

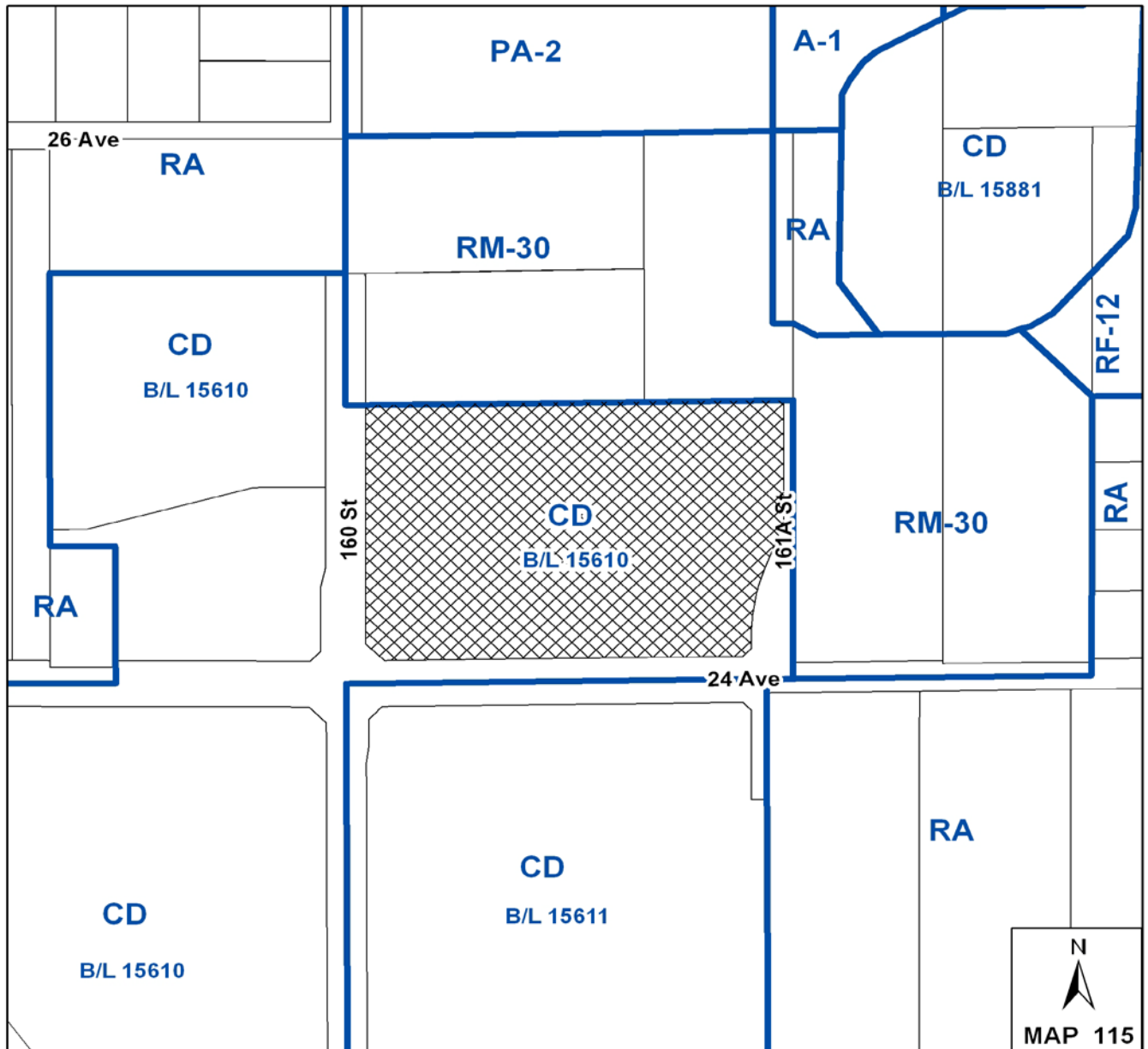
Proposal: A Liquor Primary License to allow a liquor primary establishment with an indoor occupant load of 200 and an outdoor occupant load of 95.

