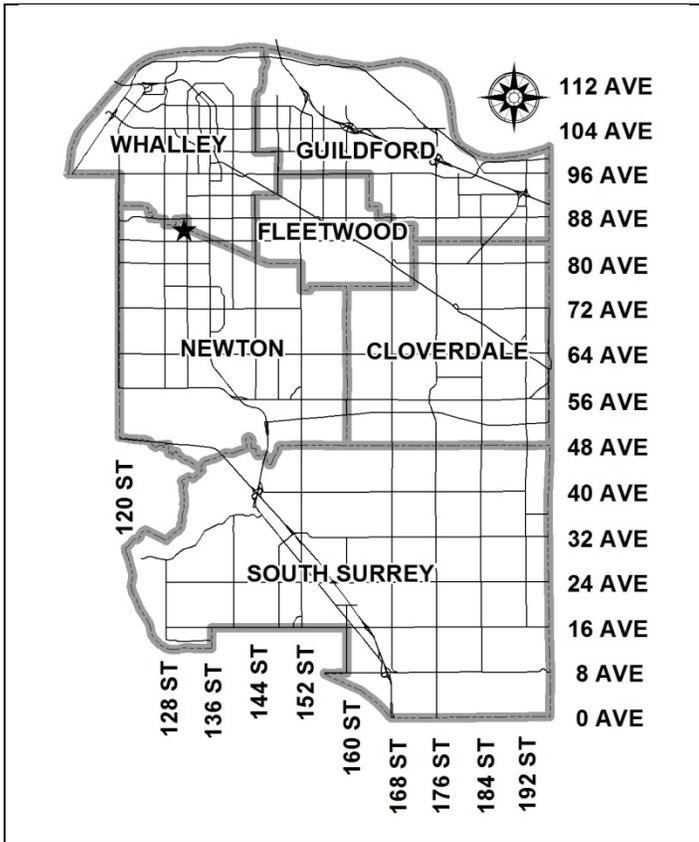


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7917-0144-00

Planning Report Date: March 12, 2018



PROPOSAL:

