

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0144-00

Planning Report Date: October 2, 2017

PROPOSAL:

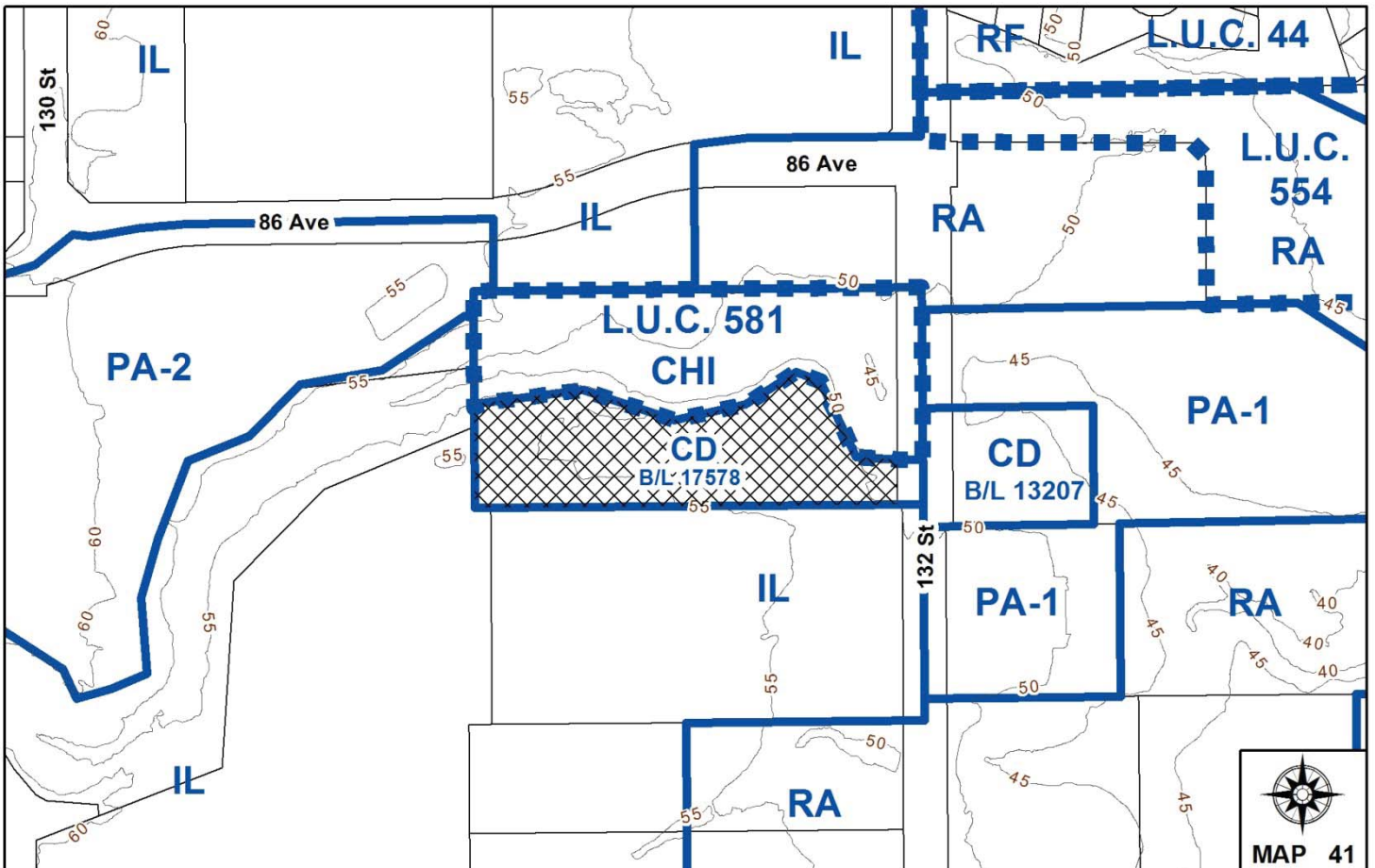
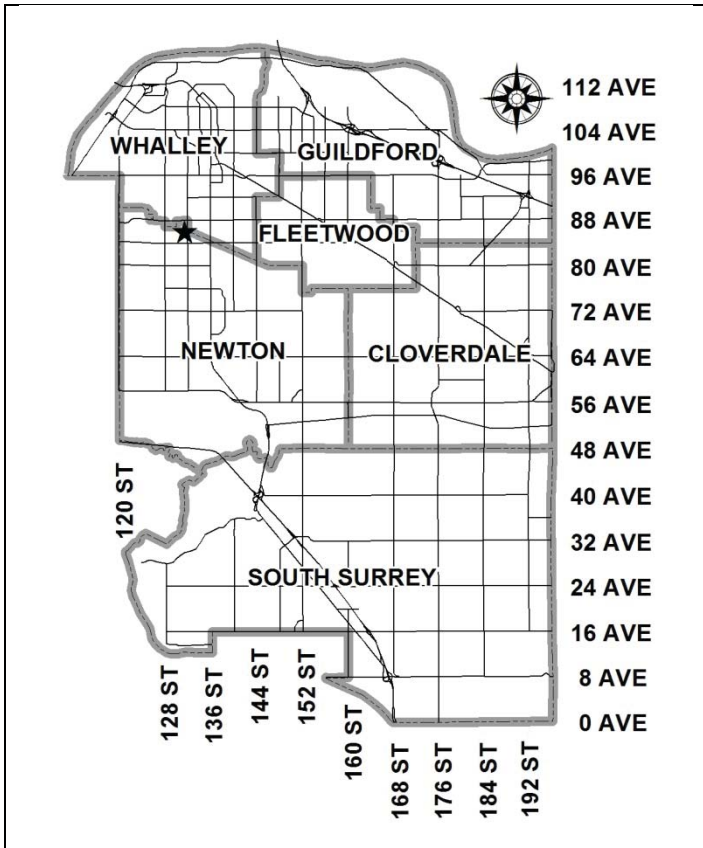
- **New Liquor Primary License**

