



# City of Richmond

## Report to Committee

**To:** General Purposes Committee **Date:** December 10, 2019  
**From:** Cecilia Achiam **File:** 12-8275-30-001/2019-  
 General Manager, Community Safety Vol 01  
**Re:** **Application For a New Liquor Primary Liquor Licence - 1148209 BC Ltd. Doing Business As: 17 Karaoke, 4351 No. 3 Road Unit 230**

### Staff Recommendation

1. That the application from 1148209 BC Ltd., doing business as, 17 Karaoke, for a new Liquor Primary Liquor Licence to operate a new Karaoke Box Room, at premises located at 4351 No. 3 Road Unit 230, with liquor service, be supported for:
  - a) A new Liquor Primary Liquor Licence with total person capacity of 60 persons; and
  - b) Proposed hours of liquor sales from Monday to Sunday, from 4:00 PM to 2:00 AM.
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 licence application for the reasons that this new application for a Liquor Primary 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	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CJ
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 1148209 BC Ltd., doing business as 17 Karaoke, (hereinafter referred to as “17 Karaoke”) for a new Liquor Primary Liquor Licence to:

- operate, Monday to Sunday, 4:00 PM to 2:00 AM next day;
- permit a total person capacity of 60 persons; and
- operate a new Karaoke Box Room.

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.

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 a new five room Karaoke Box Room establishment to be located at 4351 No. 3 Road Unit 230. This property is zoned Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village with the following permitted uses relevant to this application: liquor primary establishment, recreation, indoor 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 Karaoke Box Room with five rooms, while providing snacks and beverage service. This venue expects to facilitate events such as birthdays and graduation parties. The target market for this venue will be college students, working adults and visitors who want to celebrate milestone events as well as an amenity for residents from the Greater Vancouver area.

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 17 karaoke. There are two liquor primary establishments within 250 meters of 17 Karaoke.

Person capacity and Hours of Liquor Service of the Establishment

The applicant is proposing to operate 17 Karaoke with a total occupant load of 60 person capacity. The applicant's proposed operating hours of liquor service are Monday to Sunday, 4:00 PM 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 October 30, 2019, and three advertisements were published in the local newspaper on October 31, 2019, November 07, 2019 and November 14, 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 October 31, 2019, a total of 265 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 November 30, 2019.

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

#### Other Agency Comments

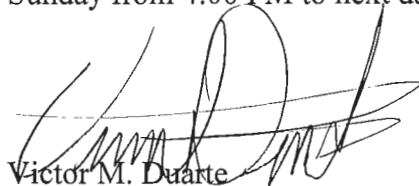
As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, Richmond RCMP, Richmond Fire-Rescue and Building Approvals. These agencies and departments generally provide comments on the compliance history of the applicant's operations and 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 17 Karaoke 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 17 Karaoke to operate a Liquor Primary Licence with liquor service Monday to Sunday from 4:00 PM to next day 2:00 AM, with an occupant load of 60 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

## Attachment 1

May 7<sup>th</sup> 2019

Liquor and Cannabis Regulation Branch,  
400-645 Tye Road,  
Victoria, B.C. V9A 6X5

**RE: Letter of Intent, Liquor Primary Licence Application for Unit 230, 4351 No. 3 Road, Richmond, B.C.**

Dear Sir/Madam,

### **Introduction:**

This letter of intent is submitted in support of the application to the Liquor Control & Licensing Branch by **1051949 BC Ltd** for a new liquor primary license to be located at **17 Karaoke**. The proposed licensed establishment will be a new Karaoke Bar located at #230 – 4351 No. 3 Road, Richmond.

Located in the heart of Richmond CBD area along No. 3 Road, **17 Karaoke** offers guests a fun space that can host small entertaining events. The liquor primary license at 17 Karaoke will provide an amenity for liquor service at a wide variety of events such as birthdays and graduation parties. The event-driven liquor primary license will be an added amenity for the businesses along No. 3 Road as well as the residents of greater Vancouver.

The hours of license requested are 4pm to 2am Monday to Sunday, which can be adjusted as per the directions of LCLB or the City of Richmond.

### **Description of primary business focus:**

The proposal is a karaoke bar located at Unit 230, 4351 No. 3 Road, Richmond, B.C. The primary focus of the business will be providing bookable karaoke box rooms to groups, as well as liquor service. The establishment will be a karaoke bar with a liquor primary license.

### **Target Market:**

The target market for this venue will be college students, working adults and visitors who want to celebrate milestone events in their lives, as well as those who want to relax with friends and family.

### **Hospitality/Tourism Development Factors:**

Richmond is recognized as an international leading tourism destination. It attracts many people from around the world on a daily basis for touring, seminars, workshops, courses and conferences. It also attracts people on a long-term basis for education and quality of life. The proposed liquor primary establishment is located in the CBD area in Richmond, with easy access to nearby city facilities.

