complex at 2611 Viscount Way. As part of their operation, the applicant's intention is to operate a licenced lounge with patio, and a restaurant with patio to meet the needs of their members and guests. Since the property is zoned Light Industrial (I2) District, a classification which permits the proposed uses, staff can offer no reason why the request cannot be granted.

FINANCIAL IMPACT

Nil.

CONCLUSION

The request by H. O. S. T. Consulting Ltd on behalf of Sport Central Enterprises Ltd. for a resolution of Council to support their application to the Liquor Control and Licencing Branch for a 68 seat lounge with a 17 seat patio, Class " A " Recreation Centre Liquor Licence can be supported.



Alan Clark
Manager, Zoning

AJC:ajc

H.O.S.T. Consulting Ltd.

HOSPITALITY INDUSTRY CONSULTANTS

2739 Sheffield Way
Abbotsford, B.C. V2S 4B7

9/11/00
File: Sport Central

Mr. A. Clark
Manager of Zoning
City of Richmond
7577 Elmbridge Way
Richmond, B. C.
V6X 2Z8

Mr. Clark:

**Application for an "A" Lounge (Recreation Centre) Liquor Licence Endorsement
At: 2611 Viscount Way, Richmond
Applicant: Sport Central Enterprises Ltd.**

We act as agent for Sport Central Enterprises Ltd and we are applying, on their behalf, to the City of Richmond for a Resolution In Favour of an "A" Lounge Liquor Licence with patio, at the above noted address.

The following is a summary of the application proposal for consideration by City Council.

PROPOSAL

Sport Central Enterprises Ltd. is proposing to open a multi-functional fitness and sports facility at the above noted address. The complex is proposing to have a licensed lounge with patio and a restaurant with patio to meet the needs of their members and their guests.

LOCATION OF THE ESTABLISHMENT

The facility will be located at 2611 Viscount way in Richmond. This is a commercial light industrial district with limited residential within a 1 kilometer radius.

ZONING

Zoning is I 2 Light Industrial which permits the proposed facility.

CONCEPT

This facility (Sport Central) is designed to be a multi-functional fitness and sports complex. Phase one of the project will be the fitness and training facility.

This facility will have a 15,000 sq. ft. fitness area and a 3,000 sq. ft. women's only area. Both areas are fully equipped with the most modern cardio and weight equipment. There are 3 multi purpose studios for aerobics or other use. There will be an on site phsiotherapist and massage therapist as well as a tanning salon.

There will be a business service center consisting of meeting and conference rooms with high speed internet access and leading multimedia equipment. There will also be a pro shop, as well as, 5 international squash courts and 1 North American doubles court. A supervised childcare service will be available for children between 3 to 12 years of age. Also planned is a restaurant and juice bar.

Phase two of the project will be a gymnasium which will be able to hold 8 regulation volleyball courts or 2 1/2 regulation basketball courts, with 2 shooting hoops or 10 regulation doubles badminton courts or 4 mini soccer areas or a combination thereof. The gymnasium will be open to both the members and the general public. The facility can also accomodate gymnastic competitions and ping pong tournaments.

In addition to the gymnasium there will be a covered man made beach where competitive beach volleyball and beach soccer can be played. A covered, lighted walkway will connect the gymnasium to Sport Central's main complex. The area is monitered by a closed circuit television system.

PROPOSED HOURS AND SEATING CAPACITY

The proposed hours of operation for the lounge are 11:30am to 1:30 am Monday to Sunday. The capacity requested is 68 seats with a 17 seat patio.

OTHER LICENSED RECREATION CENTRE LOUNGES WITHIN 1 MILE

In our research we were unable to find a similiar establishment within 1 mile.

LEASE

Sport Central has a 10 year lease with two 5 year options.

TRAFFIC, NOISE, PARKING AND APPEARANCE

It is anticipated that there will be a slight increase in traffic to this area but there will be no negative impact on the area as there is sufficient parking at Sport Central and Viscount Way is a dead end street.

The fitness building and the gymnasium will be very eye appealing with modern colours and murals (see attached rendering).

