



City of Richmond

Report to Committee

To: General Purposes Committee **Date:** November 2, 2022
From: Mark Corrado **File:** 12-8275-30-001/2022-
 Director, Community Bylaws and Licencing Vol 01
Re: **Application to Amend Food Primary Liquor Licence # 308845**
Vanshoots Management Ltd., dba Remix Restaurant and Bar at 8300 Capstan
Way Unit 1008

Staff Recommendation

1. That the application from Vanshoots Management Ltd., doing business as Remix Restaurant and Bar, for an amendment to Food Primary Licence #308845, requesting an increase to their hours of liquor service from Sunday to Saturday, 9:00AM to Midnight, to Sunday to Saturday, 9:00AM to 2:00AM, be supported, and:
 - a. Total person capacity currently set at 149 persons will not change.
2. That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A, advising that Council recommends the approval of the licence amendment for the reasons that this amendment has been determined, following public consultation, to be acceptable in the area and community.

Mark Corrado
 Director, Community Bylaws and Licencing
 (604-204-8673)
 Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The Provincial Liquor and Cannabis Regulation Branch (LCRB) issues licenses in accordance with the *Liquor Control and Licensing Act* (Act) and the Regulations made pursuant to the Act.

This report deals with an application to the LCRB and the City of Richmond by Vanshoots Management Ltd., doing business as Remix Restaurant and Bar, (Remix) for an amendment to the Food Primary Liquor Licence #308845, proposing an increase to liquor service hours from 9:00AM to Midnight, Sunday to Saturday, to proposed hours of 9:00AM to 2:00AM Sunday to Saturday. There is no increase proposed to the total person capacity, which will remain the same at 149 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 amendment application for an amendment to the 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 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

Remix is situated at 8300 Capstan Way Unit 1008. The property is zoned Auto-Oriented Commercial (CA) – this zone provides for a mix of commercial and related uses oriented to vehicular access. This noted property has 29 various types of businesses providing permitted uses such as personal service, office, education commercial, retail general, and restaurants. The operator took over the premises that had a similar business in May 2022.

The applicant's request for an increase in later service hours is to better serve their clients and the community. This would add greater flexibility to the venue and provide a more equitable opportunity to better serve the public in competing with other food venues in the area who have already received the later service hours.

Impact of Noise on the Community

The location of this establishment is such that there should be no noise impact on the community. The extended hours of liquor service under the Food Primary Liquor Licence should not change the establishment such that it is operated 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:
 - (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 August 18, 2022 and three advertisements were published in the Richmond News newspaper on August 18, 2022, August 25, 2022 and September 1, 2022.

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 August 16, 2022, 795 letters were sent to residents, businesses and property owners. The letter provided information on the proposed liquor licence amendment application and contained instructions to comment on the application. The period for commenting for all public notifications ended September 17, 2022.

As a result of the community consultation process described, the City has received one letter with no objections to this liquor application.

Other Agency Comments

As part of the review process, staff requested comments from other departments and agencies such as Business Licence Department, Building Approvals Department, Richmond Fire-Rescue (RFR), Richmond RCMP, and Vancouver Coastal Health (VCH). These agencies and departments generally provide due diligence regarding the applicant's operations and premises.

RCMP, Building Approvals Department, Business Licence Department and VCH provided comments with no concern. RFR has previously find issues that were resolved and is now waiting for the Fire Safety Plan, the only outstanding deficiency. RFR states this remaining item will not effect occupancy.

Financial Impact

None.

Conclusion

The results of the community consultation process for Vanshoot's application for extended service hours 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 ongoing concerns were raised from the regulatory agencies. Based on the culmination of these factors, the application to amend the Food Primary Licence with no change to person capacity, is recommended.



Christine Chen
Sign/Business Lic Inspector
(604-276-4153)

MC:cc

- Att. 1: Appendix A
- 2: Letter of Intent
- 3: Aerial Map with 50 Metre Buffer Area

Appendix A

Re: Application to Amend Food Primary Liquor Licence # 308845 - Extended Service Hours – Vanshoot Management Ltd., DBA: Remix Restaurant and Bar at 8300 Capstan Way Unit 1008, Richmond B.C.

