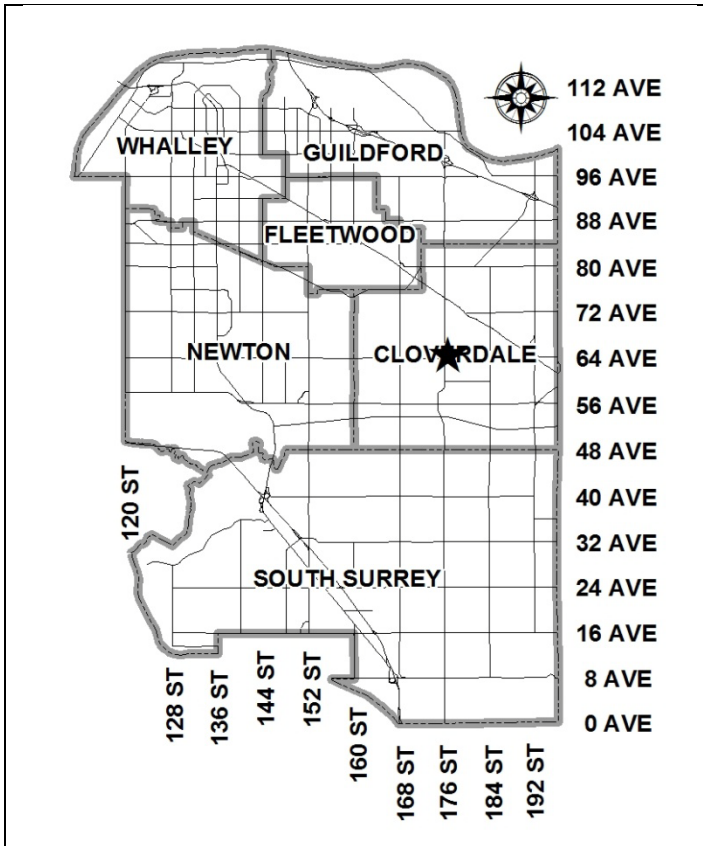


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0318-00

Planning Report Date: March 12, 2012

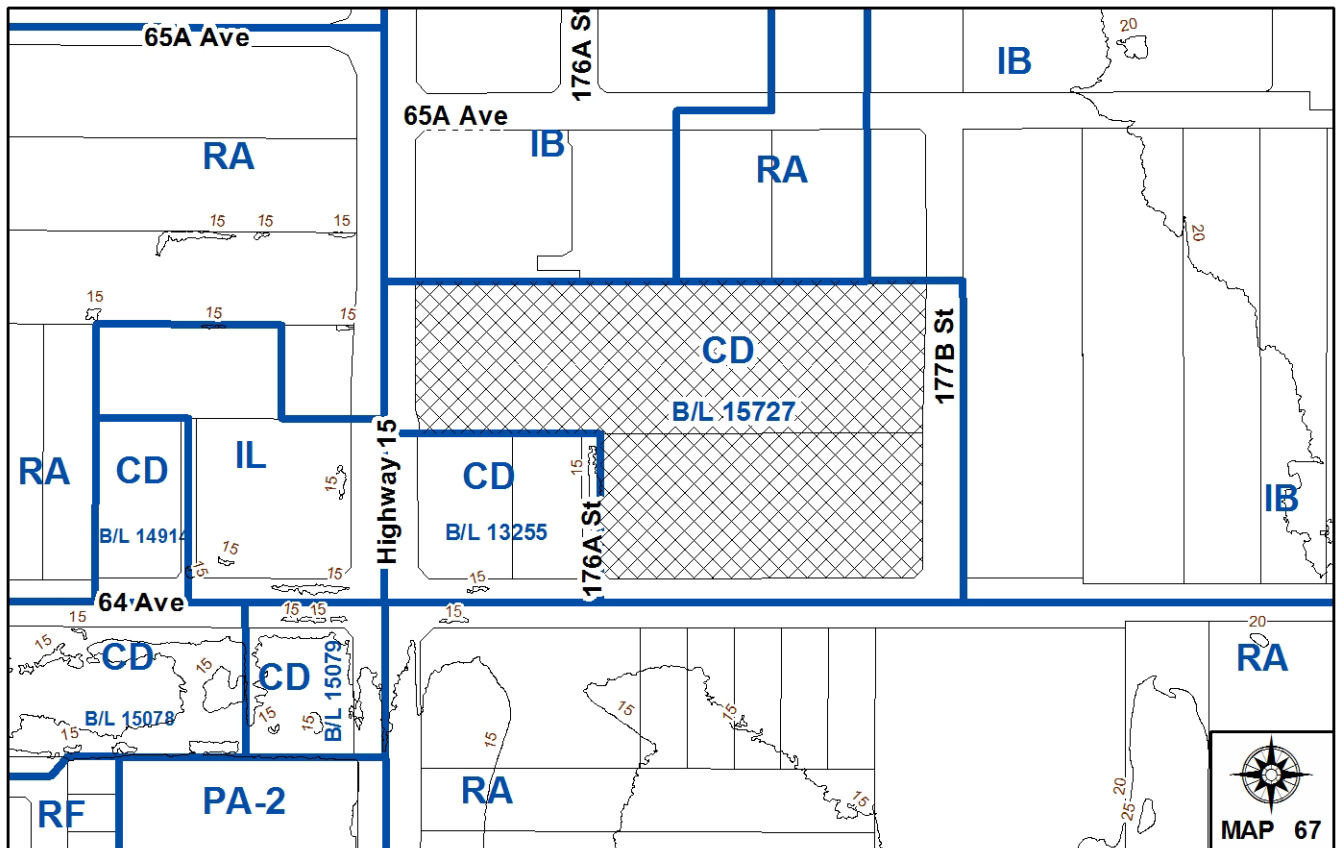


PROPOSAL:

- Amend CD By-law No. 15727

in order to permit a stand-alone retail liquor store at the Cloverdale Crossing Shopping Centre.

LOCATION: 17755 and 17745 - 64 Avenue
OWNER: Richmond Holdings Ltd., Inc. No. 58528
ZONING: CD By-law No. 15727
OCP Designation: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amendment to CD By-law No. 15727.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed CD By-law will permit a stand-alone liquor store, which will differ from existing commercial zones, i.e. the C-8 and C-15 Zones, which may permit a liquor store if on the same lot as a liquor primary establishment.

RATIONALE OF RECOMMENDATION

- Complies with the Commercial OCP Designation.
- The proposed use is complementary to the existing retail uses at the shopping centre.
- Area residents have not raised objections to the proposed relocation of the existing retail liquor store at the Clover Inn (at 5708-176 Street) to the proposed location.
- The applicant has support for the proposal from the Cloverdale Business Improvement Association and the Cloverdale Chamber of Commerce, on the condition that the liquor license for the existing liquor primary establishment affiliated with the current liquor store location (Legacy Showroom at the Clover Inn) is permanently amended so as not to allow for exotic adult entertainment.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend Comprehensive Development By-law No. 15727 to permit a stand-alone liquor store at the Cloverdale Crossing Shopping Centre and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) final approval from the Ministry of Transportation & Infrastructure (MOTI); and