Recommendation: Approval to Proceed

Location: 2444 - 160 Street **Zoning:** CD (By-law No. 15610)

OCP Designation: Commercial

LAP Designation: Commercial **Owner:** Surrey South Shopping Centres Limited



PROJECT TIMELINE

Completed Application Submission Date: March 5, 2007
Planning Report Date: May 14, 2007

PROPOSAL

The applicant is proposing:

- a new Liquor Primary License

in order to permit a liquor primary establishment with an indoor occupant load of 200 and an outdoor occupant load of 95 with the hours of operation from 11:00 a.m. to 1:00 a.m. Sunday to Thursday and 11:00 a.m. to 2:00 a.m. Friday and Saturday.

RECOMMENDATION

The Planning & Development Department recommends that:

1. That a date for Public Hearing be set to solicit opinions from area residents regarding the proposed liquor primary establishment.

REFERRALS

Engineering:	The Engineering Department has no objection to the project (Appendix IV).
Parks:	No concerns (Appendix V).
Surrey RCMP:	No concerns (Appendix VI).
Surrey By-laws & Licensing Services:	No concerns (Appendix VII)
Building Division:	A building permit application for the intended occupancy will be required and will ensure full compliance with all the requirements of the 2006 BC Building Code and the Zoning By-law.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant site in Grandview Corners, recently approved under Development Permit No. 7906-0426-00 for development of a shopping centre.
- **Significant Site Attributes** The site is currently vacant.

- **East:** Across 161A Street, future townhouses, zoned RM-30, designated Multiple Residential in the OCP and 20-30 upa Medium-High Density in the Morgan Heights NCP.
- **South:** Across 24 Avenue, proposed Real Canadian Superstore, gas bar and future commercial centre, zoned CD (By-law No. 15610), designated Commercial in the OCP and in the Highway 99 Corridor LAP.
- **West:** Across 160 Street, Home Depot store and future retail commercial centre, zoned CD (By-law No. 15610), designated Commercial in the OCP and in the Highway 99 Corridor LAP.
- **North:** Future townhouses, zoned RM-30, designated Multiple Residential in the OCP and 20-30 upa Medium-High Density in the Morgan Heights NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.
LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- Located at the northeast corner of 24 Avenue and 160 Street, the subject site is currently designated Commercial in the Official Community Plan (OCP) and is also proposed for commercial uses in the Highway 99 Corridor Local Area Plan approved by Council in February 2004. The site is part of the overall Grandview Corners Shopping District, which comprises all four quadrants of 24 Avenue and 160 Street - approximately 30 hectares (74 acres) in land area.
- The original Grandview Corners OCP Amendment and Rezoning Application (No. 7904-0112-00) to allow for the development of large-format commercial buildings and small-scale commercial buildings, in a comprehensive design, received final adoption by Council on July 25, 2005.
- The generalized Development Permit No. 7904-0112-00 to establish an overall development scheme for Grandview Corners with an overall site plan, access and circulation system, pedestrian connections, design guidelines dealing with the general form and character of buildings, and landscaping details was approved by Council on October 14, 2005.
- The detailed Development Permit No. 7906-0426-00 to permit development of the retail shopping centre on the subject site (northeast quadrant) was approved by Council on March 12, 2007. This shopping centre consists of 41 commercial retail units (CRUs), totaling 15,315 square metres (164,852 sq.ft.) of retail commercial space, and a two-level, 210 stall, parking structure (Appendix IX). Building permit applications for this shopping centre have not yet been made.

- To the west of the site is the recently opened Home Depot store and a future retail commercial shopping centre, zoned CD (By-law No. 15610), designated Commercial in both the OCP and in the Highway 99 Corridor LAP. To the south of the site is the Real Canadian Superstore, approved by Council but not yet constructed, and a gas bar with preliminary approval by Council (Project No. 7906-0177-00), designated Commercial in both the OCP and in the Highway 99 Corridor LAP.
- To the north and east of the site are future 3-storey townhouses, zoned RM-30, designated Multiple Residential in the OCP and "20 – 30 upa Medium-High Density" in the Morgan Heights Neighbourhood Concept Plan (NCP). Development permits for these townhouse projects (Nos. 7905-0310-00 & 7905-0307-00) were approved by Council in October 2006, but building permits have not yet been issued.

