

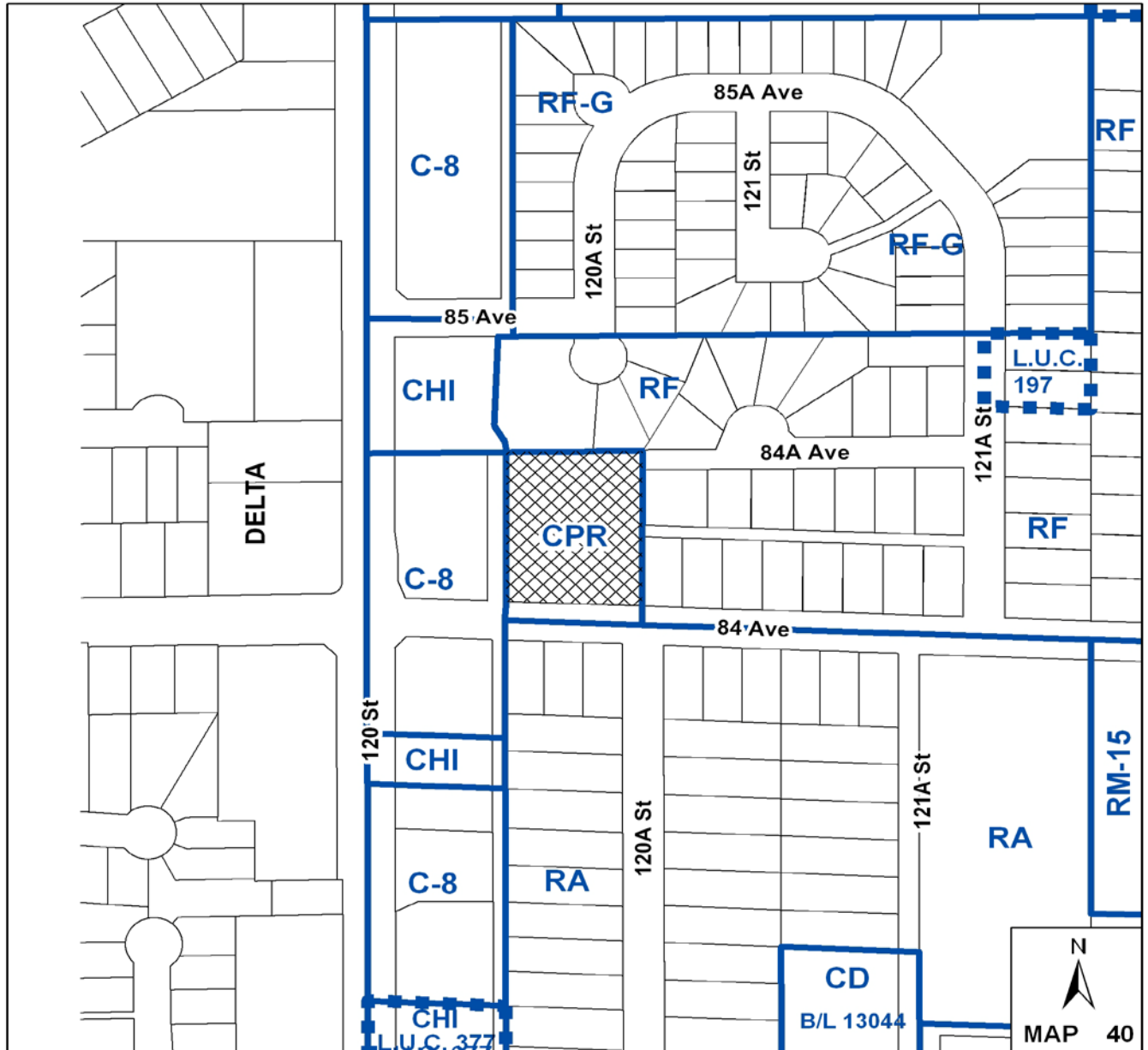
**Proposal:** Liquor primary liquor license amendment to expand the licensed area to include the concourse area of the bowling centre and to increase the indoor person capacity from 60 to 200.

**Recommendation:** Approval to Proceed

**Location:** 12033 - 84 Avenue      **Zoning:** CPR

**OCP Designation:** Commercial

**LAP Designation:** Commercial      **Owner:** Scottsdale Lanes Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: March 22, 2007  
Planning Report Date: June 11, 2007

## PROPOSAL

The applicant is proposing:

- a Liquor Primary Liquor License amendment

in order to permit expansion of the licensed area to include the concourse area of the bowling centre and to increase the inside person capacity from 60 to 200.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
  - (a) expansion of the liquor primary licensed area to include the 237 square metre (2,551 sq.ft.) concourse area of the bowling centre; and
  - (b) the increase in person capacity from 60 to 200 inside.

## REFERRALS

Engineering:	No concerns (Appendix IV).
School District:	No concerns (Appendix V).
Surrey RCMP:	No concerns (Appendix VI).
Surrey By-laws & Licensing Services:	No concerns (Appendix VII).
Building Division:	No concerns (Appendix VIII).

## SITE CHARACTERISTICS

- **Existing Land Use** Bowling centre (Scottsdale Lanes).
- **East:** Single family dwellings, zoned RF, designated Urban in the OCP.