 - (b) confirmation from the Liquor Control & Licensing Branch (LCLB) of a permanent modification to the Terms and Conditions of the liquor primary license of the Clover Inn at 5708 – 176 Street, to prohibit exotic adult entertainment.

REFERRALS

Engineering:	The Engineering Department has no objection to the project.
Ministry of Transportation and Infrastructure (MOTI):	The MOTI has granted preliminary approval of one (1) year from February 6, 2012.
Liquor Control and Licensing Branch (LCLB):	Pre-clearance approval of the relocation has been granted by LCLB until March 27, 2012. The LCLB cannot provide final approval of the relocation until the new zoning is in place.

SITE CHARACTERISTICS

Existing Land Use: Cloverdale Crossing Shopping Centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Business Park and one-acre residential lots.	Industrial	IB and RA
East (Across 177B Street):	Business Park.	Industrial	IB
South (Across 64 Avenue):	Cloverdale Millennium Amphitheatre Park.	Urban	RA
West (Across Highway 15 /176 Street): Southwest (Across 176A Street):	Large acreage properties. Gas station and drive-through restaurant.	Industrial	RA CD By-law No. 13255

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 17755 and 17745-64 Avenue in Cloverdale. The Cloverdale Crossing Shopping Centre is located on the subject site.
- The Cloverdale Crossing Shopping Centre was approved by Council on November 7, 2005, under Application No. 7904-0318-00. The shopping centre currently offers approximately 8,628 square metres (92,871 sq. ft.) of retail space within 9 buildings and has businesses including London Drugs, Price Smart Foods, Starbucks and Boston Pizza.
- The subject site is currently zoned Comprehensive Development Zone (By-law No. 15727) and designated Commercial in the Official Community Plan.