### **Benefits to the Community:**

**17 Karaoke** will benefit the community in the following ways:

- Employment opportunities for residents in the surrounding areas
- Added amenity for residents, visitors and students
- Source of additional tax revenue for the local, provincial and federal governments
- Further diversify the hospitality venues available in the area
- Involvement in community sponsorships and activities
- Support local musicians by provide a venue for performances

### **Other business focuses:**

Liquor service will be the only business focus. There will be no other business operating in the premises.

***Description of entertainment that may be offered:***

Entertainment that may be offered in the establishment will comprise of:

- Karaoke box rooms

***Description of the type of food service the establishment will offer:***

The establishment will provide a variety of cold snacks and non-alcoholic beverages during all hours of operation.

***Traffic in the Vicinity:***

The proposed establishment will not negatively impact traffic in the vicinity. The location is served by a series of streets and major traffic arteries for vehicles, bus and the Canada Line. It is therefore well served by public transit.

***Description of composition of the neighbourhood:***

The neighbourhood is primarily composed of commercial buildings. The proposed establishment is in the ZC10 zone, which allows a variety of service and retail uses, as well as restaurants and liquor primary establishments. The surrounding buildings are mainly commercial and industrial uses. There are no residential uses in near proximity to the establishment.

***Potential for noise and other types of disturbance:***

The proposed karaoke bar is on the second floor of the existing building. It does not have any exterior windows. It is located on the north side of the building, next to parking stalls, while the main access road is located on the east side of the building. On the far side of the main access road (to the east of the building) there are also commercial use buildings. Industrial use buildings are located to the west of the building; the building directly to the south is commercial use. The proposed suite it is tucked away from the main road; the potential for noise disturbance is minimal. The potential for other types of disturbance is also minimal.

***Measures I will implement to ensure nearby residents are not disturbed by my establishment, or patrons of my establishment:***

The building is located in a primarily commercial zone that is designated for such uses; the proposed hours of operation comply with the city's Business License Bylaw. The entirety of the proposal is located indoors, with no patio or outdoor areas. Each box rooms will be noise insulated to minimize noise disturbances. The suite is located on the second floor - adjacent to a parking lot, and so this will act as an auditory and visual buffer, ensuring that nearby residents are not disturbed by the establishment, or patrons of the establishment.

***Parking:***

There are many parking spots on-site and near the proposed establishment. It is anticipated that most of the visitors will take public transport (bus or the Canada Line) from Richmond as well as the adjacent cities.

***Requests for licensing options and/or endorsements:***

The establishment will not request any licensing options or endorsements.

***Information that may be relevant to my application:***

The project scope is a karaoke bar. The existing space has an interior unit area of 199.97m<sup>2</sup>.

The proposed is a group A2 occupancy and is a licensed bar to contain a maximum occupancy of 60 people.

A single exit is permitted as per 3.4.2.1.(2)(b) BCBC 2012:

- The building is not more than two storeys in building height
- The floor area is sprinklered throughout

- Travel distances to the exit are all less than 25m
- The floor area of a group A occupancy is less than 200m<sup>2</sup>

The proposed occupant load of the space is as follows:

**Occupant load not to exceed 60 people. Posted signage on wall to indicate maximum occupancy of 60 persons.**

Room Name	Room Area	Maximum No. of People
Karaoke Room 1	21.77m <sup>2</sup> (234.34 SF)	12
Karaoke Room 2	29.90m <sup>2</sup> (321.84 SF)	16
Karaoke Room 3	16.31m <sup>2</sup> (175.55 SF)	9
Karaoke Room 4	21.03m <sup>2</sup> (226.32 SF)	12
Karaoke Room 5	13.66m <sup>2</sup> (147.01 SF)	9
Reception Lobby	22.00m <sup>2</sup> (236.80 SF)	1
Bar/Storage Area	9.34m <sup>2</sup> (100.57 SF)	1
<b>Total</b>		<b>60</b>

The washroom calculation, based on there being 144 people total, and therefore 72 of each sex, as per table 3.7.2.2.A BCBC 2012 is as follows:

	Male Fixtures	Female Fixtures	Universal Toilet Rooms
Required	1	2	1
Proposed	1	2	1

It is to be a liquor primary establishment. Beverages offered will be alcoholic and non-alcoholic; there will not be food involved in drink preparation and finish. The bar will contain the following sink/hygiene proposals as per Vancouver Coastal Health Requirements:

- A two compartment sink that is large enough to fit the largest piece of equipment used
- A hand washing sink in the beverage preparation area
- A janitorial sink in the Janitor's Closet

Please contact me if you require any additional information.

