



# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** November 18, 2020  
**From:** Cecilia Achiam **File:** 12-8275-30-001/2020-  
 General Manager, Community Safety Vol 01  
**Re:** **Application for a New Food Primary Liquor Licence - Club Versante Management Ltd. Doing Business As: Club Versante, at Ground Floor, 8400 West Rd., Richmond, B.C.**

### Staff Recommendation

1. That the application from Club Versante Management Ltd., doing business as Club Versante, for a new Food Primary Liquor Licence to operate a new restaurant at the premises located on the ground floor at 8400 West Road, with liquor service, be supported for:
  - a) A new Food Primary Liquor Licence with total person capacity of 80 occupants;
  - b) Proposed hours of liquor sales from Monday to Sunday, from 9:00 AM to 2:00 AM; and
  - c) Patron Participation Entertainment endorsement which ends at Midnight; and
2. That a letter be sent to Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A, advising that Council recommends the approval of the liquor licence application for the reasons that this new application for a Food Primary Liquor Licence has been determined, following public consultation, to be acceptable in the area and community.

Cecilia Achiam  
 General Manager, Community Safety  
 (604-276-4122)

Att. 3

REPORT CONCURRENCE	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

## Staff Report

### Origin

The Provincial Liquor and Cannabis Regulation Branch (LCRB) issues licences in accordance with the *Liquor Control and Licensing Act* (the Act) and the Regulations made pursuant to the Act. This report deals with an application to the LCRB and the City of Richmond by Club Versante Management Ltd., doing business as Club Versante, (hereinafter referred to as “Club Versante”) for a new Food-Primary Liquor Licence to:

- add patron participation entertainment endorsement which must end by midnight;
- establish hours of liquor service, Monday to Sunday, from 9:00 AM to 2:00 AM; and
- operate with a total person capacity of 80 persons.

The City of Richmond is given the opportunity to provide written comments by way of a resolution to the LCRB with respect to the liquor licence applications and amendments. For a new Food-Primary Liquor Licence, the process requires the local government to provide comments with respect to the following criteria:

- the potential for noise;
- the impact on the community; and
- whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose.

This application relates to one of three licenced premises in a new hotel being built in Richmond at the corner of West Road and Bridgeport Road. One of the premises was previously approved for a Liquor Primary Licence and this report relates to one of two Food Primary Liquor Licences currently submitted for City Council approval prior to being forwarded to the LCRB for their consideration. This application relates to a restaurant at Club Versante.

This report supports Council’s Strategic Plan 2018-2022 Strategy #7 A Supported Economic Sector:

*Facilitate diversified economic growth through innovative and sustainable policies, practices and partnerships.*

### Analysis

Club Versante will be situated in a new development and will be a new business. The property is zoned High Rise Office Commercial (ZC33) – City Centre and the use of a restaurant is consistent with the permitted uses in this zoning district.

With the current measures in place to prevent the spread of COVID-19, Club Versante is unable to host events that include patron participation. However, the City has completed the public notification process and granting the licence now will allow the business to undergo the LCRB process for approval of the Liquor Licence. When the tower has received final approval for occupancy from the Building Approvals Department it can commence to operate the restaurant without liquor restrictions and once permitted by the Provincial Health Orders, will be permitted to have patron participation.

Club Versante's request for a patron participation entertainment endorsement is for added amenities such as dancing and live music from time to time, which could include karaoke. This would add a greater operational flexibility to Club Versante.

#### Impact of Noise on the Community

The location of this establishment is such that there should be no noise impact on the community. The patron participation entertainment endorsement must end by midnight and the establishment should not operate contrary to its primary purpose as a food primary establishment.

#### Impact on the Community

The community consultation process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw No. 8951 which under Section 1.8.1 calls for:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;  
must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (a) post and maintain on the subject property a clearly visible sign which indicates:
  - (i) type of licence or amendment application;
  - (ii) proposed person capacity;
  - (iii) type of entertainment (if application is for patron participation entertainment); and
  - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on September 22, 2020 and three advertisements were published in the Richmond News newspaper on September 24, 2020, October 1, 2020 and October 8, 2020.

In addition to the advertised signage and public notice requirements, staff sent letters to businesses, residents and property owners within a 50 meter radius of the establishment. On September 24, 2020, 198 letters were sent to residents, businesses and property owners. The letter provided information on the proposed liquor licence application and contained instructions to comment on the application. The period for commenting for all public notifications ended October 24, 2020.

As a result of the community consultative process described, the City has not received any responses opposed to this application.

**Other Agency Comments**

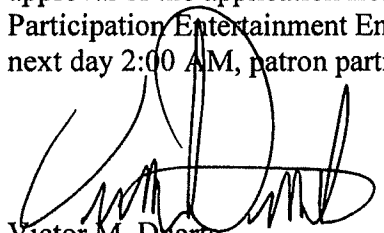
As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue, Building Approvals Department and the Business Licence Department. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. As this is a brand new development and business, no concerns were raised or comments provided by Vancouver Coastal Health, Richmond RCMP, or Building Approvals Department. Richmond Fire-Rescue commented that they had no comments or concerns.

**Financial Impact**

None.