- **South:** Across 84 Avenue, single family dwellings, zoned RA, designated Multiple Residential in the OCP.
- **West:** Retail commercial building, zoned C-8, designated Commercial in the OCP.
- **North:** Single family dwellings, zoned RF, designated Urban in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 84 Avenue, just east of 120 Street (Scott Road). The site is currently zoned "Commercial Recreation Zone (CPR)" and is occupied by the Scottsdale Bowling Lanes, which has been in operation at this location since 1987.
- Scottsdale Bowling Lanes currently has 24 bowling lanes, a concourse area, snack bar, meeting rooms and offices, and a lounge. The establishment currently has a Liquor Primary Liquor License for the lounge area only, which is approximately 77 square metres (829 sq.ft.) in size and has a maximum capacity of 60 persons. Alcoholic beverages cannot currently be sold or consumed outside of the lounge. The hours of operation under the existing Liquor Primary Liquor License are 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to midnight on Sunday.
- On March 6, 2006 the Liquor Control and Licensing Branch (LCLB) issued an Operational Bulletin (No. 06-01) confirming that the bowlers' area (the concourse and/or bowlers' seating area immediately behind the bowling lanes) may be included for consideration in the application for a Liquor Primary license. As per this bulletin, unlicensed bowling centres may now make application with LCLB for a new liquor primary license for the concourse or bowlers' seating area and bowling centres with an existing liquor primary license for a dedicated lounge may now make application with LCLB for a structural change to include the concourse or bowlers' seating area.
- As per the 2006 Operation Bulleting from LCLB (No. 06-01), the owners of Scottsdale Bowling Lanes, who have an existing liquor primary license for a dedicated lounge, have made an application to the Liquor Control and Licensing Branch (LCLB) for a structural change to include their concourse area under the liquor primary license and as result of the additional seating available, expand the indoor person capacity under the license from 60 persons (lounge) to 200 persons (lounge + concourse area). The purpose of the expansion is to allow patrons to consume alcoholic beverages closer to where they are bowling and not have the inconvenience of having to go back and forth to the lounge between bowling turns. No changes to the hours of operation are proposed.

- The proposed capacity of 200 persons is well below the 409 person occupant load permitted under the BC Building Code. The 200 person capacity is based on 6 people per lane bowling (24 lanes = 144) plus 56 people in the lounge area.
- The Liquor Control and Licensing Branch (LCLB) requires Council to provide a response to the application (to increase the person capacity) and 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

- Under the current licensing arrangement, patrons of the bowling centre can purchase and consume alcoholic beverages before, after, and while they are bowling, however they are required to purchase and consume those beverages in the lounge area. The proposed amendment is simply to alleviate the inconvenience of having to walk back and forth from the lounge. The applicant is not proposing an expansion to the building itself, or to the number of lanes, and it is not expected that the recreational focus of the facility will change as a result of this amendment. As such, a significant increase in noise beyond what is currently observed is not anticipated.
- The RCMP has advised Planning staff that they have had no significant calls for service to this establishment.

#### Impact on the Community

- The subject bowling centre (Scottsdale Bowling Lanes) is located in a standalone building, on a commercially zoned and designated site, and has been in operation since 1987. While there are residential homes to the immediate east and north of the site they are screened by landscaping and separated by the parking area. The establishment already operates as a recreational facility with a liquor primary liquor license and it is not expected that the proposed amendment will cause the establishment to operate much differently. As such, additional impact on the neighbouring community is not anticipated.

#### The Views of Residents

- 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. Therefore, the proposed Liquor Primary Liquor License amendment will proceed to Public Notification. Upon the conclusion of the Public Notification period, the proposed amendment, along with any comments received from the public, will be submitted to Council for final consideration.
- In accordance with Corporate Report No. R209, the applicant has installed a Development Proposal Sign on the property to identify the increase in person capacity for the establishment. Planning & Development Department staff have not received any telephone calls or correspondence in response to this sign.

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

- The main purpose of the business is bowling, and not the consumption of alcohol. Allowing patrons to consume alcohol closer to where they are bowling will not result in the establishment being operated in a manner that is contrary to its primary purpose.

#### 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.	Site Plan and Existing Floor Plans of Bowling Centre
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Surrey RCMP Comments
Appendix VII.	Surrey By-laws and Licensing Services Comments
Appendix VIII.	Surrey Building Division Comments

#### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated May 14, 2007.

How Yin Leung  
Acting General Manager  
Planning and Development

RG/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:                Ken Clarke  
                         Address:            12033 - 84 Avenue  
                                                 Surrey, B.C.  
                                                 V3W 3G4  
                         Tel:                    604-596-3924
  
2.      Properties involved in the Application
  - (a)      Civic Address:            12033 - 84 Avenue
  
  - (b)      Civic Address:            12033 - 84 Avenue  
                 Owner:                    Scottsdale Lanes Ltd.  
                 PID:                        009-344-314  
                 Lot 33 Section 30 Township 2 New Westminster District Plan 24627
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification to solicit public opinion with respect to a liquor license amendment.

## DEVELOPMENT DATA SHEET

Existing Zoning: CPR

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,320 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	40%	35%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	12 m	20 m
Rear	12 m	13 m
Side #1 (East)	12 m	19 m
Side #2 (West)	12 m	3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	2,128 m <sup>2</sup>	1,862 m <sup>2</sup>
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	2,128 m <sup>2</sup>	1,862 m <sup>2</sup>

*\* 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)	0.40	0.35
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	80	88
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
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