Proposed Liquor Primary License

- The applicant proposes a liquor primary license on the subject property to allow the operation of a 383 square metre (4,119 sq.ft.) liquor primary establishment in unit VJ2 of the shopping centre. The proposed indoor occupant load is 200 persons, and the proposed outdoor occupant load is 95 persons. The outdoor area consists of 2 patios, one on the south side of the building (75 persons), and one on the east side of the building (20 persons) (Appendix III).
- The proposed liquor primary establishment will operate as a lounge with a focus on food and beverage service and will include entertainment such as a DJ. The intent is to provide a more upscale environment than would typically be found in a neighbourhood pub. The proposed operating hours are 11:00 am to 1:00 am Sunday to Thursday, and 11:00 am to 2:00 am Friday and Saturday, which is in accordance with Council policy.
- A liquor primary use is a permitted use under the CD (By-law No. 15610) Zone. The design of the building is as approved under the Development Permit (No. 7906-0426-00) for the shopping centre including the design of the outdoor patios.

Proposed Licensee Retail Store (LRS)

- It is noted that the applicant also proposes an attached liquor licensee retail store (LRS) in the neighbouring unit (VJ1). A liquor store is a permitted use under the CD (By-law No. 15610) Zone provided that is in conjunction with a liquor-primary licensed establishment. The applicant has confirmed that pre-approval for an LRS license has been granted by LCLB. Should Council support the proposed liquor primary establishment on the subject site, the LRS would be a permitted use and the Liquor Control and Licensing Branch (LCLB) would not require further local government approval to issue the liquor store license.

Liquor Licensing Approval Procedure

- On December 2, 2002, the Provincial Government enacted new regulations with respect to liquor licensing. Under the new procedures, the applicant initially contacts the Provincial Liquor Control and Licensing Branch (LCLB) to obtain a sign-off for the filing of the required application(s). Once the LCLB determines the application is complete, and the establishment and the applicant are eligible for licensing, a summary report is prepared by the LCLB and forwarded

to the local government (Appendix XI). The LCLB now requires that the applicant secure Local Government endorsement before the application can be considered for approval by the LCLB.

- The 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 the local government. The analysis of the criteria for this site is provided as follows:

(a) The location of the establishment

- The City's long-standing locational guidelines for neighbourhood pubs (now known as liquor primary establishments) are as follows:
 - Select a site close to a residential area but not surrounded by a residential area;
 - Select a site that is adjacent to or in a local commercial node;
 - Do not select a site on a provincial highway; and
 - Locate further than 400 metres (1,310 ft.) from a school, children's park, or playground.
- The site satisfies all but one of the locational guidelines for neighbourhood pubs. The subject site is located in the Grandview Corners Shopping Centre, which is a major commercial node. The site abuts the growing Morgan Heights community, which will include residential development in a variety of forms and densities. Since the proposed liquor primary location is on the southern edge of the site it will be surrounded by retail development and is not immediately adjacent to residential uses. The site is not located on a provincial highway.
- Measuring from property line to property line, the subject site is located approximately 200 metres (660 ft.) from the Southridge Private School. However, the building for the proposed liquor primary establishment (VJ1) is on the south portion of a large property (13-acres), and is separated from the school by surrounding retail buildings, a parking structure, and a large townhouse development on the neighbouring site to the north. Measuring from the edge of the proposed pub building to the school building the separation distance is over the 400-metre (1,310 ft.) requirement.
- The applicant met with Southridge School representatives on March 13, 2007, to discuss the liquor primary proposal. The applicant has indicated that the Head of School did not express concerns about the proposed liquor primary location for the following reasons:
 - All students at Southridge are not permitted to leave the school grounds during school hours;
 - All students are picked up and dropped off by parents/guardians;
 - There will be a residential development between the school and proposed liquor primary creating a large buffer area between the two properties;
 - The proposed liquor primary has assigned seating (hostesses) and all patrons appearing to be under the age of 25 are required to have 2 pieces of identification; and
 - The primary business hours of the proposed liquor primary establishment are in the evening. The proposed hours are 11:00 am to 1:00 am Sunday to Thursday, and 11:00 am to 2:00 am Friday and Saturday.