**Conclusion**

The results of the community consultation process of Club Versante's proposed Food Primary Liquor Licence application was reviewed based on the LCRB criteria. The analysis concluded there should be no noticeable potential impact from noise, no significant impact to the community and no comments or views from the neighboring residents, businesses or property owners. Staff therefore, recommend approval of the application from Club Versante to operate a Food Primary Licence with Patron Participation Entertainment Endorsement with liquor service from Monday to Sunday from 9:00 AM to next day 2:00 AM, patron participation ending at Midnight and with an occupant load of 80 persons.



Victor M. Duarte  
Supervisor, Business Licences  
(604-276-4389)



Carli Williams, P. Eng.  
Manager, Business Licence and Bylaws  
(604-276-4136)

VMD:vmd

- Att. 1: Letter of Intent
- 2: Appendix A
- 3: Arial Map with 50 metre buffer area



*Experts in liquor licensing for the success of your business*

September 11, 2020

**VIA COURIER**

Mr. Victor Duarte  
Supervisor,  
Business License, Community Safety  
City of Richmond  
6911 No. 3 Road,  
Richmond, B.C. V6Y 2C1

Dear Victor:

**Re: Application for a New Food Primary Liquor License with extended hours to 2 am and a Patron Participation Entertainment endorsement**  
**At: Club Versante**  
**8400 West Road, Richmond, B.C. V6X 1J4**  
**Applicant: Club Versante Management Ltd**

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The writer is assisting the above Applicant with this Application for a New Food Primary License with liquor licensing hours of 9 am to 2 am and a Patron Participation Entertainment Endorsement at Club Versante, 8400 West Road, Richmond, B.C. V6X 1J4.

We have been advised by our client that the maximum factual capacity of this food primary licensed restaurant will be 80 persons including staff. This new food primary license will be for a restaurant on the ground floor.

The Liquor Branch is requesting comment from the City of Richmond for the extended hours to 2 am and also the patron participation entertainment endorsement.

The applicant is requesting the patron participation entertainment endorsement for dancing, live music from time to time in an upscale environment and that could include a live band and karaoke.

To support this application, please now see attached the following:

1. City of Richmond Application for extended hours to 2 am and a patron participation entertainment endorsement on a new food primary license.
2. Letter of Authorization for Rising Tide Consultants to act on behalf of the Applicant.
3. Liquor Branch Application for a food primary license.
4. Cheque for \$608 for the payment of the City of Richmond Application fee.

Could you please complete and sign Appendix 2 of the Liquor Branch's application for a food

Attachment 1

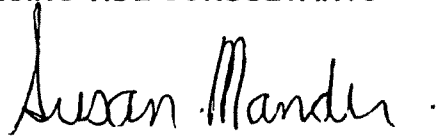
primary license and send that back to me via email to [susan@risingtideconsultants.ca](mailto:susan@risingtideconsultants.ca)

Please advise when you would like payment for the City of Richmond Application fee of \$608.

Thanks so much for your assistance on this application.

Yours truly,

**RISING TIDE CONSULTANTS**

A handwritten signature in black ink that reads "Susan Mander". The signature is written in a cursive style with a period at the end.

Susan Mander  
Licensing Specialist

Appendix A

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**Re: Application for a New Food Primary Liquor Licence With Extended Hours to 2 AM and a Patron Participation Entertainment Endorsement – Club Versante Management Ltd. Doing Business As: Club Versante – Ground Floor, 8400 West Rd., Richmond BC**

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1. That the application from Club Versante Management Ltd., doing business as, Club Versante, operating at, ground floor, 8400 West Rd., requesting a new Food Primary Liquor Licence for a restaurant with liquor services, be supported for:
  - a) A new Food Primary Liquor Licence for primary business focus of a restaurant with a patron participation entertainment endorsement for dancing, live music from time to time or karaoke, with total person capacity of 80 persons;
  - b) Liquor service hours for Monday to Sunday, from 9:00 AM to 2:00 AM.
2. That a letter be sent to Liquor and Cannabis Regulation Branch advising that:
  - a) Council supports the applicants new Food Primary Liquor Licence application, and the hours of liquor service with the conditions as listed above;
  - b) The total person capacity set at 80 persons is acknowledged;
3. Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:
  - a) The impact of additional noise and traffic in the area of the establishment was considered;
  - b) The potential impact on the community was assessed through a community consultation process; and
  - c) Given that there has been no history of non-compliance with the operation, the amendment to permit patron participation entertainment endorsement under the Food Primary Liquor Licence should not change the establishment such that it is operated contrary to its primary purpose;
  - d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:
    - i) Residents, businesses and property owners within a 50 meter radius of the establishment were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and

- ii) Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how to submit comments and concerns.
- e) Council's comments on the general impact of the views of residents, businesses and property owners are as follows:
  - i) The community consultation process was completed within 90 days of the application process; and
  - ii) The community consultation process did not generate any comments and views of residents, businesses and property owners.
- f) Council recommends the approval of the new Food Primary Liquor Licence with extended hours of liquor service to 2 AM and a patron participation entertainment endorsement for reasons that the addition of the endorsement proposed is acceptable to the majority of the residents, businesses and property owners in the area and the community.





11/6/2020, 9:04:56 AM

1:9,028

Lines

Override 2

Areas

Override 1

Points

Override 1

Select properties based on spatial relation to a layer \_Query result

8400 West Rd

8400 West Rd

