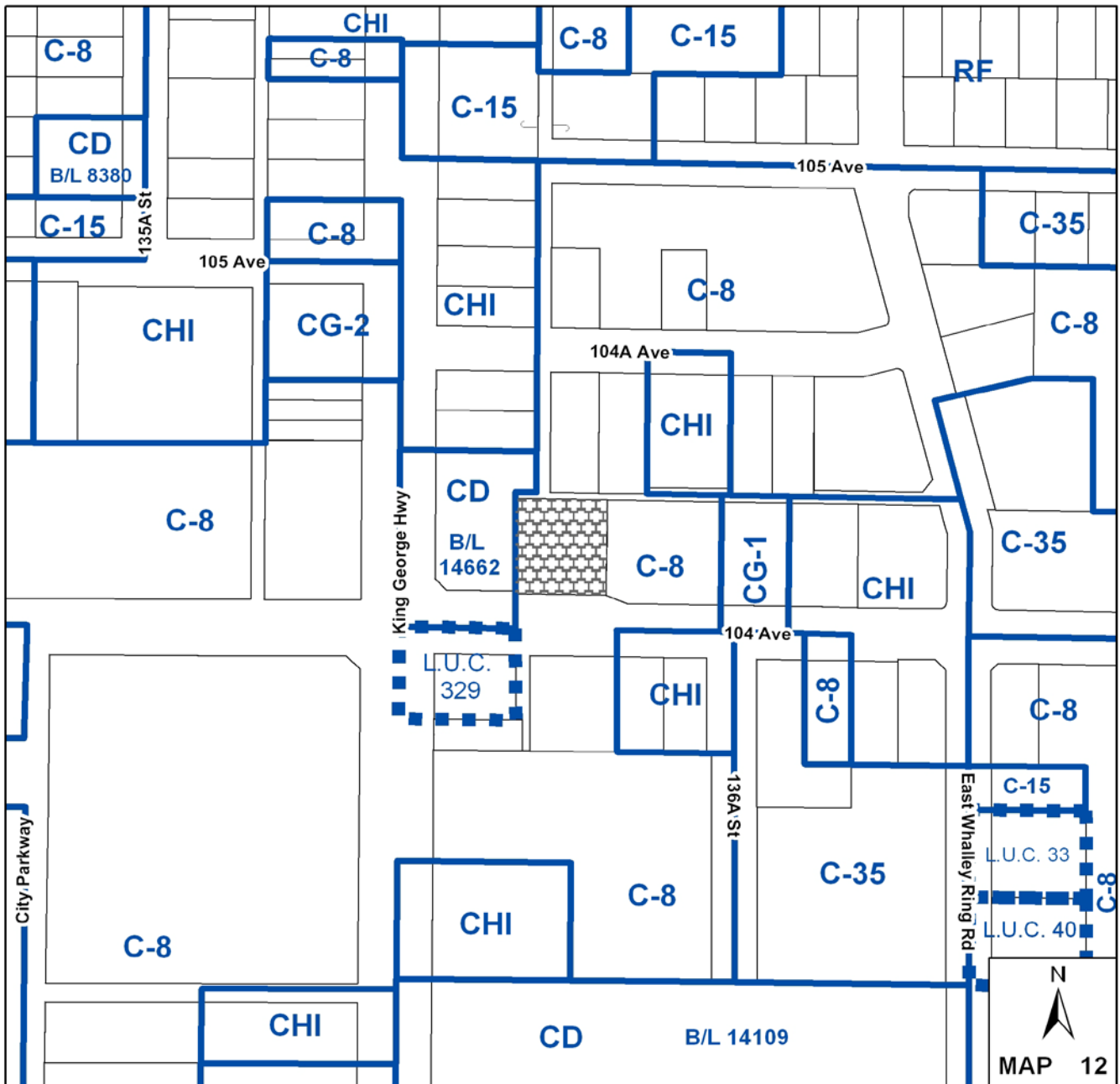


Proposal: Liquor License Amendment to permit patron participation in the form of karaoke.