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

LOCATION: 8593 - 132 Street

ZONING: CD (By-law No. 17578)

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

- Set date for a Public Information Meeting in the form of a Public Hearing to solicit resident opinions on the proposed neighbourhood pub.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed liquor primary license is to permit liquor to continue to be sold and consumed at the Hook & Ladder Pub. 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, but the applicant would like to resume the business with a liquor primary license.
- The proposed operating hours of the neighbourhood pub are within Council's policy on hours of operation for liquor primary licensed establishments. The proposed hours of operation 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..
- The applicant has agreed to enter into a Good Neighbour Agreement to assist in mitigating any impact the liquor primary license may have on the surrounding neighbourhood in terms of noise, nuisance, and litter.
- No concerns have been received from surrounding businesses regarding the proposal in response to pre-notification letters.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the proposed liquor primary establishment, with the following limitations:
 - (a) the maximum occupant load of 65 persons; and
 - (b) 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..
2. Council instruct staff to resolve the following issues prior to final issuance:
 - (a) execution of a lease agreement with the City to lease the City-owned parking lot located at 8613 – 132 Street and 8599 – 132 Street; and
 - (b) execution of a Good Neighbour Agreement with the City.

REFERRALS

| | |
|--------------------------------------|--------------|
| Engineering: | No concerns. |
| School District: | No concerns. |
| Parks, Recreation & Culture: | No concerns. |
| Surrey RCMP: | No concerns. |
| Surrey Fire Department: | No concerns. |
| Surrey By-laws & Licensing Services: | No concerns. |
| Building Division: | No concerns. |

SITE CHARACTERISTICS

Existing Land Use: Hook & Ladder Pub.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|---|------------------|-----------------------|
| North: | City-owned riparian area. | Mixed Employment | CHI and IL |
| East (Across 132 Street): | Single family dwelling and home-based light impact industrial business. | Urban | CD (By-law No. 13207) |
| South: | Multi-tenant industrial building. | Industrial | IL |
| West: | Multi-tenant industrial building and City-owned riparian area. | Industrial | IL |

DEVELOPMENT CONSIDERATIONSBackground

- 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.
- 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, but the applicant would like to resume the business with a liquor primary license.

Proposed Liquor Primary License

- The applicant is proposing a new liquor primary license to permit the Hook & Ladder Pub to continue operation as a liquor primary establishment.
- The applicant is proposing the following hours of operation for the liquor primary establishment: on Sunday through Thursday from 11:00 a.m. to no later than 1:00 a.m.; and on Friday and Saturday from 11:00 a.m. to no later than 2:00 a.m.. The hours proposed by the applicant are consistent with the hours endorsed by Council through Corporate Report No. L003 on February 23, 2004, which provides parameters for the operation of a liquor primary establishment in the City.

- In accordance with Good Neighbour Agreement Policy No. M-25, and in order to promote Surrey as a vibrant, safe and attractive community, the City requires that proprietors of liquor establishments sign a Good Neighbour Agreement to allow proprietors a more formal and defined role in the prevention of, as well as a response to, negative issues that may arise from the operation of their business.
- As part of the New Liquor Primary License application, the applicant has agreed to enter into a Good Neighbour Agreement, prior to issuance of the proposed liquor primary license permit.

Liquor Licensing Approval Procedure

- The Liquor Control and Licensing Branch (LCLB) requires that the applicant secure local government endorsement before a liquor primary 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 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 Hook & Ladder Pub is located approximately 200 to 400 metres (0.25 to 0.5 miles) from residential areas, but is not surrounded by a residential area.
- The site is located within an industrial area.
- The site is not located on a provincial highway.
- The site is not located within 400 metres (1,310 ft.) from a public school, children's park, or playground.
- 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 following liquor primary licence was identified within the vicinity of the subject site:
 - Bear Creek Pub, located approximately 0.9 kilometres (0.5 miles) from the subject site, at 13588 – 88 Avenue.

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

- The site is not within close proximity of any public elementary school or secondary school or recreational or park facilities.

