



**Proposal:** Liquor application to permit liquor service on the gaming floor in the Fraser Downs Casino.

**Recommendation:** Approval to Proceed

**Location:** 17755 - 60 Avenue      **Zoning:** CD (By-law No. 15239)

**OCP Designation:** Commercial

**Owner:** City of Surrey  
(Orangeville Raceway  
Ltd. (lessee))

PROJECT TIMELINE

Completed Application Submission Date:	October 4, 2004
Planning Report Date:	October 18, 2004

The applicant is proposing:

- permission to permit liquor service on the gaming floor

in order to allow liquor to be served on the floor of the Fraser Downs Casino at the Cloverdale Fair Grounds.

The Planning & Development Department recommends that:

1. Council approve the following liquor primary liquor license amendment to proceed to Public Notification:

(a) to permit the service of liquor on the gaming floor of the Fraser Downs Casino.

## REFERRALS

Surrey RCMP: No concerns (Appendix II).

By-law Enforcement & Licensing: No concerns (Appendix III).

## SITE CHARACTERISTICS

- **Existing Land Use** Fraser Downs Racetrack and casino.
- **East:** Cloverdale Fairgrounds regulated by CD By-law Nos. 5035, 7985, 8206 and 12714, designated Urban.
- **South:** Across 60 Avenue single family residences, zoned RF, designated Urban, apartment buildings, zoned RM-45, designated Multiple Residential.
- **West:** Parking for Cloverdale Fairgrounds regulated by CD By-law Nos. 5035, 7985, 8206 and 12714, designated Urban.
- **North:** Cloverdale Fairgrounds Race Track regulated by CD By-law Nos. 5035, 7985, 8206 and 12714, designated Urban.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site at 17755-60 Avenue in Cloverdale is designated Commercial under the Official Community Plan and is zoned CD By-law No. 15239 which allows gaming facilities and neighborhood pubs (liquor primary establishments).
- The subject site houses the grandstand building and the clubhouse for the Fraser Downs Raceway facility, as well as a large parking area to serve these buildings.
- On March 4, 2004 City Council gave final reading to rezoning By-law No. 15239 and issued Development Permit No. 7903-0376-00 to permit an expansion of the facility that includes an electronic gaming area, restaurant and show lounge.
- The establishment has an existing liquor primary license that permits the service of liquor in various locations throughout the facility, but which does not permit the service of liquor on the gaming floor itself.
- As a result, Orangeville Raceway Limited, the operator of Fraser Downs, has applied for a liquor license amendment to allow liquor to be served on the floor of the gaming (casino) area.
- A number of other gambling venues throughout the Province, such as the new River Rock Casino in Richmond,

permit the service of liquor on the gaming floor.

### Site Analysis

- 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 & Impact on the Community

- It is the vision of the City to transform the Cloverdale Fairgrounds into a major entertainment and tourism venue and a major community focal point for recreation, leisure and culture.
- In order to achieve this goal, City Council recently approved a major expansion to Fraser Downs raceway which included the establishment of a major casino containing up to 400 slot machines and various gaming tables such as blackjack and roulette.
- The proposed liquor service on the gaming floor, rather than being the primary focus of activities on the site, is an additional accessory use that supports the principal gaming uses.
- A major public consultation process was undertaken as part of the proposal to expand Fraser Downs and to establish a major gaming facility that included referrals to adjoining municipalities and First Nations as well as other stakeholders such as the School District, two Public Information Meetings, newspaper advertisements, and written notices to landowners and tenants within the area bounded by 60<sup>th</sup> Avenue, 64<sup>th</sup> Avenue, 176 Street and 180 Street.
- After considering all the information and opinions and comments gathered as part of the public consultation process, which included comments with respect to noise and to both physical and social impacts on the community, City Council approved the expansion of Fraser Downs and the expanded gaming facility.
- The proposal to expand the existing liquor service onto the gaming floor, especially as it is not accompanied by an increase in occupancy load, will not have any additional potential for noise or additional impact on the community than that of the overall Fraser Downs entertainment and gaming facility.

### 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.
- 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 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 and Action Summary
Appendix II.	RCMP Comments
Appendix III.	By-law Enforcement & Licensing Comments

INFORMATION AVAILABLE ON FILE

- CD By-law No. 15239

Murray Dinwoodie  
 General Manager  
 Planning and Development

GAG/kms

v:\wp-docs\planning\plncom04\10051423.gag.doc  
 KMS 10/18/04 9:20 AM

APPENDIX I

Information for City Clerk

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

1. (a) Agent:      Name:                  Dennis Coates, Mair Jensen Blair  
                          Address:                700 - 275 Landsdown Street  
    Kamloops, B.C. V2C 6H6  
    Tel:                      250-374-3161

2. Properties involved in the Application

- (a) Civic Address:                  17755 - 60 Avenue
- (b) Civic Address:                  17755 - 60 Avenue  
 Owner:                                City of Surrey, Orangeville Raceway Ltd, (lessee)  
 PID:                                      011-418-320  
 Lot 4 Section 8 Township 8 Range 2 West Plan New Westminster District 3612

3.

Liquor Applications

- (a) Proceed with Public Notification to solicit public opinion with respect to a liquor license amendment.