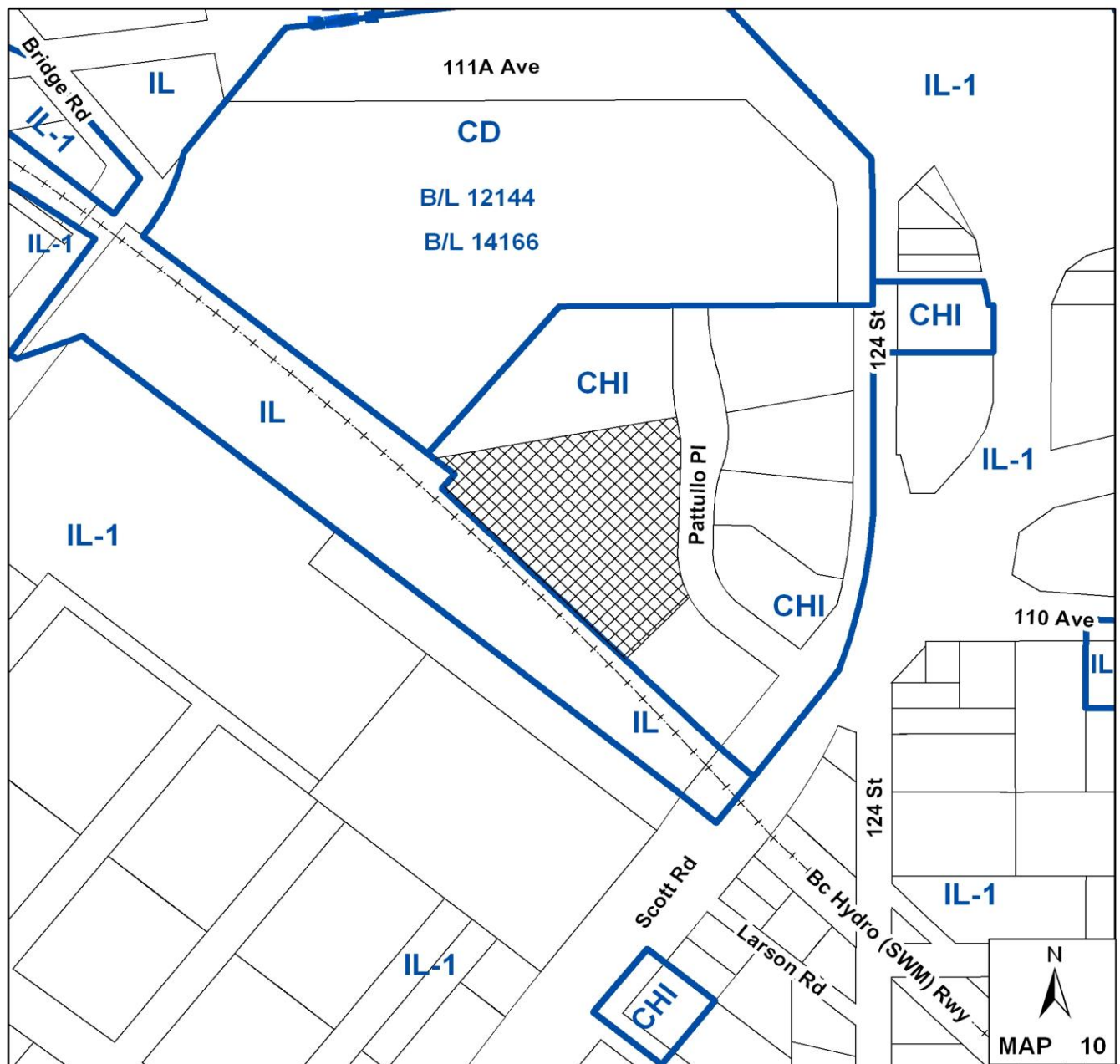


Proposal:	Amendment to a Liquor Primary License to increase the occupant load.		
Recommendation:	Approval to Proceed		
Location:	12350 Pattullo Place	Zoning:	CHI
OCP Designation:	Industrial	Owner:	621870 B.C. Ltd.
NCP Designation:	Highway Commercial		



PROJECT TIMELINE

Completed Application Submission Date: August 23, 2006
Planning Report Date: February 12, 2007

PROPOSAL

The applicant is proposing:

- amendment of a Liquor Primary License

to increase the occupant load from 125 to 250 for the Xcaliber Bowling Centre in South Westminster.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
 - (a) the increase in person capacity from 125 to 250 for the Xcaliber Bowling Centre at 12350 Pattullo Place.