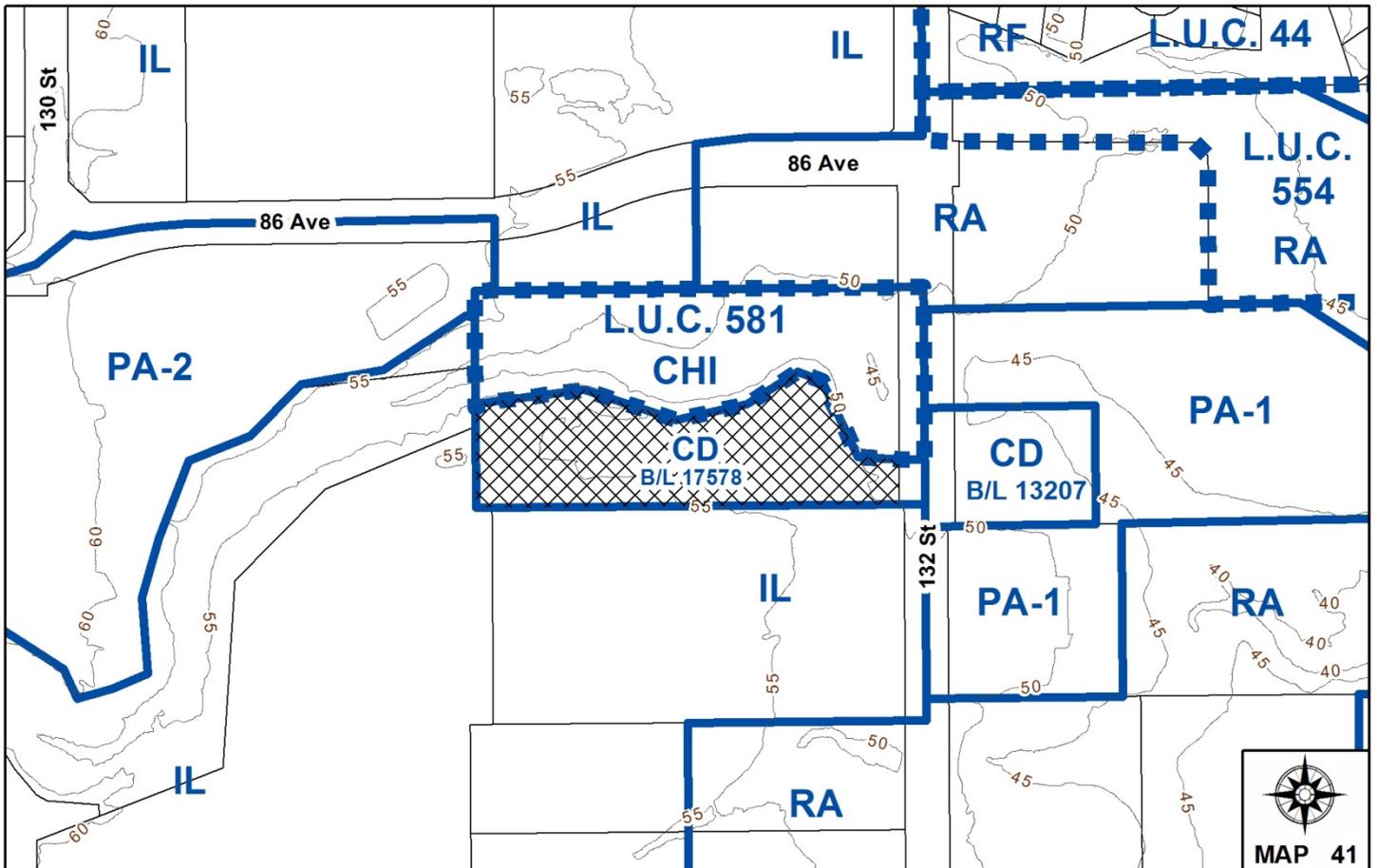
- **Liquor License Amendment**

to allow for the addition of a patio with an occupant load of 16 persons.

LOCATION: 8593 - 132 Street

ZONING: CD (By-law No. 17578)

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The owner of the Hook & Ladder Pub is requesting an amendment to the existing liquor primary license to allow for the addition of a patio, with an occupant load of 16 persons.
- The Hook & Ladder Pub has been in operation for approximately 35 years, with a primary liquor license, but the liquor primary license expired when the new owner purchased the pub in July, 2016. Since July, 2016 the pub has been operating with a food primary liquor license.
- In 2017, the owner made application for a new liquor primary license to again allow liquor service at the Hook & Ladder Pub. This proposal was approved by Council at the Regular Council – Public Hearing meeting on November 20, 2017. At that time it was understood that a patio was not permitted at this location, but recently new information has come forward that indicates that a patio may be permitted. The owner is thus applying for an amendment to the liquor primary license to allow for the addition of a patio.
- No concerns were received from surrounding businesses regarding the applicant's liquor primary license application.
- In accordance with Good Neighbour Agreement Policy No. M-25, and in order to promote Surrey as a vibrant, safe and attractive community, the applicant recently entered into a Good Neighbour Agreement as part of their recently approved liquor primary license application.

RECOMMENDATION

The Planning & Development Department recommends that Council approve the following proposed liquor primary license amendment to proceed to Public Notification:

- (a) the addition of a patio with a capacity of 16 persons, for a total maximum occupant load of 65 persons for the premises.

DEVELOPMENT CONSIDERATIONS

Background

- The property at 8593 – 132 Street is located on the west side of 132 Street and has a 3,351 square metre (36,069 sq. ft.) multi-tenant industrial building located on it which is divided into 6 strata lots. The Hook & Ladder Pub occupies Strata Lot 1 of the development.
- The subject property is designated Industrial in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17578).
- A liquor primary licensed establishment is a permitted use under CD By-law No. 17578.
- The Hook & Ladder Pub has been in operation for approximately 35 years, with a primary liquor license, but the liquor primary license expired when the new owner purchased the pub in July 2016. Since July 2016 the pub has been operating with a food primary liquor license.
- In 2017, the owner made application for a new liquor primary license to again allow liquor service at the Hook & Ladder Pub. This proposal was approved by Council at the Regular Council – Public Hearing meeting on November 20, 2017. The liquor primary license has the following limitations:
 - a maximum occupant load of 65 persons for the premises; and
 - the hours of operation for the liquor primary establishment are Sunday through Thursday from 11:00 a.m. to no later than 1:00 a.m.; and Friday and Saturday from 11:00 a.m. to no later than 2:00 a.m..
- At the time of the approval of the liquor primary license it was understood that a patio was not permitted at this location, but recently new information has come forward that indicates that a patio may be permitted. The owner is thus applying for an amendment to the liquor primary license to allow for the addition of a patio.

Proposed Amendment to the Liquor Primary License

- The applicant is proposing an amendment to their existing liquor primary license to allow for the addition of a patio, with an occupant load of 16 person for the patio. The premises (which includes both indoors and outdoors) has a maximum occupant load of 65 persons, as per the liquor primary license that was approved by Council on November 20, 2017. The 16-person occupant load for the patio is included within the maximum total occupant load of 65 persons for the premises.
- This change requires a resolution from Council, which will then be considered by Liquor Control and Licensing Branch (LCLB).