Recommendation: Approval to Proceed

Location: 13639 - 104 Avenue **Zoning:** C-8

OCP Designation: Commercial **Owner:** Tropic Holding Ltd.



PROJECT TIMELINE

Completed Application Submission Date: December 14, 2005
Planning Report Date: February 20, 2006

PROPOSAL

The applicant is proposing:

- a Liquor License Amendment application

in order to permit patron participation in the form of karaoke.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the following proposed food primary liquor license amendment to proceed to Public Notification:
 - (a) the addition of patron participation entertainment in the form of karaoke.

REFERRALS

Surrey RCMP: No objections to the proposal. (Appendix III).

By-laws & Licensing Services: No objections to the proposal. (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Existing Seoul House Korean Restaurant.
- **East:** Commercial building, zoned C-8, designated Commercial.
- **South:** Across 104 Avenue, small commercial buildings, zoned CHI, C-8 and LUC No. 329, designated Commercial.
- **West:** Esso service station, zoned CD (By-law No. 14662), designated Commercial.
- **North:** Single family dwelling and vacant lot, zoned C-8, designated Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The Seoul House Korean Restaurant at 13639-104 Avenue in Surrey City Centre is currently zoned C-8 which permits restaurants.
- The restaurant, which is located in its own stand-alone building, has an existing food primary liquor license.
- The existing food primary liquor license permits an occupancy load of 214 persons, which includes both patrons and staff.
- A total of 34 off-street parking spaces are provided on the subject site.
- The Seoul House Korean Restaurant has applied for a Liquor License Amendment to the existing food primary liquor license to add patron participation in the form of karaoke to the establishment.

LCLB Criteria

- The Liquor Control and Licensing Branch (LCLB) requires that Council, in providing a response to the LCLB with respect to the application, comment on how the subject site satisfies a specific list of criteria. The analysis of the criteria for this site is provided as follows:
 - Potential for noise
 - The Seoul House Korean Restaurant is located in its own stand-alone building. The proposed karaoke machine and system will be located inside the existing restaurant building.
 - The subject restaurant is surrounded by commercial properties, including a service station to the west, and one older single family dwelling to the north zoned for commercial purposes.
 - As a result, it is not anticipated that the adjoining properties will be adversely impacted by any noise that may be generated by the addition of a karaoke system.
 - The impact on the community
 - The subject restaurant is located near the intersection of 104 Avenue and King George Highway, the two major arterials that bisect Surrey City Centre. The subject site is surrounded on all sides by commercial establishments or vacant lots and one, old single family dwelling zoned for commercial purposes.
 - The addition of a karaoke machine at the subject restaurant will likely not have any negative impact on the adjoining properties or on the larger City Centre area.

- Will the amendment result in the establishment being operated in a manner that is contrary to its primary purpose?
 - The main purpose of the existing restaurant (food primary license) is to provide food service. The addition of patron participation in the form of karaoke will not change the overall market focus, and therefore will not result in the establishment being operated in a manner that is contrary to its primary purpose.

PRE-NOTIFICATION

- In response to the new Provincial liquor licensing regulations that came into effect in 2002 under the *Liquor Control and Licensing Act*, Council approved Corporate Report No. R209 on September 29, 2003. The Corporate Report sets out the public consultation procedures for various types of liquor permit applications. In accordance with procedures adopted by Council, an application to amend an existing food primary license for the purpose of adding patron participation is processed in a manner similar to the process for a Development Variance Permit.
- In accordance with Corporate Report No. R209, the applicant has installed a Development Proposal Sign on the property to identify the proposed addition of patron participation in the form of karaoke. Planning & Development Department staff have not received any telephone calls or correspondence in response to this sign.

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.	Contour Map
Appendix III.	RCMP Comments
Appendix IV.	By-laws & Licensing Services Comments

Murray Dinwoodie
General Manager
Planning and Development

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CONTOUR MAP FOR SUBJECT SITE