Existing Liquor Store

- The owner of the existing liquor store at the Clover Inn at 5708-176 Street, has applied to the provincial Liquor Control and Licensing Branch (LCLB) for a transfer of location, to relocate the liquor store from their current location, to a currently vacant building (Building D) on the subject site.
- The LCLB has provided pre-clearance approval of this relocation until March 27, 2012. The liquor store owners will apply to extend the timeframe, to allow for sufficient time for final adoption of the rezoning.
- The existing location of the liquor store license is at the Clover Inn in the Cloverdale Town Centre. Up until recently, the Legacy Showroom located within the Clover Inn offered exotic adult entertainment. The Legacy Showroom has been closed since January 14, 2012. The agent on file has advised that the premises is not in use.

Development Proposal

- The current CD By-law No. 15727 permits a liquor store as a permitted use provided there is a liquor primary licensed establishment (i.e. neighbourhood pub), with a valid liquor license issued by the LCLB. This is consistent with the C-8 and C-15 Zones of Zoning By-law No. 12000, which also include the same conditions for a liquor store as a permitted use.
- The applicant is proposing an amendment to CD By-law No. 15727, in order to allow for a stand-alone liquor store, which would not be situated on the same lot as a neighbourhood pub.
- In 2009, the LCLB implemented some changes in policy. One of these policy changes included the elimination of the requirement that a Licensee Retail Store (LRS) (i.e. private liquor store) also own and operate a qualifying liquor primary establishment. However, the City of Surrey has not initiated changes to the Zoning By-law to correspond with the LCLB's change in policy.

- A delegation is scheduled to speak at the March 12, 2012 Council-in-Committee meeting and it is expected that Council will be requested to revise the liquor store regulations in the Zoning By-law.
- At the time of the LCLB's policy change, the City of Surrey did not initiate a corresponding change to its Zoning By-law, as Council wanted to seek public consultation on any proposed liquor related establishments.
- Notwithstanding the current zoning restrictions, the Planning and Development Department recognizes that in some locations, a retail liquor store may be suitable, where there are complementary uses to support such a retail establishment, such as the existing Price Smart Foods supermarket within the subject site.
- The proposed liquor store is to be located in one-half of a building formerly occupied by a Blockbuster Video store. The proposed liquor store will be approximately 279 square metres (3,000 sq.ft.) in size.
- The parking requirements are unaffected as the proposed use is considered a retail use for purposes of parking calculations.

CD By-law Amendment

- The proposed CD By-law amendment will only be to allow a stand-alone liquor store which will not be tied to a liquor primary establishment, i.e. neighbourhood pub.
- No other changes are proposed to CD By-law No. 15727.

PRE-NOTIFICATION

- The pre-notification letter was mailed out to surrounding property owners on January 25, 2012. Two (2) business owners responded in support of the proposed stand-alone retail liquor store. The Cloverdale Business Improvement Association (BIA) and Cloverdale Chamber of Commerce have indicated their support of the proposed land use, on the condition that the liquor license at the Clover Inn is modified such that the exotic adult entertainment is permanently cancelled.

(The licensee of the Legacy Showroom liquor primary license is agreeable to modifying the Terms and Conditions of the liquor license so as to permanently cancel exotic adult entertainment. As noted previously, the Legacy Showroom has been closed since January 14, 2012. The permanent change to the existing Legacy Showroom liquor license would prohibit the current licensee or any future licensee from providing exotic adult entertainment at the Clover Inn.)

DESIGN PROPOSAL AND REVIEW

- The applicant only plans to make a slight modification to the existing building previously occupied by Blockbuster Video, including changes in signage and a relocation of the entry door (as seen in the elevations in Appendix II).