1. That the application from Vanshoot Management Ltd., DBA: Remix Restaurant and Bar, operating at, 8300 Capstan Way Unit 1008, requesting an increase to hours of liquor service to the Food Primary Liquor Licence #308845, be supported for:
 - a) A permanent change to hours of liquor service;
 - i) **From**, Sunday to Saturday, 9:00 AM to Midnight,
 - ii) **To**, Sunday to Saturday, 9:00 AM to 2:00 AM;
 - b) Total person capacity will remain the same at 149 persons;
2. That a letter be sent to Liquor and Cannabis Regulation Branch advising that Council supports the amendment for a permanent change to hours of liquor service to the Food Primary Liquor Licence #308845, with the hours as listed above, and;
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 incidents of non-compliance with the business, the amendment to change hours of liquor service to 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 fifty (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 (3) 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 ninety (90) days of the application process; and
 - ii) The community consultation process generated no comments opposed to this application.
- f) Council recommends the approval of the amendment to the Food Primary Liquor Licence with extended hours of liquor service to 9:00 AM to 2:00 AM, Sunday to Saturday, for reasons that the addition of the extended hours proposed is acceptable to the majority of the residents, businesses and property owners in the area and the community.

We are aware that there are notification requirements including a sign and newspaper advertisements and will wait for you to advise of the next steps in the process.

Should you have any questions or require anything further, please contact me directly at 604-778-885-6582 or steve@aegirconsulting.ca

We look forward to your assistance in completing this project.

Regards,

Aegir Consulting Inc.

A handwritten signature in black ink, appearing to read 'Stephen Barron', with a long horizontal line extending to the right.

Stephen Barron
Encl.

TO WHOM IT MAY CONCERN

LETTER OF AUTHORIZATION

TO ANY AND ALL LIQUOR LICENSING ISSUES AND/OR APPLICATIONS

I hereby authorize Aegir Consulting Inc. to represent the following Company and/or our interests regarding the current liquor licence in matters under the jurisdiction of the relevant Provincial Authority (Including the Liquor and Cannabis Regulation Branch of BC)

This appointment and authorization will remain in effect until modified or revoked by written notification sent to the government in question.

All Communication shall be made directly with the company at:

AEGIR CONSULTING INC.
#130-1005 COLUMBIA STREET
PO BOX 42555
NEW WESTMINSTER, B.C.V3M 6L7

778-885-6582

Yours Truly,

Jing Qian
Name

Director
Title


Signature
Vanshoots Management Ltd.

Applicant Company

July 19/2022
Date



City of Richmond

Application for New Liquor Licence or Amendment to Existing Liquor Licence

Permits Section
6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

SECTION A (To be completed by all Applicants)

Address of Premises: 1008-8300 Capstan Way RICHMOND, B.C., V6X4B7

Applicant(s) Name: Stephen Barron/ Aegir Consulting Inc. Agent for applicant

Applicant(s) Address: 1008-8300 Capstan Way RICHMOND, B.C., V6X4B7

Telephone No.: 778-885-6582
Business Residence

Corporation Name: VANSHOOTS MANAGEMENT LTD.

Business Licence No.: 22-007121 A1

Application Type:

Amendment to an existing Liquor Primary Liquor Licence or a request for post-midnight liquor service hours of operation for a Food Primary Liquor Licence (Restaurant)?

[X] Yes [] No (If yes, please complete Section B)

SECTION B (To be completed by Applicants seeking to amend existing Liquor Licence)

Existing Provincial Liquor Licence No.: 308845

Valid copy attached (required): [X] Yes [] No

Licence Type: Food Primary

Seating Capacity: Indoor: 149 Outdoor:

Hours of Operation: Monday to Thursday: 0900-Midnight
Friday & Saturday: 0900-Midnight
Sunday: 0900-Midnight

No. of Lounge Seats: N/A (Food Primary Liquor Licences only) [] Indoor [] Outdoor

Proposed Total Patron Capacity: No. of Indoor Seats: _____

No. of Patio Seats: _____

Patio located on Private Property: Yes No

Proposed Hours of Operation: Monday to Thursday: 0900-0200

Friday & Saturday: 0900-0200

Sunday: 0900-0200

Size of Premises: Present: NO CHANGE sq. ft./sq. m.

Proposed: _____ sq. ft./sq. m.

Present Size of Licenced Area: _____ sq. ft./sq. m.

SECTION C (To be completed by Applicants seeking new Liquor Licence)

Business Type: _____
(e.g. Hotel Lounge, Cabaret, Neighbourhood Pub, etc.)

