

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0144-00

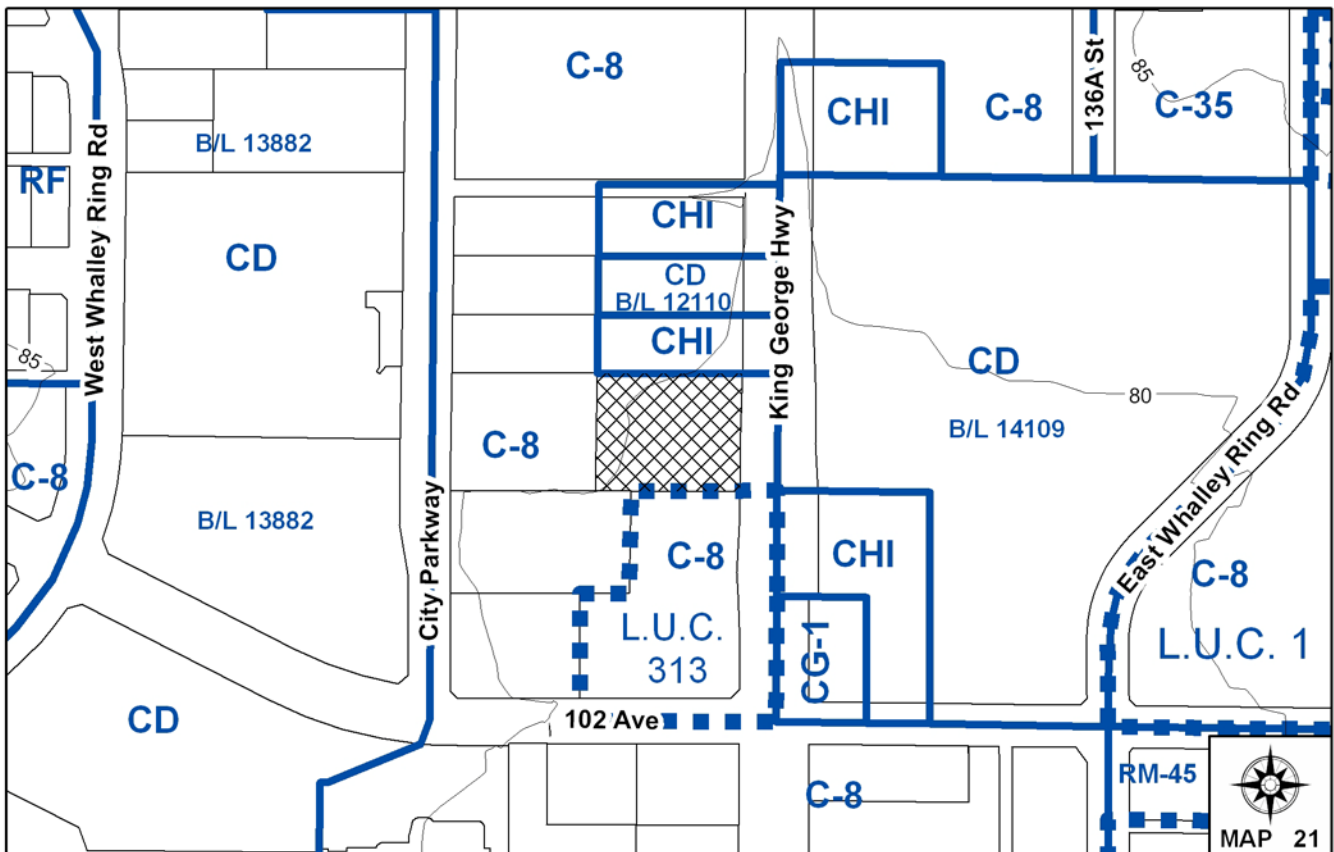
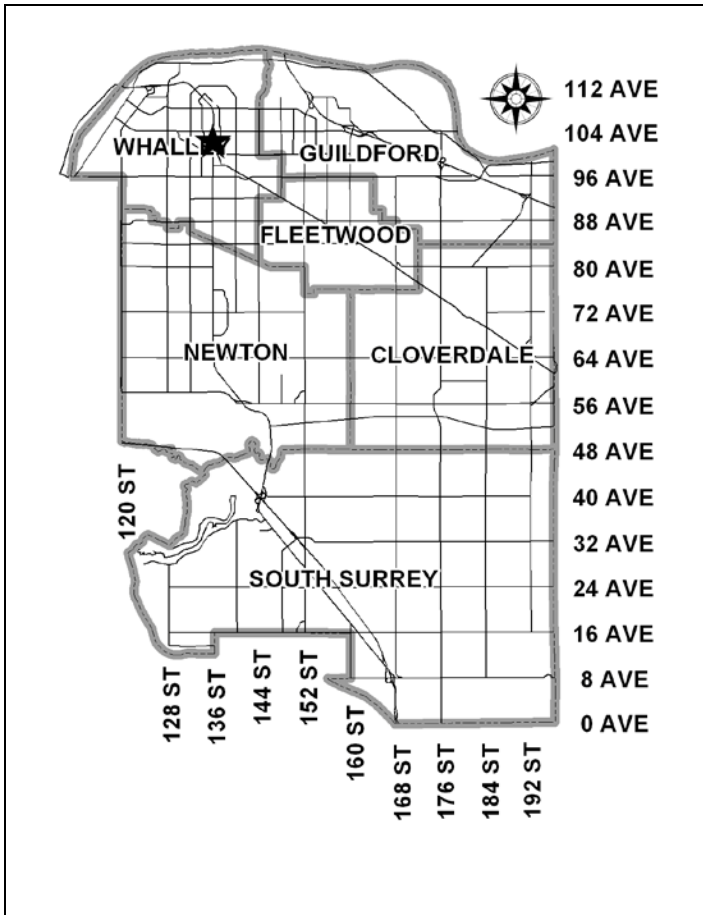
Planning Report Date: July 28, 2008