- As the changes are minor to the existing building, they will be dealt with under tenant improvement and sign permit applications by the Building Division.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan and Building Elevations
Appendix III.	Proposed CD By-law Amendment
Appendix IV.	Conditional Letter of Support from Cloverdale BIA and Chamber of Commerce

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

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. 3/8/12 11:26 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Gordon Walker
 Richmond Holdings Ltd.
 Address: 5831 Cedarbridge Way
 Richmond, BC V6X 2A8

 Tel: 604-273-5732 (office)
 604-619-8449 (cell)

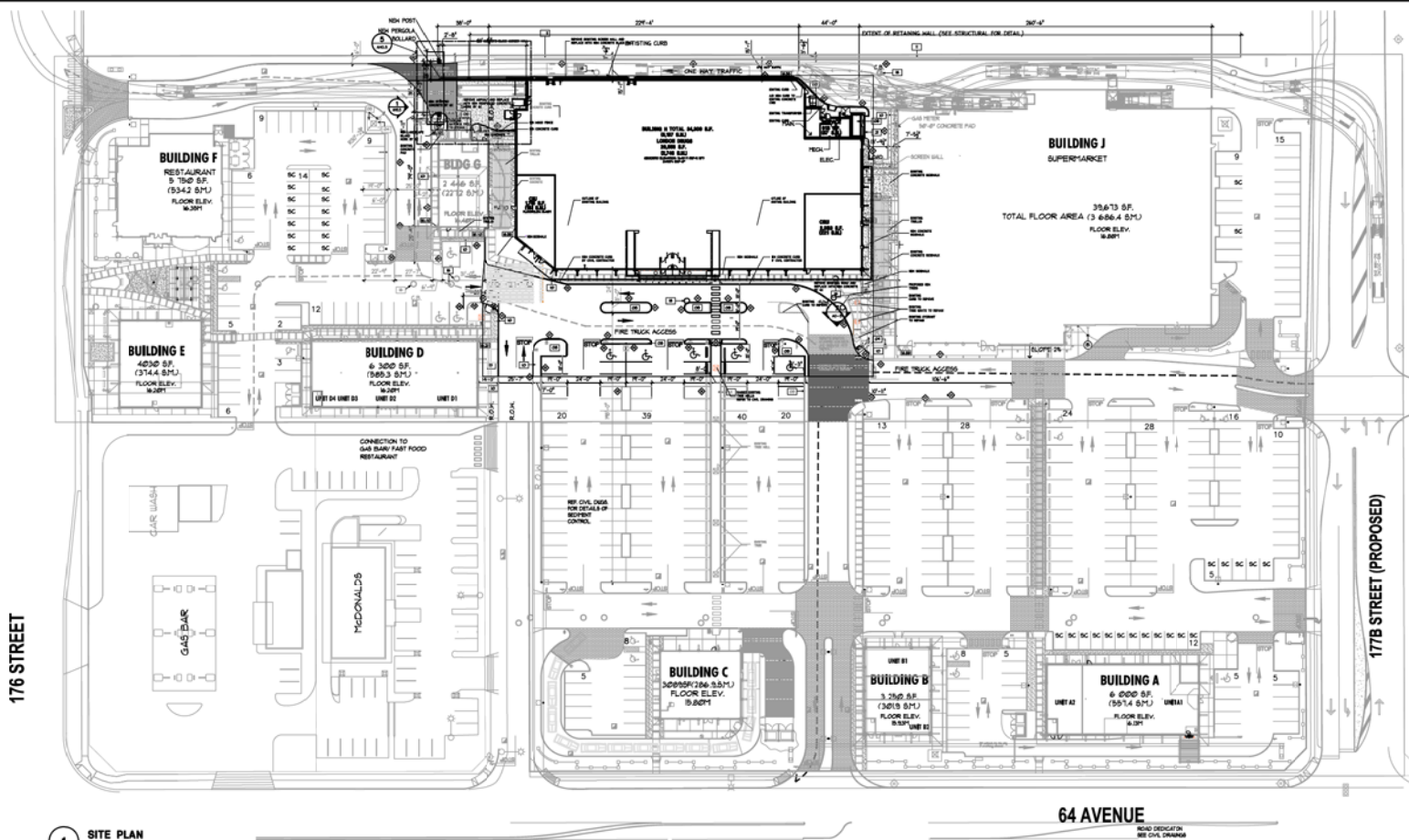
2. Properties involved in the Application
 - (a) Civic Address: 17755 and 17745 - 64 Avenue

 - (b) Civic Address: 17755 - 64 Avenue
 Owner: Richmond Holdings Ltd., Inc. No. 58528
 PID: 005-715-067
 Lot 2 Except: Part dedicated road on plan BCP21570; Section 17 Township 8 New
 Westminster District Plan 59214

 - (c) Civic Address: 17745 - 64 Avenue
 Owner: Richmond Holdings Ltd., Inc. No. 58528
 PID: 000-857-742
 Block "K" Except: Firstly: Part on Plan BCP14245; Secondly: Part dedicated road on Plan
 BCP21570; Section 17 Township 8 New Westminster District Plan 15472

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend CD By-law No. 15727 and set a date for Public Hearing.

