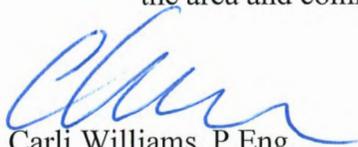




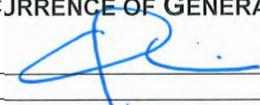
**To:** General Purposes Committee **Date:** July 12, 2019  
**From:** Carli Williams, P.Eng. **File:** 12-8275-30-001/2019-  
 Manager, Community Bylaws and Licencing Vol 01  
**Re:** **Application For a New Liquor Primary Liquor Licence - Hotel Versante Ltd.  
 Doing Business As: Bar Chloe, 8499 Bridgeport Road, 12<sup>th</sup> Floor**

**Staff Recommendation**

1. That the application from Hotel Versante Ltd., doing business as, Bar Chloe, for a new Liquor Primary Liquor Licence to operate an upscale lounge establishment, at premises located at 8499 Bridgeport Rd, 12<sup>th</sup> Floor, with liquor service, be supported for:
  - a) A new Liquor Primary Liquor Licence with total person capacity of 150 persons;
  - b) Family Food Service allowing minors accompanied by a parent or guardian until 10:00 PM;
  - c) Liquor service hours for Monday to Sunday, from 9:00 AM to 2:00AM.
2. That a letter be sent to Liquor Control and Licensing Branch, which includes the information attached as Appendix A, advising that Council recommends the approval of the licence application for the reasons that this new application for a Liquor Primary Licence is acceptable to the majority of the residents, businesses and property owners in the area and community.

  
 Carli Williams, P.Eng.  
 Manager, Community Bylaws and Licencing  
 (604-276-4136)

Att. 2

<b>REPORT CONCURRENCE</b>	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	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 Hotel Versante Ltd., doing business as Bar Chloe, (hereinafter referred to as “Bar Chloe”) for a new Liquor Primary Liquor Licence to operate, Monday to Sunday, 9:00 AM to 2:00 AM next day;

- permit a total person capacity of 130 persons indoors and 20 persons on outdoor patio;
- operate upscale lounge establishment with quality food and beverage service with entertainment.

The City is given the opportunity to provide written comments by way of a resolution to the LCLB with respect to the proposed Liquor Primary application. Regulatory criteria a local government must consider are:

- the location of the establishment;
- the proximity of the establishment to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the establishment;
- the impact of noise on the community in the immediate vicinity of the establishment; and
- the impact on the community if the application is approved.

### Analysis

#### Location of the Establishment

The Liquor Primary Licence applicant is proposing to operate an upscale lounge establishment to be located on the 12<sup>th</sup> floor of the new Hotel building presently being constructed at 8499 Bridgeport Road. This property is zoned High Rise Office Commercial (ZC33) – City Centre with the following permitted uses relevant to this application: liquor primary establishment and restaurant.

This business is new and has no history in the City of Richmond. The primary focus of this establishment will be to operate a lounge with food and beverage service and entertainment. The target market for this business will be adults primarily over the age of 30, targeting residents of the lower mainland, the business community as well as tourists.

#### Proximity of the Establishment to Other Social, Recreational and Public Building

There are no schools, parks or other public buildings within 500 meters of proposed location for Bar Chloe. There is one liquor primary establishment within 235 meters of Bar Chloe.

#### Person capacity and Hours of Liquor Service of the Establishment

The applicant is proposing to operate Bar Chloe with a total occupant load of 150 persons, 130 persons indoor capacity and 20 persons on an outdoor patio. The applicant’s proposed operating

hours of liquor service are Monday to Sunday, 9:00 AM to next day 2:00 AM which is consistent with the City's Policy 9400.

The Impact of noise on the Community in the Immediate Vicinity of the Establishment

The proposed establishment will be located on the 12<sup>th</sup> floor of a Hotel development, in an area already impacted by aircraft noise. It is staff's belief that no noticeable increase in noise would be present if the liquor primary licence application is supported.

The Impact on the Community if the Application is Approved

The community consultation process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 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:

- (b) 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 June 11, 2019 and three advertisements were published in the local newspaper, on June 13, 2019, June 20, 2019 and June 27, 2019.

In addition to the advertised signage and public notice requirements, staff sent letters to residents, businesses and property owners within a 50 meter radius of the new establishment. On June 12, 2019, a total of 278 letters were mailed out 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 July 15, 2019.

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

Other Agency Comments

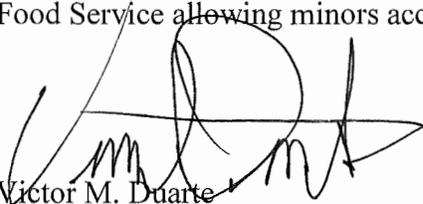
As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, Richmond R.C.M.P., Richmond Fire-Rescue and Building Approvals. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. As this is a new business and development, no concerns were expressed from any of the agencies or departments regarding this application.

**Financial Impact**

None.

**Conclusion**

The results of the community consultation process of Bar Chloe Liquor Primary 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 there were no concerns raised by City departments or other agencies. Staff recommend approval of the application from Bar Chloe to operate a Liquor Primary Licence with liquor service Monday to Sunday from 9:00 AM to next day 2:00 AM, with an occupant load of 150 persons and Family Food Service allowing minors accompanied by a parent or guardian until 10:00PM.



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

VMD:vmd

- Att. 1: Appendix A
- 2: Ariel Map with 50 meter buffer area

Appendix A

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**Re: Liquor Primary Licence Application – Hotel Versante Ltd. Doing Business As: Bar Chloe at 8499 Bridgeport Road, 12<sup>th</sup> Floor**

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1. That the application from Hotel Versante Ltd., doing business as, Bar Chloe, for a new Liquor Primary Liquor Licence to operate an upscale lounge establishment, at premises located at 8499 Bridgeport Rd, 12<sup>th</sup> Floor, with liquor service, be supported for:
  - a) A new Liquor Primary Liquor Licence with primary business focus of entertainment, specifically a private club with total person capacity of 150 persons;
  - b) Family Food Service allowing minors accompanied by a parent or guardian until 10:00 PM;
  - c) Liquor service hours for Monday to Sunday, from 9:00 AM to 2:00AM.
2. That a letter be sent to Liquor Control and Licensing Branch advising that:
  - a) Council supports the applicant's new Liquor Primary Liquor Licence application and the hours of liquor service with the conditions as listed above;
  - b) The total person capacity set at 150 persons is acknowledged;
  - c) Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:
    - i. The impact of additional noise and traffic in the area of the establishment was considered;
    - ii. The potential impact on the community was assessed through a community consultation process;
    - iii. Given that this is a new business, there is no history of non-compliance with this establishment.
  - 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 licence application for the reasons that this new application for a Liquor Primary Licence is acceptable to the majority of the residents, businesses and property owners in the area and community.



6/18/2019, 10:34:52 AM

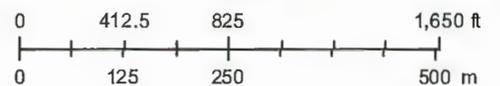
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**Lines**  
 — Override 1

**Areas**  
 — Override 1  
 — Override 2

— Select properties based on spatial relation to a layer \_Query result  
 — 8499 BridgeportRd

— City Hall



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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