- Measuring from property line to property line, the subject site is located approximately 50 metres (164 ft.) from a future linear park off the end of 161A Street as shown in the Morgan Heights Neighbourhood Concept Plan (Appendix XII). However, the building for the proposed liquor primary (VJ1) is on the south portion of the site, and is separated from the park by surrounding retail buildings. Measuring from edge of the proposed pub building to the edge of the proposed linear park, the distance is over the 400-metre (1,310 ft.) requirement. The Parks, Recreation & Culture Department has not indicated a concern with the proposed liquor primary location.
- Under the locational criteria established by the City, a new liquor primary license should not locate within 1.6 kilometres (1 mile) of an existing liquor primary license. The only existing liquor primary establishment within 1.6 kilometres (1 mile) of the site is Hampton's Pub (15355 – 24 Avenue) which is 1.2 kilometres (0.75 mile) from the site. Hampton's Pub is in the process of being converted to a food primary establishment and the existing liquor license is being relocated across the street to a new wine bar (15388 – 24 Avenue). The new wine bar will have a small capacity of only 26 persons, will provide a different type of food and beverage service (wine-oriented), and will cater to a separate residential neighbourhood than the proposed liquor primary establishment (West of Highway 99). The next 2 closest liquor primary establishments are the South Point Station Pub (3020 – 152 Street) and the Forest Pub (3140 King George Highway), which are located approximately 2.0 km (1.2 miles) and 2.5 km (1.6 miles) away from the proposed liquor primary establishment respectively.

(b) The proximity of the establishment to social or recreational facilities and public buildings

- The site is located approximately 200 metres (660 ft.) (property line to property line) from Southridge Private School; however, the proposed liquor primary building is on the southern edge of a large (13-acre) commercial site. The liquor primary establishment will be separated from the school by neighbouring retail buildings, a parking structure, and a large townhouse development on the adjacent site to the north.
- The site is located approximately 50 metres (164 ft.) (property line to property line) from a future linear park located off the end of 161A Street as shown in the Morgan Heights Neighbourhood Concept Plan. However, the building for the proposed liquor primary (VJ1) is on the south portion of a large property, and is separated from the park by surrounding retail buildings. The Parks, Recreation & Culture Department has not indicated a concern with the proposed liquor primary location.

(c) The person capacity and hours of liquor service of the establishment

- The applicant is proposing an indoor occupant load of 200 persons and an outdoor occupant load of 95 persons (on 2 proposed patios) for a total occupant load of 295 persons including patrons and staff.
- The applicant has requested the following hours of operation for both the interior and the outdoor patios:

11:00 a.m. to 1:00 a.m. Sunday through Thursday; and
11:00 a.m. to 2:00 a.m. Friday and Saturday.

- These proposed hours are consistent with Council's policy on hours of operation for liquor primary establishments.
- City policy requires reduced hours of operation for outdoor patios that are within 100 metres (330 ft.) of a residential area to protect neighbouring residences. In these locations, the outdoor patios are required to close by 10:00 pm every day of the week. Since the proposed patio locations are not within 100 metres (300 ft.) of a residential area, this restriction is not required.

(d) The number and market focus or clientele of liquor primary licensed establishments within a reasonable distance of the proposed location.

- The applicant's objective is to provide an all-in-one entertainment venue for the mature consumer, where food, liquor and entertainment are available in a controlled upscale, friendly environment. The target market is young adults and middle-aged clientele looking for local upscale entertainment options. The proposed establishment will cater primarily to local residents in the Morgan Heights, and Grandview Heights areas, as well as customers who shop at the various stores in the Grandview Corners shopping centre.
- There are no other liquor primary establishments in Grandview Corners.
- While the target market for the future wine bar at 15388-24 Avenue also focuses on young adults and middle-aged people, the wine bar only has a capacity of 26 persons, and provides a different type of liquor and beverage service (wine oriented). The wine bar is also in a different residential neighbourhood and focuses on shoppers in the Peninsula Village shopping centre.