 - (b) Application is under the jurisdiction of MOTI.
 MOTI File No. 2012 - 00483



176 STREET

177B STREET (PROPOSED)

64 AVENUE
ROAD DESIGNATOR
SEE CIVIL DRAWING

1 SITE PLAN
SCALE: 1" = 20'-0"

LEGEND	
[Symbol]	TRELLIS
[Symbol]	HEIGHT RESTRICTOR BAR
[Symbol]	PLANKLE
[Symbol]	CROSSWALK
[Symbol]	DISABLED PARKING
[Symbol]	CAR BAY - REF STRIP, 4 CIVIL DIMS
[Symbol]	STOP BAR
[Symbol]	UNPAVED INTERSECTION
[Symbol]	BICYCLE BACKS @ TOTAL OF 8 SPACES/DIR
[Symbol]	CATCH-BASIN REFER TO CIVIL DIMS
[Symbol]	SPEAKER
[Symbol]	SITE LAMP STANDARDS REFER TO ELEC. DIMS
[Symbol]	FIRE HYDRANT
[Symbol]	TRANSFORMER REFER TO ELEC. DIMS
[Symbol]	PAVED TRAFFIC ARROWS (2) COATS
[Symbol]	BIODI
[Symbol]	WHITE RECEPTILE
[Symbol]	HEAT GRADE (FOR FIRE TRUCK)
[Symbol]	COLORED STRIPPED CONCRETE
[Symbol]	CONCRETE PAD FOR DRIVE TRAIL
[Symbol]	NON SLIP BROOD FRESH CONCRETE WITH SAW CUT PATTERN TO ALL CONCRETE SURFING
[Symbol]	CIRC. SIDEWALK WITH EXPOSED AGGREGATE FINISH
[Symbol]	TREE GRATE

PERICLAREXIS	
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	BOLLARDS AROUND TRANSFORMER
[Symbol]	TRANSFORMER ON CONC. PAD
[Symbol]	PERIMETER FENCE (17'9"). SEE DETAIL 804.4
[Symbol]	GARAGE ENCLOSURE
[Symbol]	BASED PALE
[Symbol]	LANDSCAPE ISLAND
[Symbol]	PLANT POLE
[Symbol]	CONCRETE BASED SIDEWALK REFER TO CIVIL DIMS
[Symbol]	RETAINING WALL AS REQUIRED
[Symbol]	PARENT PARKING
[Symbol]	RETAL FENCE
[Symbol]	TRIE GRATES
[Symbol]	SAW CUT PATTERN TO CONCRETE

CURB TYPES AND PAVING
REFER TO CIVIL DRAWING DETAILS AND LOCATIONS

PARKING INFORMATION	
64 AVENUE, 0.0' H FROM CENTERLINE OF HIGHWAY (CONFORMS)	REQUIRED: 300 STALLS (INCLUDES 8 REQUIRED HC STALLS)
SPALL CARB ALLOWABLE: 300 STALLS X 200' X 75' STALLS	PROVIDED: 377 STALLS (INCLUDES 24 HC STALLS + 353 SPALL CARB STALLS)
TOTAL AREA: 64,200 SF / 64,200 SF	PARKING RATIO: 377 STALLS / 64,200 SF = 5.82

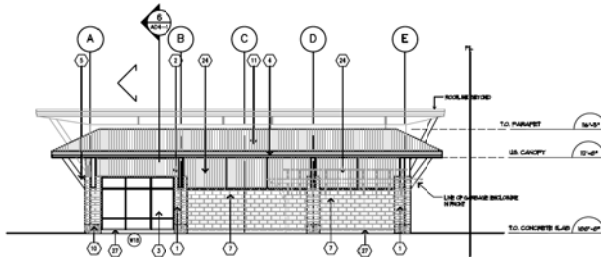
DESIGNED BY: [Name]	DATE: [Date]
CHECKED BY: [Name]	DATE: [Date]
APPROVED BY: [Name]	DATE: [Date]

