



# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** April 23, 2021  
**From:** Cecilia Achiam, General Manager, Community Safety **File:** 12-8275-30-001/2021-Vol 01  
**Re:** **Application For a New Liquor Primary Liquor Licence - Zodiac Karaoke & Pub Inc., at 8191 Alexandra Road, Richmond, BC.**

### Staff Recommendation

1. That the application from Zodiac Karaoke & Pub Inc., for a new Liquor Primary Liquor Licence to operate a new Karaoke Lounge at the premises located at 8191 Alexandra Road, with liquor service, be supported for:
  - a) A new Liquor Primary Liquor Licence with total person capacity of 240 occupants;
  - b) Proposed hours of liquor sales from Monday to Sunday, from 9:00 AM to 2:00 AM; 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 Liquor 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 Zodiac Karaoke & Pub Inc., (hereinafter referred to as “Zodiac”) for a new Liquor Primary Liquor Licence to:

- operate a karaoke lounge and private karaoke box rooms;
- establish hours of liquor service, Monday to Sunday, from 9:00 AM to 2:00 AM; and
- operate with a total person capacity of 240 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 Liquor Primary Liquor Licence, the process requires the local government to provide comments with respect to the following criteria:

- 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.

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

#### Location of the Establishment

The Liquor Primary Licence applicant is proposing to operate an eight room Karaoke Box Room establishment as well as a Lounge area. Zodiac is to be located at a new development site located at 8191 Alexandra Road. This property is zoned Auto-Oriented Commercial (CA) with the following permitted uses relevant to this application: liquor primary establishment, restaurant and recreation, indoor.

The specific business applying for a license is new. The Owner, Kenny Gu, did operate Zodiac Karaoke under another trade name, and in a nearby location, for approximately four years until it closed in January of 2020. In years past, there were bylaw enforcement issues with the business previously operated by Mr. Gu (related to smoking) but the issues were resolved. Should similar issues arise in the future, staff are confident that enforcement measures in the City’s bylaws are sufficient to take action against this or other non-compliant businesses.

The intent of this new liquor primary licensed karaoke lounge will be to allow the clientele to enjoy a full food and beverage experience. Zodiac expects to cater to tourists, businesses and Richmond residents.

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 Zodiac. There are four liquor primary establishments within 500 meter radius of Zodiac.

Person capacity and Hours of Liquor Service of the Establishment

The applicant is proposing to operate Zodiac with a total occupant load of 240 person capacity. 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 second floor of a two floor building, 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 January 25, 2021, and three advertisements were published in the local newspaper on January 28, 2021, February 04, 2021 and February 11, 2021.

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 January 28, 2021, a total of 51 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 February 27, 2021.

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, the Richmond RCMP, Richmond Fire-Rescue and the 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 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 Zodiac's proposed Liquor 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 Zodiac to operate a Liquor Primary Licence with liquor service from Monday to Sunday from 9:00 AM to next day 2:00 AM, with an occupant load of 240 persons.



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

VMD:vmd

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

Appendix A

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**Re: Application for a New Liquor Primary Liquor Licence – Zodiac Karaoke & Pub Inc. –  
8191 Alexandra Rd., Richmond BC**

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1. That the application from Zodiac Karaoke & Pub Inc., to operate at, 8191 Alexandra Rd., requesting a new Liquor Primary Liquor Licence for a new karaoke box room and lounge, with liquor service, be supported for:
  - a) A new Liquor Primary Liquor Licence for primary business focus of a Karaoke Lounge with a total person capacity of 240 persons; and
  - 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 Liquor Primary Liquor Licence application, and the hours of liquor service with the conditions as listed above;
  - b) The total person capacity set at 240 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 this is a new establishment there is no history of non-compliance with this 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 with liquor service to 2AM 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.



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

**APPLICATION FOR A LIQUOR PRIMARY LIQUOR LICENSE**

**AT: ZODIAC  
8191 ALEXANDRA ROAD  
RICHMOND, B.C.  
V6X 1C3**

**APPLICANT: ZODIAC KARAOKE & PUB INC.**

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**LETTER OF INTENT  
FOR THE APPLICATION FOR A LIQUOR PRIMARY LICENSE**

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**Submitted to:**

**Liquor and Cannabis Regulation Branch  
4<sup>th</sup> Floor – 645 Tye Road  
Victoria, BC V9A 6X5**

**Submitted by:**

**Rising Tide Consultants  
1620 – 1130 West Pender Street  
Vancouver, BC V6E 4A4  
p. 604.669.2928  
f. 604.669.2920**

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## **INTRODUCTION**

This Letter of Intent is provided in support of an Application for a Liquor Primary License submitted to the Liquor and Cannabis Regulation Branch and the City of Richmond for a Karaoke lounge located at 8191 Alexandra Road, Richmond, B.C. V6X 1C3.

Zodiac Karaoke previously had a liquor primary license issued by the Liquor and Cannabis Regulation Branch at 8291 Alexandra Road, Richmond, B.C. Attached is a copy of this liquor primary license number 162535.