Are you converting/transferring an existing Liquor Licence? Yes No

If yes, what is the address of the existing Licence? _____

Valid copy of Liquor Licence attached (required): Yes No

Entertainment: Yes No

If yes, what type of entertainment? _____

Food Service: Yes No

If yes, what type of food? _____

Proposed Patron Capacity: Total No. of Seats: _____

Patio: Yes No

If yes, no. of Patio Seats: _____

Proposed Patio location: Private Property City Sidewalk

Proposed Hours of Operation: Monday to Thursday: _____

Friday & Saturday: _____

Sunday: _____

Size of Premises: _____ sq. ft./sq. m.

Size of Licenced Area: _____ sq. ft./sq. m.

Development Permit Application submitted:

Yes No

Application No.: _____

Date: 2022July19

Applicant's Signature

or

Aegir Consulting Inc.
Agent for Applicant

For Office Use

Letters Sent _____ Date: _____

Ads in Paper (3) copy received: Yes No

Dates of Publications: _____

Sign Advertisement Posted: Yes No

Date Received: _____
From Applicant _____ From LCLB Victoria _____

Fire Occupant Load: _____

Building Occupant Load: _____ Exit Governing: _____ Washroom Governing: _____

Application Fee Received: Yes No Additional Application Fees: _____

Summary Application from LCLB: Yes No

Does this application comply with LCLB Policy/Regulations? Yes No

Does this application comply with Council recommendation? Yes No

Does this application comply with public input? Yes No



Liquor and Cannabis Regulation Branch

Food Primary #308845

Expires on August 31, 2022

Establishment Name: **Vanshoots Restaurant**
Licence Name: **Vanshoots Restaurant**
Location Address: 1008-8300 Capstan Way
RICHMOND, B.C., V6X4B7
Issued to: VANSHOOTS MANAGEMENT LTD.

TERMS AND CONDITIONS

HOURS OF SALE

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End	00:00	00:00	00:00	00:00	00:00	00:00	00:00

CAPACITY

Person01	149
----------	-----

- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB

YOUR CURRENT VALID LICENCE MUST BE PROMINENTLY DISPLAYED AT ALL TIMES. TAMPERING, ALTERING OR DEFACING THIS LICENCE IN ANY MANNER MAY RESULT IN THE LICENCE BEING CANCELLED.

Licence issued by the General Manager under the authority of the Liquor Control and Licensing Act.

Licence Printed: July 05, 2022

8300 CAPSTAN WAY, UNIT 1008

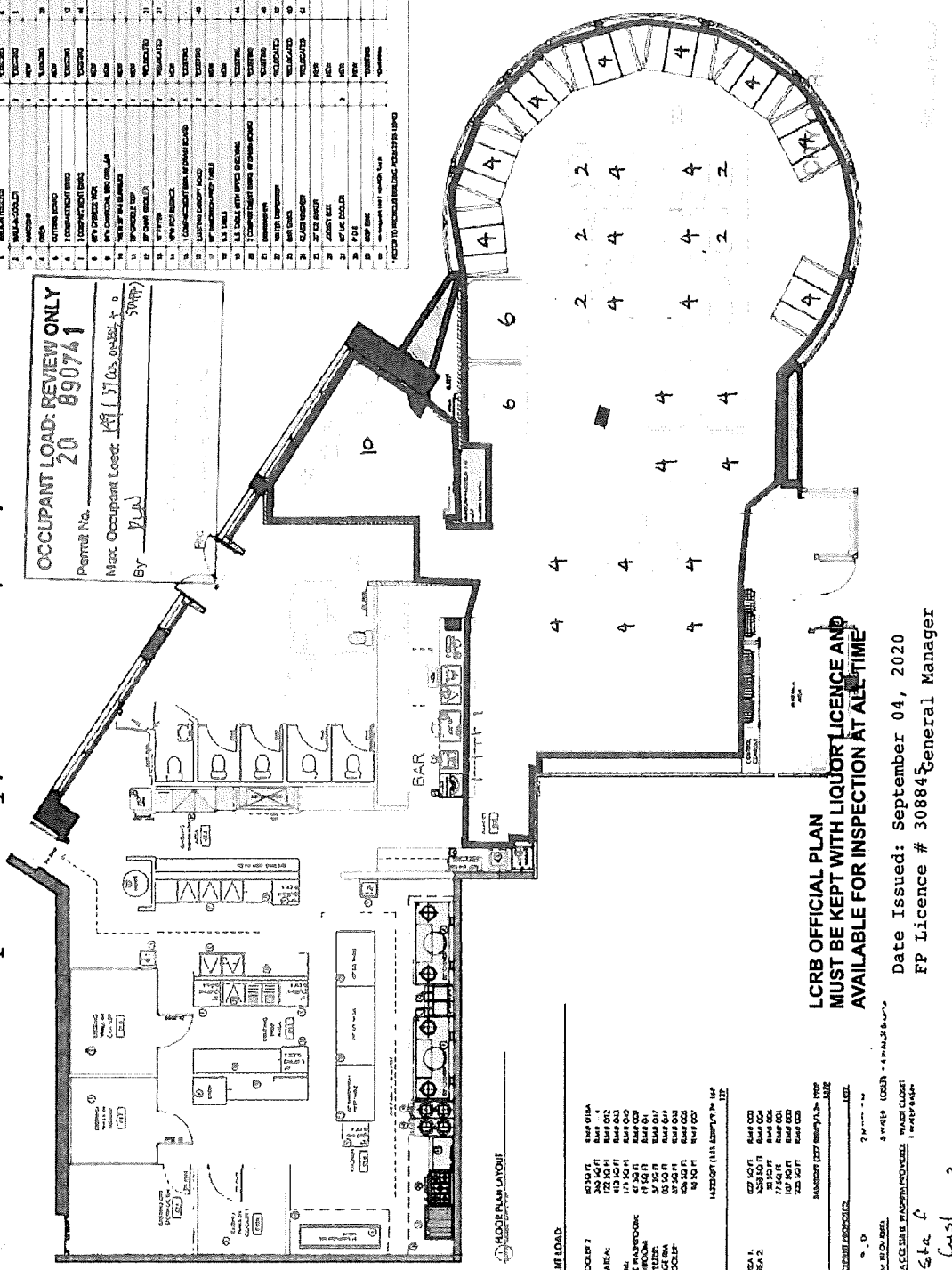
1008-8300 Capstan Way, Richmond, BC, V6X 4B7