LCLB Criteria

- The LCLB requires that Council comment on the requested outdoor patio addition to the liquor primary license. The analysis of the criteria for this site is provided as follows:

Potential for Noise:

- The Hook & Ladder Pub is located within a multi-tenant commercial/industrial building at 8593 – 132 Street. The Pub is adjacent to a City-owned riparian area to the north and west. On the other side of the creek are parking areas located under BC Hydro lines. The Pub is approximately 170 metres (550 ft.) from 132 Street and is not visible from the street. To the south of the site is an industrial building has no building setback from the subject site.
- The patio is proposed on the north side of the Pub, directly adjacent to a City-owned riparian area. The pub is not visible from any of the adjacent properties.
- The Hook & Ladder Pub is located approximately 300 metres (1,000 ft.) from the nearest residential area to the northeast. This residential area is located on the opposite side of the creek, the BC Hydro lines and 132 Street from the subject site.
- As a result of the Pub's location, it is not anticipated that the adjoining properties will be adversely impacted by noise that may be generated by the proposed patio.

Impact on the Community:

- The proposed patio does not result in any net increase in the total person capacity of 65 persons for the premises currently allowed under the existing liquor primary license. The patio is not anticipated to generate a negative impact on the community.
- As noted in the original Planning Report, dated October 2, 2017, Surrey RCMP and Surrey's By-laws and Licensing Services have identified no concerns with respect to the operations of the Hook & Ladder Pub.
- The applicant has entered into a Good Neighbour Agreement in accordance with City Policy No. M-25.

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

- This is an existing liquor primary licensed establishment. The proposed amendment does not alter the primary purpose of the license.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was placed on the property and pre-notification letters were sent on June 1, 2017 regarding the proposed liquor license primary application. There were no concerns expressed concerning the development proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Strata Plan NW2086 Showing Location of Hook & Ladder Pub and Patio
Appendix III.	Planning Report dated October 2, 2017

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

Appendix III

City of Surrey PLANNING & DEVELOPMENT REPORT

File: 7917-0144-00

Planning Report Date: October 2, 2017

PROPOSAL:

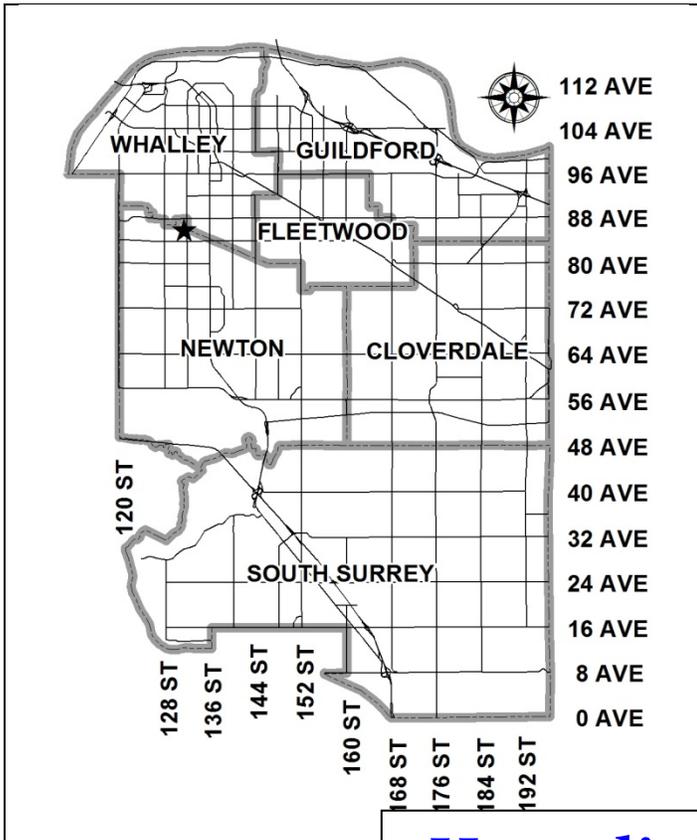
- New Liquor Primary License

to allow continued liquor service at the Hook & Ladder Pub.

LOCATION: 8593 - 132 Street

ZONING: CD (By-law No. 17578)

OCP DESIGNATION: Mixed Employment



[Hyperlink to Report
7917-0144-00 dated
October 2, 2017 \(click\)](#)

