



Proposal: To increase the person capacity for a liquor-primary license (Dell Lanes) from 26 to 40.

Recommendation: Approval to Proceed

Location: 10576 King George Highway **Zoning:** C-8 and RF

OCP Designation: Commercial

Owner: The Dells Holdings Ltd.

PROJECT TIMELINE

Completed Application Submission Date:	September 20, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

- to increase the person capacity of the existing liquor-primary license (Dell Lanes) from 26 to 40.

The Planning & Development Department recommends that:

1. Council approve the proposed amendment to the existing liquor-primary license to proceed to Public Notification:

- (a) the increase in person capacity from 26 to 40.

REFERRALS

Surrey RCMP: No concerns.

By-law Enforcement & Licensing Section: No concern.

SITE CHARACTERISTICS

- **Existing Land Use** Dell Shopping Centre.
- **East:** Across the lane, single family dwellings, zoned RF, designated Commercial.
- **South:** Across 105A Avenue, commercial buildings, zoned CHI, C-8 and C-15, designated Commercial.
- **West:** Across King George Highway, commercial buildings, zoned CHI and C-8, designated City Centre.
- **North:** Oasis Hotel, zoned C-15, designated Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site at 10576 King George Highway in Surrey City Centre is designated Commercial under the Official Community Plan and is zoned C-8 which allows a wide range of commercial uses, including indoor recreation uses and neighborhood pubs (liquor primary licensed facilities).
- The applicant operates the Dell Lanes, a bowling alley at the southern end of the Dell shopping centre.
- Dell Lanes currently has a liquor primary license that permits the sale of alcoholic beverages but limits the number of licensed seats to 26.
- The area where liquor is served is currently located next to the bowling lanes, in the northwest corner of the facility.
- The Dell Lanes has leased additional space in a 150-square metre (1680 sq. ft.) portion of the Dell Shopping Centre building that runs along the west side of the section of the mall occupied by the Dell Lanes.
- The applicant is proposing to relocate the liquor service area to this new, recently leased space.
- In order to gain access to this new liquor service area, an opening will be created in the wall currently separating the Dell Lanes from the newly leased area. Other than this opening, the liquor service area will be separated from the rest of the Dell Lanes by the existing interior wall.
- The new liquor service area will contain 24 seats in the non-smoking section and an additional 14 seats in the proposed new smoking room. The total person capacity (i.e. occupant load) for the liquor service area, therefore,

will increase from 26 to 40.

- There are no servers or wait staff in the liquor service area. Patrons obtain drinks directly from the service counter at the entry to the liquor service area, that serves both the bowling alley functions and the liquor-service area.
- The applicant has obtained a building permit for the proposed renovations.
- The Liquor Control & Licensing Branch (LCLB) requires that Council comment on how the site satisfies a specified list of criteria to ensure that adequate consideration has been given to the application by local government. The analysis of the specific criteria for this site is provided as follows:

Potential for Noise

- The applicant is proposing to increase the person capacity by 14 only, from 26 to 40.
- The existing facility is located within a shopping centre and is situated at the intersection of two arterial roads.
- The bowling alley, and therefore the liquor service area, is separated from single family dwellings to the east by another section of the shopping centre and by a rear lane.
- As a result, increasing the person capacity by 14 should have no impact on the noise levels in the immediate vicinity.

The Impact on the Community

- The Dell Lanes and its associated liquor service area is located in a shopping centre facing King George Highway in Surrey City Centre and is surrounded on the south, west and north by other commercial establishments, some of which also have liquor primary licenses.
- The bowling alley itself is separated from single family dwellings to the east by another section of the shopping centre and by a rear lane.
- The indoor recreation facility (bowling alley) and its associated liquor service is consistent with the vibrant commercial area envisioned for this section of Surrey City Centre.
- As a result, the proposed increase in person capacity of 14 to 40 persons is not expected to have any impact on the surrounding community.

PUBLIC NOTIFICATION

- In accordance with Council Policy, the applicant has erected a Development Proposal Sign on the property. To date, staff have not received any comments with respect to the proposed liquor license amendment application to increase the person capacity of the existing facility.
- If Council approves the application to proceed, the City Clerk will notify surrounding property owners and tenants within 100 metres (300 ft.) of the subject site about the proposed liquor license amendment. Those notified will have the opportunity to express, in writing, any concerns they may have, within three weeks from the date of notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Locational Map
- Appendix III. Proposed New Liquor Service Area
- Appendix IV. RCMP Comments
- Appendix V. By-law Enforcement & Licensing Comments

Murray Dinwoodie
 General Manager
 Planning and Development

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Thomas Cooper
 Address: 10578 King George Highway
 Surrey, B.C. V3T 2X3
 Tel: 604-581-8230

2. Properties involved in the Application
 - (a) Civic Address: 10576 King George Highway

 - (b) Civic Address: 10576 King George Highway
 Owner: The Dells Holdings Ltd.
 PID: 019-180-438
 Lot A Section 23 Block 5 North Range 2 West Plan LMP 22087

3.
 - (a) Proceed with Public Notification for the liquor license amendment.