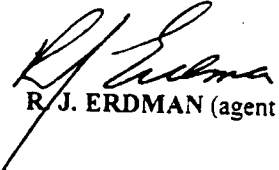
CONCLUSION

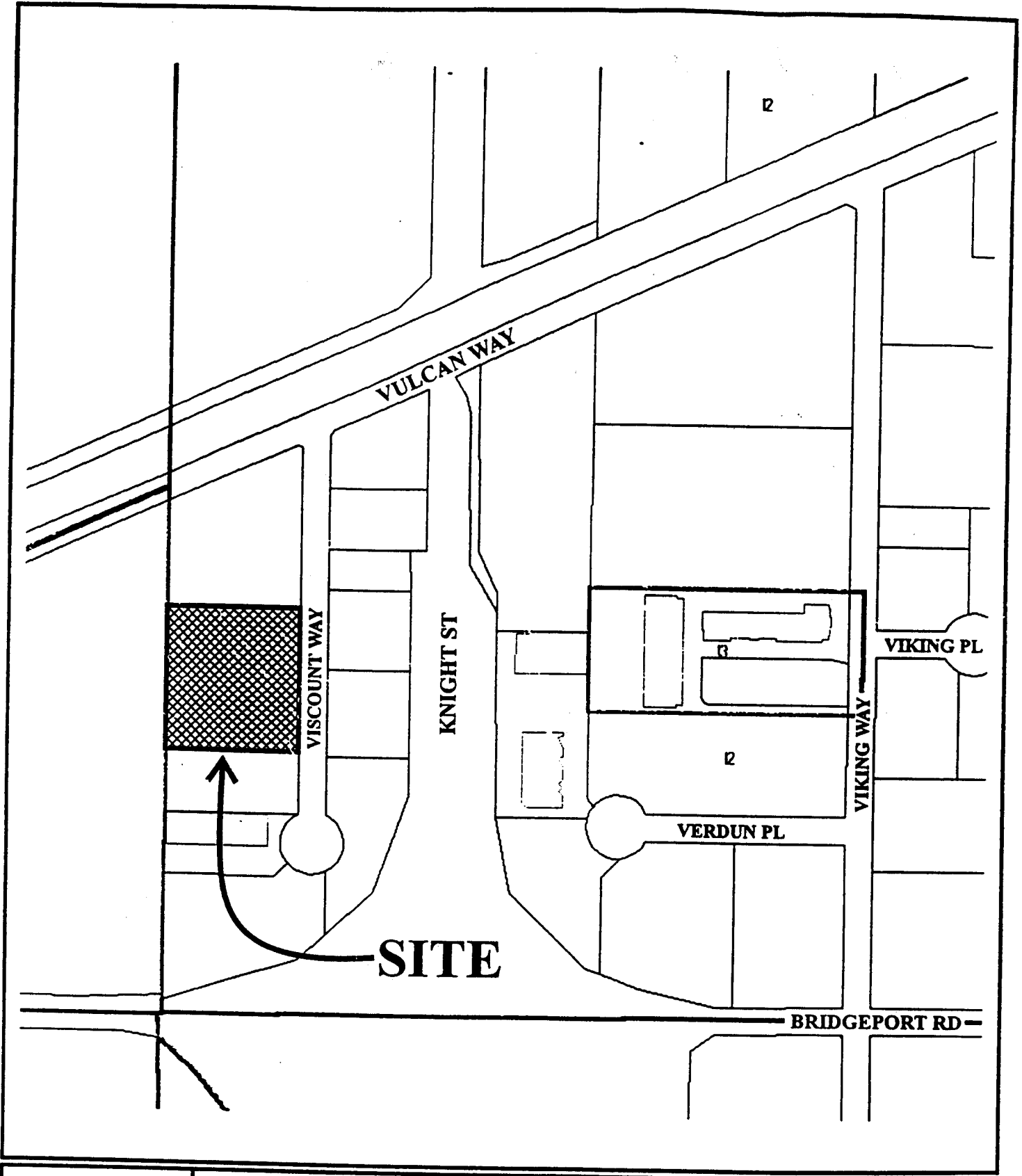
Sport Central will be a welcome addition to the City of Richmond. This venture is a unique venue that will cater to a wide cross section of the public. The liquor licence applied for will enhance the useability of the facility and will help make it a financially viable project for the applicant.

The liquor licence being applied for is consistent with licensing currently in place within the Province of British Columbia.

We trust that the above has addressed those issues required to grant a Resolution in Favour of this lounge licence . Should you have any question or require anything further, please contact us. We look forward to the earliest possible hearing date.

H.O.S.T. CONSULTING LTD.


R. J. ERDMAN (agent)



2611 Viscount Way
20, 5-5

Original Date: 10/04/00
Revision Date:
Note: Dimensions are in METRES