(e) Traffic, Noise, Parking and Zoning

- The proposed establishment is located within a larger commercial shopping centre (Grandview Corners). Driveway accesses to the site are from 24 Avenue, 160 Street and 161A Street. 24 Avenue is a four-lane arterial road and 160 Street is a major collector. The roads in the area have been newly upgraded to accommodate future traffic anticipated in the Grandview Corners area. The proposed establishment is not expected to negatively affect traffic patterns.
- The proposed liquor primary is well located on the southern edge of the site fronting 24 Avenue. The site is large (13-acres) and noise from the liquor primary establishment will be blocked by the surrounding retail buildings. The residential development to the north of the site is buffered not only by the retail buildings but also by a 10-metre (33 ft.) heavily landscaped buffer with berm that was designed to separate the commercial and residential uses.
- The shopping centre on the subject site will have 647 parking stalls, 210 of which are provided in a 2-storey parking structure at the north of the site. The number of parking spaces provided on the site exceeds the number of parking stalls required to facilitate the proposed liquor primary establishment.
- The site is within a newly developing commercial node and regulated under the "Comprehensive Development Zone (CD) (By-law No. 15610)", which permits a neighbourhood pub.

(f) Population, population density and population trends

- The 2001 Census Community Profile for the South Surrey area indicates a total population of 53,980 with approximately 76.2% of those people over the age of 19.
- Grandview Heights is a growing community. The general Land Use Plan for Grandview Heights, approved by Council on July 11, 2005, anticipates that at full build-out, there will be in the range of 7,000 to 10,000 dwelling units of varying types, which will accommodate roughly 20,000 additional people for a total of approximately 26,000 including the existing residents.

(g) The impact on the community if the application is approved

- The proposed establishment is intended to cater primarily to local residents and customers patronizing the Grandview Corners Shopping Centre. There is little expected community impact if the application is approved. Comments from By-laws & Licensing and the RCMP have indicated no concerns with the proposed liquor primary establishment.
- As per the recently approved Good Neighbour Agreement Policy, the applicant will be required to enter into a Good Neighbour Agreement as a condition of receiving a business license for the proposed liquor primary establishment.

PRE-NOTIFICATION

In accordance with Council Policy, pre-notification letters were sent on April 3, 2007 and 2 development proposal signs were erected on the property. As a result of the notification process, staff received the following calls and correspondence with respect to the proposal, as follows:

- Staff received 1 phone call and 1 e-mail correspondence from 2 parents who have children attending the Southridge Private School who expressed concerns regarding the proximity of the proposed liquor primary establishment to the school.

(The site is located approximately 200 metres (660 ft.), measured property line to property line, from Southridge Private School; however, the separation distance between the buildings is over 400 metres (1,312 ft.). The proposed liquor primary building is on the southern edge of a large (13-acre) commercial site. The liquor primary establishment will be separated from the school by neighbouring retail buildings, a parking structure, and a large townhouse development on the adjacent site to the north. The Head of School for the Southridge Private School has not expressed a concern with the proposal).

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.	Draft Floor Plan
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments

Appendix VI.	Surrey RCMP Comments
Appendix VII.	Surrey By-laws and Licensing Services Comments
Appendix VIII.	Building Division
Appendix IX.	Grandview Corners NE Quadrant Site Plan
Appendix X.	Building VJ Elevations
Appendix XI.	LCLB Summary Report
Appendix XII.	Morgan Heights NCP

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 10, 2007.

How Yin Leung
Acting General Manager
Planning and Development

RG/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 15610)

Required Development Data	Minimum Required / Maximum Allowed	Proposed (Shopping Centre)
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		49,248 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	31%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	3.0 m	3.0 m
Rear	3.0 m	3.0 m
Side #1 (North)	13.5 m	13.5 m
Side #2 (South)	3.0 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	5 - 9.1 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail	15,759 m ²	15,315 m ²
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	15,759 m ²	15,315 m ²

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

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)	0.32	0.31
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	458	647
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls	6	17
Number of small cars		42
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