REFERRALS

Surrey RCMP:	No concerns. Discussed the application with Planning staff and had no concerns with respect to the proposal.
Surrey By-laws & Licensing Services:	No concerns (Appendix IV).
Building Division:	No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** Xcaliber Bowling Centre.
- **East:** Across Pattullo Place, McDonald's Restaurant, commercial building, zoned CHI, designated Highway Commercial in the South Westminster NCP.
- **South:** Multi-tenant building, zoned CHI, designated Highway Commercial in the South Westminster NCP.
- **West:** Across IL-zoned BC Hydro rail line, vacant land zoned IL-1, designated Business/Residential Park in the South Westminster NCP.

- **North:** Across the SkyTrain Guideway, multi-tenant building, zoned CHI, designated Highway Commercial in the South Westminster NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property at 12350 Pattullo Place is currently zoned CHI and designated Highway Commercial in the South Westminster NCP.
- A bowling centre, the Xcaliber Bowling Lanes, is located on the subject property.
- In 1998, under development application number 7998-0177-00, Council passed a resolution to support a Class A lounge and a 65-seat restaurant (Class B) with a total seating capacity of 215.
- The Xcaliber Bowling Centre currently has two liquor licenses as follows:

	Food Primary License	Liquor Primary License
Occupant Load	228	125
Hours of Operation	11:00 am to 1:00 am Monday through Saturday 11:00 am to Midnight Sunday	11:00 am to 1:00 am Monday through Saturday 11:00 am to Midnight Sunday

- In 2006, the Liquor Control and Licensing Branch (LCLB) adopted amendments to the licensing policy to permit bowling centres to request a structural change to their licensed areas. More specifically, the bowlers' area (the concourse and/or bowlers' seating area is immediately behind the bowling lanes) may be included for consideration in an application for a Liquor Primary License. If the application is approved, minors unaccompanied by a parent or guardian may be present in specific portions of a bowling centre licensed area.
- Accordingly, the applicant has requested an amendment to the liquor primary license to increase the person capacity from 125 to 250 in order to include the 193 square metre (2,080 sq.ft.) bowling concourse and seating area (Appendix III).
- The total occupant load of the Xcaliber Bowling Centre as determined by the Building Division is 741.

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

- Xcaliber Bowling Centre is located in its own stand-alone building in a high commercial/industrial area. The new liquor primary area is limited to the bowling concourse and seating area only. The surrounding land uses include industrial businesses, a technical school and a fast food restaurant.
- As a result, it is not anticipated that the adjoining properties will be adversely impacted by any noise that may be generated by the larger liquor primary area.

The impact on the community

- The subject bowling centre is located on a limited local road, and surrounded by a rail right-of-way and industrial and service commercial uses. The additional liquor primary seating will likely not have any negative impact on the adjoining properties or South Westminster in general.

Will the amendment result in the establishment being operated in a manner that is contrary to its primary purpose?

- The main purpose of the business is bowling, and not the consumption of alcohol. By allowing patrons to consume alcohol while enjoying a game of bowling 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 liquor primary license for an increase in person capacity 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 increase in patron capacity for the bowlers' concourse and the bowlers' seating area. 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. Proposed Floor Plans
- Appendix IV. Surrey By-laws and Licensing Services Comments

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms:rdd

Information for City Clerk

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

1. (a) Agent: Name: Cameron Mackay, Host Consulting Ltd.
 Address: 2975 Ash Street
 Abbotsford, B.C.
 V2S 4G5
 Tel: 604-657-0090

2. Properties involved in the Application

(a) Civic Address: 12350 Pattullo Place

(b) Civic Address: 12350 Pattullo Place
 Owner: 621870 BC Ltd.

Director Information:

Peter Kwong
115B - 19705 Fraser Highway, Langley, BC V3A 7E9

Officer Information: (as at February 6, 2006)

Peter Kwong
#306 - 6 Avenue, New Westminster, BC V3L 1T7

PID: 023-529-687

Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan
LMP30003

3. Summary of Actions for City Clerks Office

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

CONTOUR MAP FOR SUBJECT SITE