Sincerely,

**1148209 BC LTD**  
 #230-4351 No. 3 Road,  
 Richmond, B.C.  
 V6X 2C3

**PROPOSED OCCUPANT LOAD:**  
 OCCUPANT LOAD TO NOT EXCEED 60 PEOPLE  
 POSTED STORAGE ON WALL TO INDICATE MAXIMUM OCCUPANCY OF 60 PERSONS (SEE PLAN ID ON SHEET A100 FOR POSTED SIGN LOCATION)

ROOM NAME	ROOM AREA	MAXIMUM NO. OF PEOPLE
KARAOKE ROOM 1	2117m <sup>2</sup> (234.3k SF)	12
KARAOKE ROOM 2	2930m <sup>2</sup> (318.4k SF)	6
KARAOKE ROOM 3	10535 SF	9
KARAOKE ROOM 4	1164m <sup>2</sup> (125.7k SF)	2
KARAOKE ROOM 5	1164m <sup>2</sup> (125.7k SF)	2
RECEPTION LOBBY	2200m <sup>2</sup> (238.8k SF)	1
BAR/STORAGE AREA	934m <sup>2</sup> (100.5k SF)	1
<b>TOTAL:</b>	<b>31101</b>	<b>60</b>

**CALCULATED MAXIMUM OCCUPANCY:** 31101

**ROOM TYPE:** SPACE WITH NON-FIXED SEATS AND TABLES  
**AREA PER PERSON:** 515m<sup>2</sup> (55.2k SF)  
**AREA PROPOSED:** 1189m<sup>2</sup> (128.1k SF)  
**MAXIMUM NO. OF PEOPLE:** 121

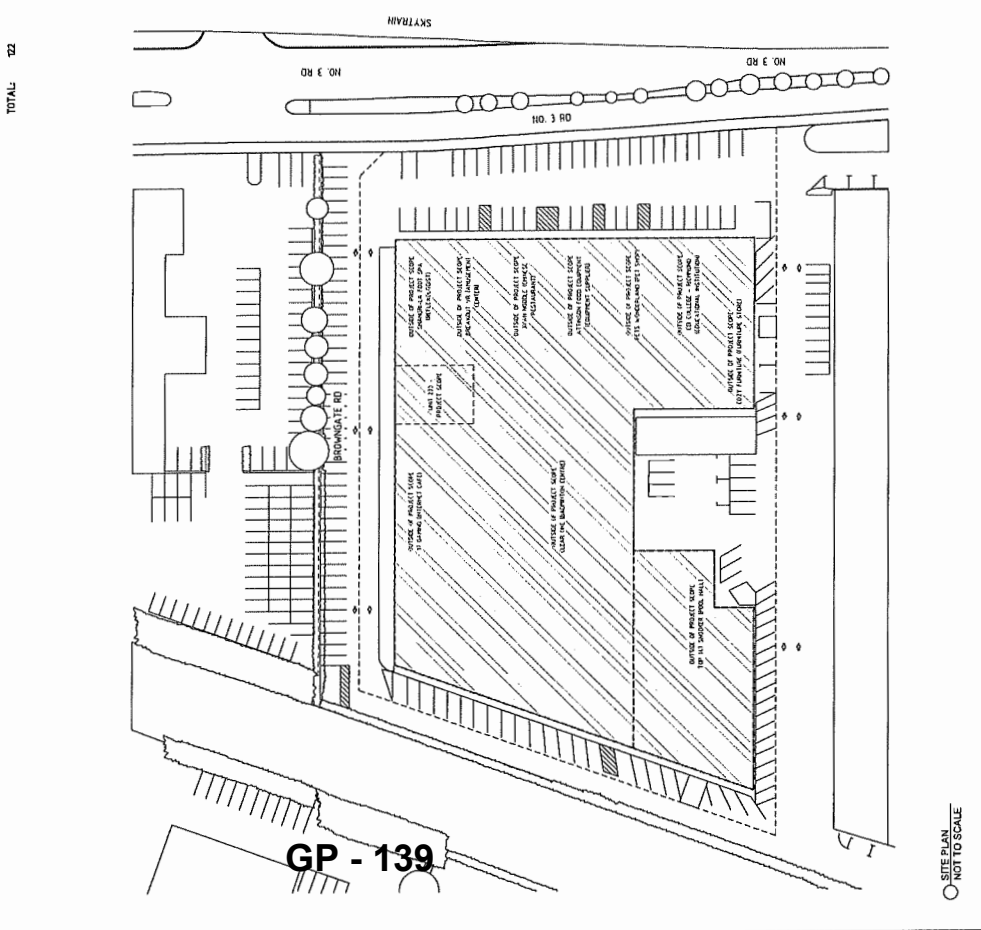
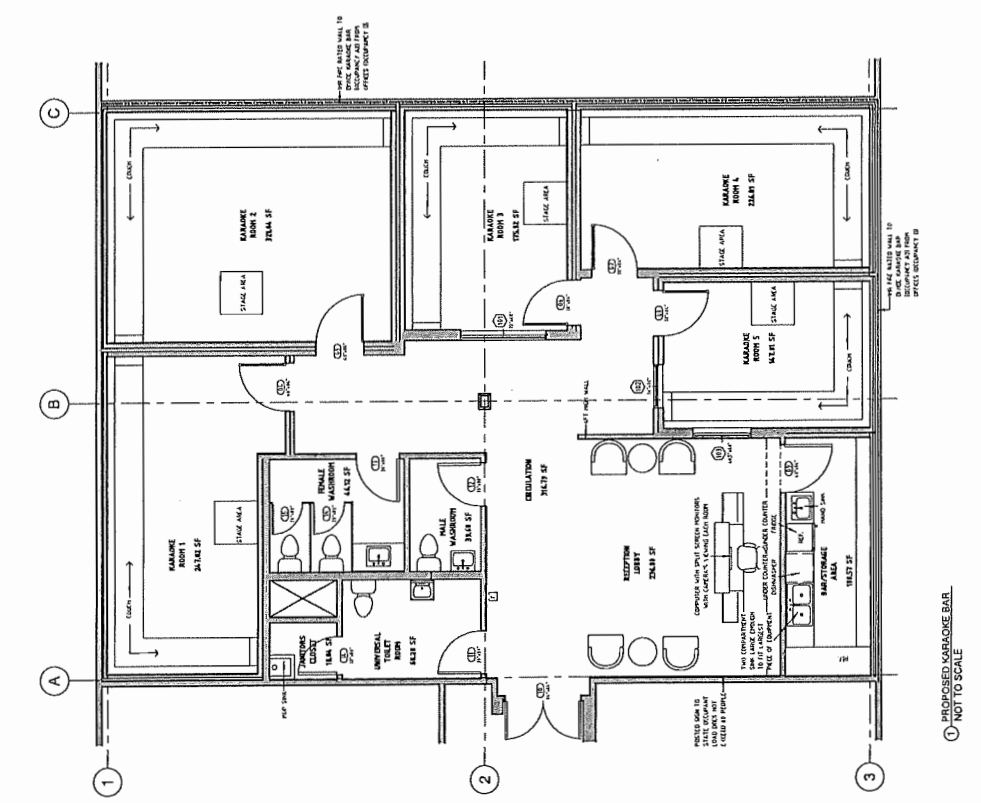
**PROJECT SUMMARY:**  
**PROJECT ADDRESS:** LOT 23, EXCEPT PART ROAD ON PLAN LP464633, SECTION 32, BLOCK 5 NORTH, RANGE 6, WEST, PLAN 50539 P.L.D. 002-570-081  
**CITY ADDRESS:** 4351 NO. 3 RD., RICHMOND, B.C.  
**ZONING:** ZC9  
**INTERIOR UNIT AREA:** 7852.59 SF (724.97 m<sup>2</sup>)

