

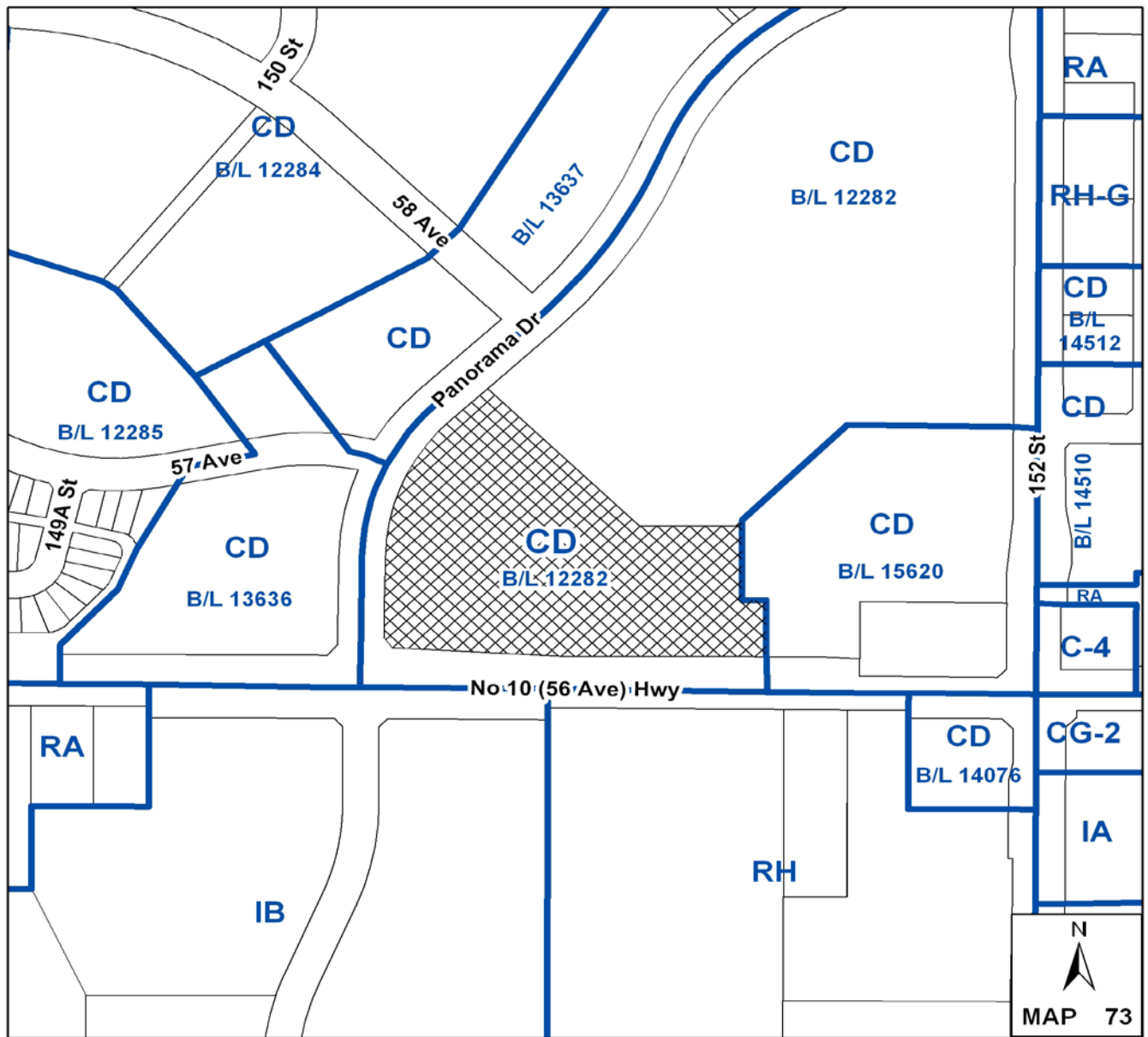
Proposal: Liquor License Amendment to permit the construction of an outdoor for the Big Ridge Pub.

Recommendation: Approval to Proceed

Location: 15133 Highway No. 10 **Zoning:** CD (By-law No. 12282)

OCP Designation: Commercial

NCP Designation: Commercial **Owner:** Investors Group Trust Co. Ltd.



PROJECT TIMELINE

Completed Application Submission Date: April 10, 2006
Planning Report Date: July 24, 2006

PROPOSAL

The applicant is proposing:

- liquor license amendment (patio addition)

in order to permit an outdoor patio up to 18 seats.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the following proposed liquor primary license amendment to proceed to Public Notification:
 - (a) the addition of an outdoor patio up to 18 seats; and
 - (b) ensure the hours of operation on the patio area are limited to between 11:00 a.m. and 10:00 p.m. daily.

REFERRALS

Engineering:	No concerns. There are no additional Engineering Servicing issues associated with the proposed patio addition (Appendix III).
Surrey RCMP:	No concerns (Appendix IV).
Surrey By-laws & Licensing Services:	By-laws & Licensing Services advises that the Business By-law (No. 13880), Section 53(1) stipulates that where an outdoor patio of a licensed establishment is located with 100 metres (330 ft.) of a residential area, the permitted hours of operation of the outdoor patio are between 11:00 a.m. to 10:00 p.m. every day of the week. This requirement will apply to the proposed liquor license amendment (Appendix V)
Building Division:	No concerns (Appendix VI).

Fire Department: The Fire Department recommends that the applicant confirm if the double doors that currently serve as an exit from the pub lobby into the area proposed to become a patio is a required exit. If it is, the architect must confirm that exiting for the pub remains in compliance with the building code. If the double doors in question are not required for exiting purposes, the Exit sign now in place above them must be removed to prevent confusion in case of fire.

