

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0272-00

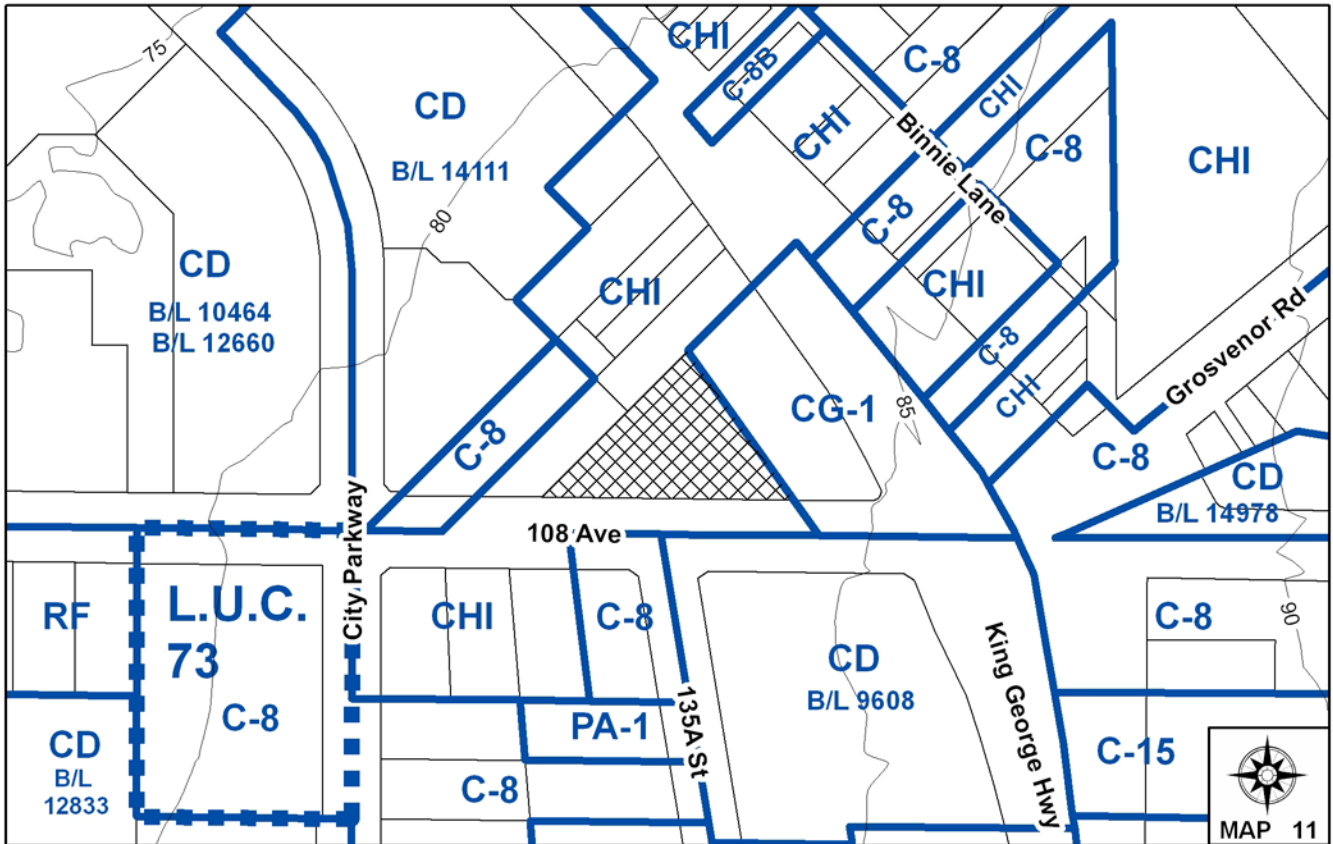
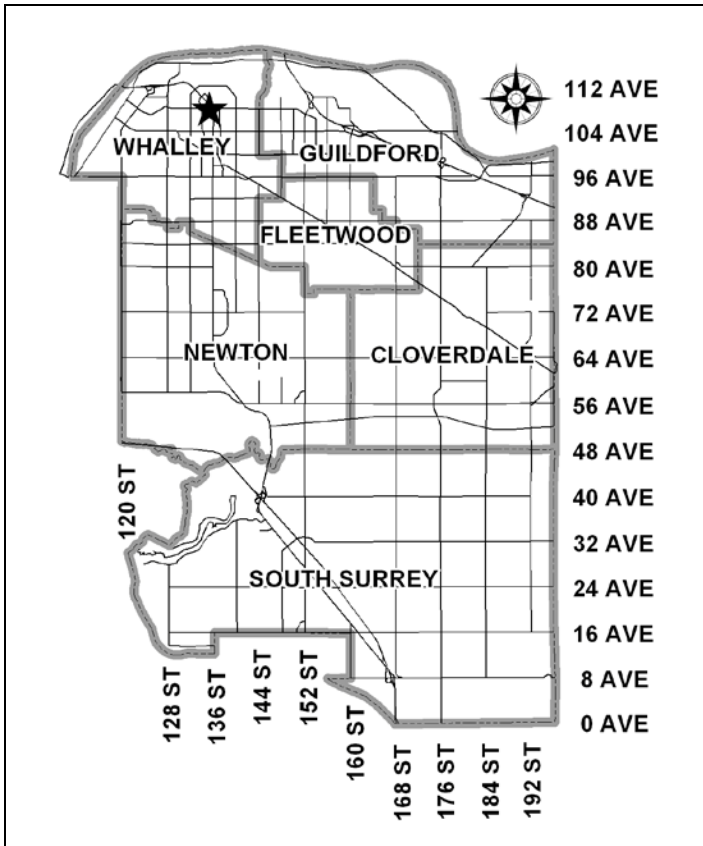
Planning Report Date: October 15, 2007