**REVISIONS / ISSUES:**  
 NO. 0000000000  
 DATE 08/08/2019

PROJECT NUMBER	4351 NO. 3 RD., RICHMOND
DATE	2019-05-22
DRAWN BY	AS
CHECKED BY	RB
SCALE	A0.00
UNIT	UNIT 230
COUNT	COVER SHEET



LOT DATE: 2/27/2019 4:54:38 PM



**GP - 139**

PROPOSED KARAOKE BAR  
 NOT TO SCALE

SITE PLAN  
 NOT TO SCALE



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**Re: Liquor Primary Licence Application – 1148209 BC Ltd. Doing Business As: 17 Karaoke at 4351 No. 3 Road Unit 230**

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1. That the application from 1148209 BC Ltd., doing business as, 17 Karaoke, for a new Liquor Primary Liquor Licence to operate a new Karaoke Box Room establishment, at premises located at 4351 No. 3 Road Unit 230, with liquor service, be supported for:
  - a) A new Liquor Primary Liquor Licence with primary business focus of entertainment, specifically a 5 room Karaoke Box Room with total person capacity of 60 persons;
  - b) Liquor service hours for Monday to Sunday, from 4:00 PM to 2:00AM.
2. That a letter be sent to Liquor and Cannabis Regulation 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 60 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.



12/10/2019, 10:20:04 AM

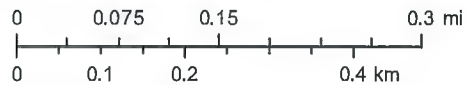
1:9,028

- Lines
- Override 1
  - Override 2
  - Override 3
  - Override 4

- Areas
- Override 1

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

4351 No 3 Rd



GP - 142

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