The applicant had the intention of relocating this previous license to the site at 8191 Alexandra Road, Richmond, B.C. however, as the license was cancelled by the Liquor and Cannabis Regulation Branch, the applicant is applying for this new replacement license at the new site of 8191 Alexandra Road, Richmond, B.C. The new location is in very close proximity to the previous location.

The applicant is requesting approval for a capacity of approximately 240 persons including staff for this liquor primary licensed karaoke lounge. Please see the preliminary floor plans attached to the application for a liquor primary license.

The applicant will ensure that this karaoke lounge will satisfy the requirements of the Liquor and Cannabis Regulation Branch and the City of Richmond in terms of floor plans, design and monitoring of the various karaoke rooms.

The applicant is committed to the Liquor Branch requirements for karaoke rooms which are as follows:

1. Each karaoke room will be free of blinds & curtains and a clear glass observation window will be fitted into each room with a surface area of 3.25 square feet or more and will ensure an unobstructed view into each room.
2. All servers, management and the licensee will have Serving It Right certification.



3. There will be no locks on doors so that there is easy access for staff and liquor authorities at all times.

In addition, the licensee will have a video surveillance system throughout the entire establishment. The larger karaoke rooms will have a dedicated and trained server with Serving It Right in the room to provide and monitor the food & beverage service.

### **PRIMARY FOCUS/ESTABLISHMENT TYPE**

This establishment is close to businesses, hotels and conference facilities near the airport. It will cater to tourists and business people in the area. It will also cater to the local residents of Richmond who will frequent this establishment.

The target market will be adults primarily between the ages of 20 to 50 with a variety of occupations who are seeking a karaoke experience in Richmond.

The establishment will have eight private soundproof karaoke rooms of varying size in order to cater to small, medium or larger groups. Five of these karaoke rooms are VIP rooms and the other three rooms are Party Rooms. There are also five booths and an open lounge area in this establishment.

The intent of this liquor primary licensed karaoke lounge is to allow the local population to enjoy a full food and beverage experience while having a karaoke and sing-along experience in a friendly atmosphere.

### **HOURS OF OPERATION**

The proposed hours of licensing requested are 9.00 am to 2.00 am Monday to Sunday.

### **ENTERTAINMENT**

The main entertainment at Zodiac is in the form of Karaoke music and singing combined with a food and beverage experience.

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**FOOD SERVICES**

The applicant will have a menu of light bar food available primarily snacks and fruit and vegetable platters.

**COMPOSITION OF NEIGHBOURHOOD**

Attached is a site plan showing the location of the establishment. The current zoning of the property is CA – (Auto-Oriented Commercial). This zoning has a permitted use of a liquor primary establishment. The surrounding area is a mixed commercial retail area.

**NOISE IN THE COMMUNITY AND DISTURBANCES**

The applicant has taken measures and ensures they will be in compliance with the noise bylaw of the City of Richmond at all times. Given the location of the proposed establishment, noise will not been a factor in the operation of the venue.

The applicant will also work to ensure that any sound is contained to the establishment and does not spill into the neighbouring area. The applicant will ensure that the establishment is compliant with the City of Richmond noise bylaws.

The nature of this karaoke lounge operation requires the music levels to be reduced to ensure that the sound is contained inside the specific rooms and there is no sound transferring between rooms.

This proposed liquor primary licensed establishment should not impact negatively on the surrounding area due to the fact that it is located in a commercial area. The applicant will not permit the operation of the licensed areas to impact negatively on the surrounding businesses in the areas. The busy times of the karaoke lounge are mainly in the evening and do not impact the neighbouring businesses in a negative way.

Noise and the impact on the community are factors the City of Richmond will consider in assessing this application.

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### **LICENSING OPTIONS**

The applicant is not requesting any additional licensing options or endorsements at this time.

### **OTHER FACTORS**

The applicant also submits the following additional factors for consideration:

- The applicant's focus is on offering the public the convenience of a karaoke lounge.
- The proposed establishment will further diversify the hospitality and entertainment venues available to residents and business professionals in Richmond.

The location is ideal for tourists and business professionals as it is close to the airport and the hotels in the area. The location is very convenient for residents and business professionals. While this establishment will be a liquor primary licensed establishment, it will also provide food service.

### **BENEFITS OF THE PROPOSED ESTABLISHMENT**

The applicant's proposed liquor licensed establishment will benefit the community in the following ways:

- Employment opportunities for residents of Richmond and the Lower Mainland.
- Provide an additional source of tax revenue for the Federal, Provincial and Municipal Governments.
- Provide an additional liquor licensed karaoke lounge for the Richmond area for the enjoyment of tourists and local residents.

All of which is respectfully submitted this 8<sup>th</sup> day of January, 2021.

**Bert Hick**

**Rising Tide Consultants**

**1620 –1130 West Pender Street**

**Vancouver, B.C. V6E 4A4 Tel: (604) 669-2928 Fax: (604) 669-2920**

# 8191 Alexandra Rd

Attachment 3



3/3/2021, 3:04:21 PM

1:2,257

**Lines**

— Override 1

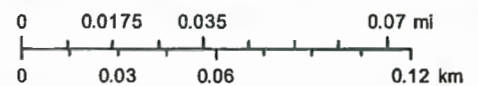
**Points**

📍 Override 1

**Areas**

█ Override 1

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



**GP - 30**