PROPOSAL:

- **Liquor License Amendment** (patron participation for food primary)

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

LOCATION: 10257 King George Highway
OWNER: Kwan Bros. Investments Ltd.
ZONING: C-8
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

Surrey RCMP: No concerns with the requested amendment.

Surrey By-laws & Licensing Services: No concerns with the requested amendment.

Building Division: No concerns with the requested amendment.

SITE CHARACTERISTICS

Existing Land Use: Commercial building containing Olympia Pizza and Restaurant and a mix of other commercial businesses.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Commercial building.	City Centre	CHI
East (Across King George Highway):	Commercial building.	City Centre	CD By-law No. 14109 (based on C-8)
South:	Mixed-use commercial building.	City Centre	C-8
West (Across parking lot):	Mixed-use commercial building.	City Centre	C-8

DEVELOPMENT CONSIDERATIONS

- The Olympia Pizza and Restaurant, located in the northern unit of 10257 King George Highway in Surrey City Centre, is currently zoned C-8.
- The existing food primary liquor license permits an occupancy load of 98, which includes both patrons and staff. The licensed hours of operation are 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to midnight on Sunday.
- The proprietors of the Olympia Pizza and 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 applicant is proposing to have one common karaoke machine used in the restaurant and is not proposing private rooms.

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 Olympia Pizza and Restaurant is located in a multi-tenant building, with the other tenants mainly being open during the day. The karaoke is proposed to be used after 7:00 p.m.
 - There is no patio component to this restaurant.
 - The subject restaurant is surrounded by commercial properties.
 - 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 102 Avenue and King George Highway. 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?

- 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 on June 11, 2008 and to date, staff have received one phone call with concerns over a possible increase in gang activity. The caller indicated no objection to karaoke a maximum of 2 days a week but 7 days a week would be a problem.

(Both the RCMP and the By-law & Licensing Division report no incidents at this establishment and have no concerns with the proposal.)

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

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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: Gailordon Macalanda
 Address: 10257 King George Highway
 Surrey, BC
 V3T 2W6
 Tel: 604-584-1388

2. Properties involved in the Application

- (a) Civic Address: 10257 King George Highway
- (b) Civic Address: 10257 King George Highway
 Owner: Kwan Bros. Investments Ltd.
 PID: 007-362-765
 Lot 157 Section 27 Block 5 North Range 2 West New Westminster District
 Plan 44303

3. Summary of Actions for City Clerk's Office

Liquor Applications

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