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

- The applicant is proposing the following hours of operation for the liquor primary establishment: on Sunday through Thursday from 11:00 a.m. to no later than 1:00 a.m.; and on Friday and Saturday from 11:00 a.m. to no later than 2:00 a.m. The proposed hours correspond with Council's policy on hours of operation for liquor primary establishments.
- The subject site has a maximum occupant load of 65 persons, based on their approved Building Permit drawings.

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

- The intent of the proposed liquor primary license is to provide liquor service to nearby residents.

(e) The impact of noise on the community in the immediate vicinity of the establishment

- The site is surrounded by a riparian area or industrial businesses, and therefore it is anticipated that there will be minimal impact generated through the proposed liquor primary license.

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

- The Hook & Ladder Pub has been in operation for approximately 35 years and little community impact is expected if the application is approved; and
- The applicant has agreed to sign a Good Neighbour Agreement, which will help to prevent negative issues, including litter and untidiness, which may arise from the operation of their premise. Surrey By-laws and Licensing Services indicate that they have no files of concern for this premise.

Parking

- The applicant and another strata owner (Strata Lot No. 3) are proposing to lease the City-owned properties north of the site at 8613 – 132 Street and 8599 - 132 Street to provide additional parking for the site. With the addition of the 63 parking spaces provided through the long-term lease on these two northerly properties, and the existing 75 parking spaces on-site, the total number of parking spaces for the subject site is 138, which exceeds the required parking (129 spaces) for all of the uses located on the subject site.

- As a condition for issuance of the liquor primary license permit, the applicant is required to sign a lease agreement with the City to lease the City-owned parking lot located at 8613 - 132 Street and 8599 - 132 Street.

PRE-NOTIFICATION

In accordance with Council policy a development proposal sign has been erected on the property and pre-notification letters were sent on June 1, 2017. 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 |

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

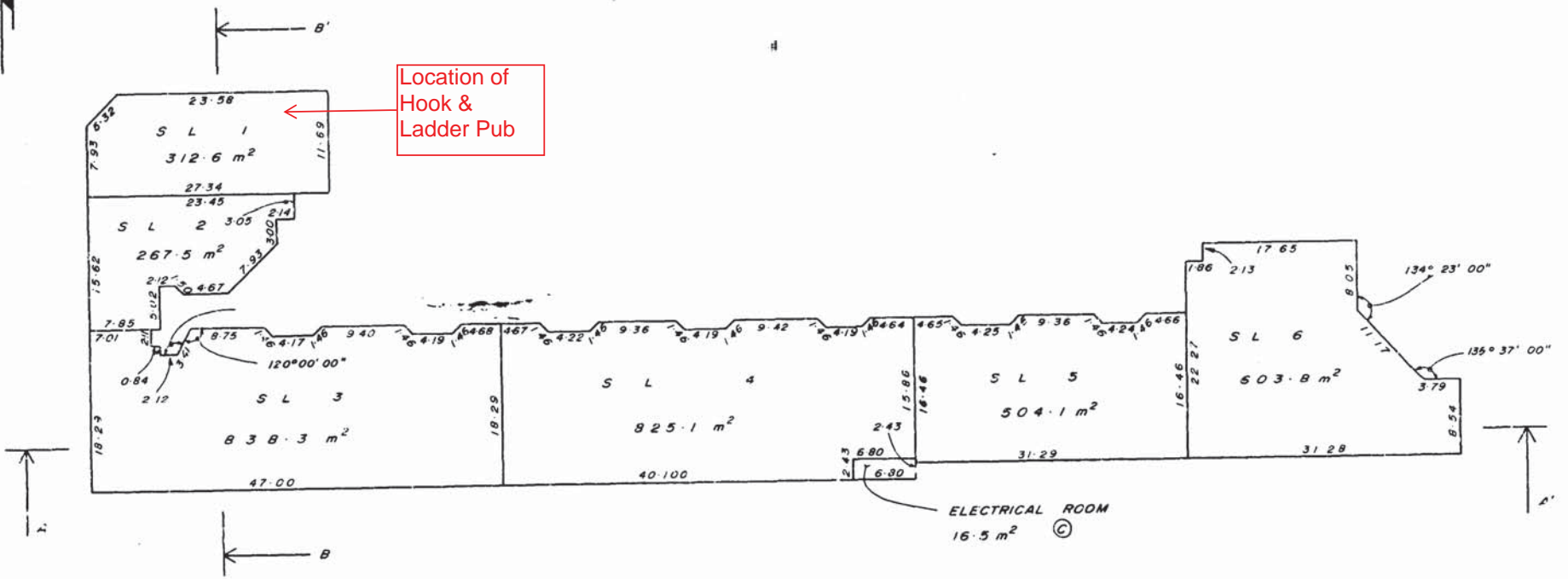
STRATA PLAN NW 2086

MAIN FLOOR PLAN

SCALE 1:500

NOTE: ALL ANGLES ARE 45°
OR 90° UNLESS
OTHERWISE NOTED

Location of
Hook &
Ladder Pub



EX.
MARCH 18, 1983
FILE 6567