SITE CHARACTERISTICS

- **Existing Land Use** Panorama Village commercial centre.
- **East:** Undeveloped commercial parcel, zoned CD, designated Commercial in the South Newton NCP and designated Commercial in the OCP.
- **South:** Across Highway No. 10, Industrial park under construction, zoned IB, designated Industrial in the OCP.
- **West:** Across Panorama Drive, YMCA Leisure Centre, zoned CD, designated Recreational in the South Newton NCP and Multiple Residential in the OCP.
- **North:** Across Panorama Drive, townhouses, zoned CD, designated apartment in the South Newton NCP and designated Multiple Residential in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located within the Panorama Village commercial centre, at 15133 Highway No. 10 (56 Avenue). The parcel is designated Commercial in the Official Community Plan, and Commercial in the South Newton NCP Land Use Plan. The site is Zoned CD (By-law No. 12282), and contains a variety of retail and service commercial uses.
- A Development Permit was issued on February 23, 1998 for the construction of a grocery store and 6 commercial buildings on the site. The Big Ridge Brewing Co. is located in one of these units, and is composed of a Restaurant and Pub in the same building. The restaurant portion has a separate outdoor patio, on the south side of the building.
- The restaurant portion has a Food Primary Liquor License, with a Capacity rating of 133 patrons and staff inside, and 38 patrons on the patio (existing, to the south).

- The pub portion has a Liquor Primary license, with a rating of 65 patrons and staff inside.
- An application has been submitted to amend the Liquor Primary License to allow up to 18 seats in an outside patio area. The patio involves enclosure of a portion of an existing concrete slab landing at the base of a stairway on the north side of the building, next to an ornamental silo. The enclosed area is calculated to be approximately 19 square metres (202 square feet) (Appendix VII).
- Access to the patio would be through existing doors from the lobby of the pub, and emergency egress from the patio is proposed to be through a gate in the proposed fence (immediately adjacent to the existing exit doors to the building) which spills eastward into the parking lot of the pub.
- The location of the proposed patio at the base of a stairway shields adjacent land uses from any potential noise generated on the patio, and the applicant is not proposing any entertainment be provided in this relatively small area.
- The proposal meets the requirements of the existing CD Zone for this parcel (By-law No. 12282) in terms of coverage, setbacks, and parking.

Rationale

- The applicant states that the purpose of this pub patio application is to provide outdoor space for smokers who do not wish to leave their drink unattended inside the pub while they step outside.
- The proposed patio is in a logical area directly outside the pub, and is well insulated from adjacent properties.
- The proposed patio location has been dimensioned in a way that permits fluid circulation both inside and outside the enclosure. It is also a relatively small patio.

Hours of Operation

- City Business By-law No. 13880 Section 53(1) 4. states that where an outdoor patio of a licensed establishment is located within 100 metres of a residential area, the permitted hours of operation of the outdoor patio are between 11.00 a.m. and 10.00 p.m. every day of the week.
- The applicant has confirmed that the patio will operate in compliance with this by-law, despite the pub currently operating until 11.00 p.m. daily and the existing liquor primary license which permits operation until 1 a.m. daily, and 12.00 a.m. on Sunday. This means that the patio will be required to close before the inside portion of the pub.

Procedure

- A Development Application sign has been posted facing Panorama Drive since June 30, 2006 (Appendix VIII). No comments have been received to date.

- In accordance with Council procedure, after consideration by Council, and subject to Council's instructions, public notification letters are sent to all owners and tenants of buildings within 100 metres (300 feet) of the property line of the Shopping Centre parcel, advising them of the proposal. A minimum three-week response period from the date of the letter is required before Council considers its recommendation to the General Manager, Liquor Control and Licensing Branch.
- The application for a Development Permit will have to be considered through a second submission to Council. This second submission will detail the patio plans including layout, dimensions, construction materials, and massing,

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.	Engineering Summary
Appendix IV.	RCMP Comments
Appendix V.	By-laws & Licensing Services Comments
Appendix VI.	Building Division Comments
Appendix VII.	Proposed Layout

How Yin Leung
Acting General Manager
Planning and Development

TB/kms

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Information for City Clerk

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

1. (a) Agent: Name: Chris Funk
 Address: #3 - 15030 - 58 Avenue
 Surrey, B.C. V3S 9G3
 Tel: 604-574-2739

2. Properties involved in the Application
 - (a) Civic Address: 15133 Highway No. 10

 - (b) Civic Address: 15133 Highway No. 10
 Owner: Investors Group Trust Co. Ltd., Inc. No. A33060
 PID: 023-208-899
 Lot 14 Except: Firstly: Dedicated Road don Plan LMP34965; Secondly: Part on
 Plan LMP42689 Section 10 Township 2 New Westminster District Plan
 LMP24916

3. Summary

DEVELOPMENT DATA SHEET

Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		24,488 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	29%
Paved & Hard Surfaced Areas		55%
Total Site Coverage		84%
SETBACKS (in metres)		
Front	7.5 m	7.62 m
Rear	7.5 m	7.62 m
Side #1 (N,S,E, or W)	7.5 m	3.81 **
Side #2 (N,S,E, or W)	7.5 m	0.0**
BUILDING HEIGHT (in metres/storeys)		
Principal	24	12 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		7,129.4 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

** *Variance achieved for setback.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		0.29
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	329	268
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		9
Number of small cars		54
Tandem Parking Spaces: Number / % of Total Number of Units		
Total Parking		331

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