OCCUPANT LOAD: REVIEW ONLY
 20 890761
 Permit No. _____
 Max. Occupant Load: 141 (100, 0.85 x 160)
 By: [Signature]

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	UNIT	REMARKS	REVISION
1	REFRIGERATION	REF	REF	1
2	WALL-COILS	WALL	WALL	1
3	WATER	WTR	WTR	1
4	WATER	WTR	WTR	1
5	WATER	WTR	WTR	1
6	WATER	WTR	WTR	1
7	WATER	WTR	WTR	1
8	WATER	WTR	WTR	1
9	WATER	WTR	WTR	1
10	WATER	WTR	WTR	1
11	WATER	WTR	WTR	1
12	WATER	WTR	WTR	1
13	WATER	WTR	WTR	1
14	WATER	WTR	WTR	1
15	WATER	WTR	WTR	1
16	WATER	WTR	WTR	1
17	WATER	WTR	WTR	1
18	WATER	WTR	WTR	1
19	WATER	WTR	WTR	1
20	WATER	WTR	WTR	1
21	WATER	WTR	WTR	1
22	WATER	WTR	WTR	1
23	WATER	WTR	WTR	1
24	WATER	WTR	WTR	1
25	WATER	WTR	WTR	1
26	WATER	WTR	WTR	1
27	WATER	WTR	WTR	1
28	WATER	WTR	WTR	1
29	WATER	WTR	WTR	1
30	WATER	WTR	WTR	1



OCCUPANT LOAD:

BAR 4
 KITCHEN 10
 DINING AREA 1 2
 DINING AREA 2 4
 RESTROOM 4
 WALKWAY 4
 STAIRS 4
 ELEVATOR 4
 MECHANICAL 4
 STORAGE 4
 SERVICE 4
 TOTAL OCCUPANT LOAD 40

DATE: 04/09/2020
PROJECT: RESTAURANT RENOVATION
CLIENT: VMS GROUP
DESIGNER: VMS GROUP
DATE: 04/09/2020

DATE ISSUED: September 04, 2020
FP LICENCE #: 308845 General Manager

10 etc
 139 Cus

**LCRB OFFICIAL PLAN
 MUST BE KEPT WITH LIQUOR LICENCE AND
 AVAILABLE FOR INSPECTION AT ALL-TIME**



10/19/2022, 7:22:06 AM

Lines

— Override 1

Points

📍 Override 1

Areas

— Override 1

■ Select properties based on spatial relation to a layer **GP - 79**

1:9,028