**PROPOSAL:**

- Liquor License Amendment

in order to permit patron participation in the form of karaoke at an existing restaurant.

**LOCATION:** 13525 - 108 Avenue  
**OWNERS:** Gino and Antoinette Floreano  
**ZONING:** CHI  
**OCP DESIGNATION:** City Centre



### RECOMMENDATION SUMMARY

- Approval of the proposed liquor license amendment to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Provincial Policies and Guidelines for Liquor Applications and Licensed Premises.

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

Parks, Recreation & Culture:	Parks, Recreation and Culture has no concerns with respect to the proposed license amendment.
Surrey RCMP:	The RCMP has concerns that the proposed karaoke may attract a criminal element.
Surrey By-laws & Licensing Services:	No concerns with the requested amendment.
Building Division:	No concerns with the requested amendment, provided it does not result in any modification to the current occupant load.

SITE CHARACTERISTICS

Existing Land Use: Commercial buildings containing Que Huong Restaurant and Budget Applicant Sales and Service.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant commercial building.	City Centre	CHI
East:	Vacant service station site.	City Centre	CG-1
South (Across 108 Avenue):	Service station and mixed-use commercial development Church Hall, Automotive Repair.	City Centre	CD (By-law No. 9608), C-8 and CHI
West:	Parking lot.	City Centre	CHI

## DEVELOPMENT CONSIDERATIONS

- The Que Huong Restaurant, located in the easterly building at 13525 – 108 Avenue in Surrey City Centre, is currently zoned CHI.
- One of the two tenants in the existing two-storey building is a restaurant which had a food primary liquor license issued by the province in June 2001.
- The existing food primary liquor license permits an occupancy load of 60 persons, which includes both patrons and staff. The licensed hours of operation are 11:00 a.m. to 1:00 a.m., seven days a week.
- The proprietors of the Que Huong Restaurant have 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.
- The karaoke equipment will consist of one mixer, one equalizer, one DVD player, one microphone, 3 speakers and one amplifier. The karaoke system will be placed behind the cashier counter.

## 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:
  - (a) Potential for noise
    - The Que Huong Restaurant is located in a two-tenant building, with the other tenant being an appliance sales and repair business. The proposed karaoke machine and system will be located inside the existing restaurant building.
    - There is no patio component to this restaurant.
    - The subject restaurant is surrounded by commercial properties, including a vacant service station site to the east.
    - 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.
  - (b) The impact on the community
    - The subject restaurant is located near the intersection of 108 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.
    - 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.

- (c) Will the amendment result in the establishment being operated in a manner that is contrary to its primary purpose?
- o 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 is not expected to 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

Pre-notification letters were sent out on September 21, 2007 and to date, staff have received no comments.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary

Jean Lamontagne  
General Manager, Planning and Development

LAP/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:                  Jenny Dong  
                         Address:                13525 - 108 Avenue  
   Surrey, BC  
   V3T 2K2  
                         Tel:                        604-617-7015
  
2.      Properties involved in the Application
  - (a)      Civic Address:            13525 - 108 Avenue
  
  - (b)      Civic Address:            13525 - 108 Avenue  
            Owner:                    Gino and Antoinette Floreano  
            PID:                        001-581-694  
            Lot B Except Parcel "One (Reference Plan 31517) Section 15 Block 5 North  
            Range 2 West New Westminster District Plan 7559
  
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.