LEGAL DESCRIPTION:
BLOCK 6 PART OF PLAN BCP 4548, SECTION 11,
TOWNSHIP 4 NED PLAN B/C/D AND
LOT 1, SECTION 11, TOWNSHIP 4 NED PLAN 9624

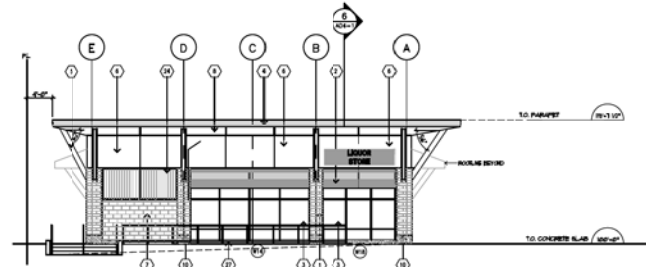
PROJECT:
CLOVERDALE CROSSING
SHOPPING CENTRE
BUILDING 'H'
SHEPP, BRITISH COLUMBIA



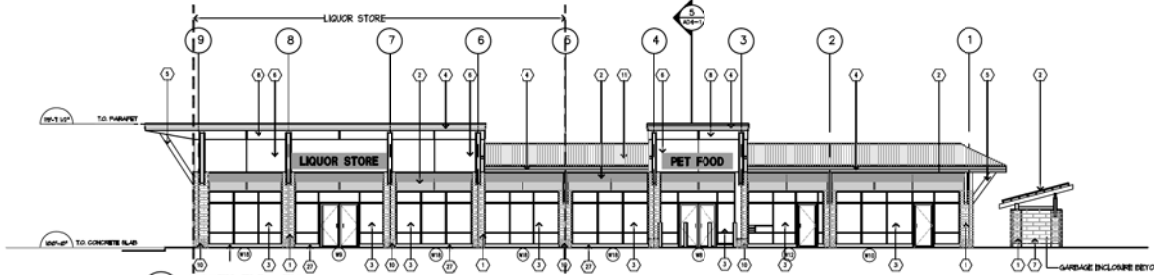
PROPOSED SITE PLAN	
SCALE: 1" = 20'-0" (2:500)	PROJECT NO: 1930
DRAWN BY: [Name]	SHEET NO: [Number]
CHECKED BY: [Name]	DATE: [Date]



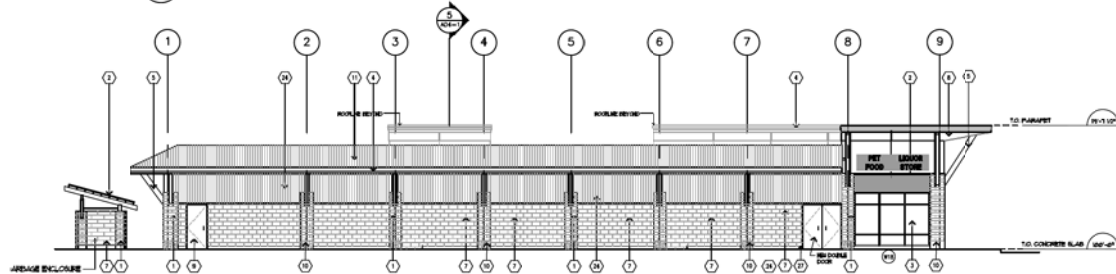
3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ALL WINDOW FILM TO OUTSIDE OF GLAZING TO BE REMOVED
 PROVIDE TYPICAL WINDOW DETAIL TO BE REMOVED FROM NORTH ELEVATION GLAZING BETWEEN GRID LINES 4 AND 9 AND FROM ALL WEST AND EAST ELEVATIONS GLAZING.

NOTE:
 THE SIGNS THAT ARE SHOWN ON THIS PLAN ARE NOT PART OF THIS PERMIT AND SHALL BE SUBJECT TO A SEPARATE CITY APPROVAL PROCESS. NO SIGN PERMIT SHALL BE APPLIED FOR AND ISSUED BASED ON THIS SIGNAGE.

EXISTING MATERIALS LEGEND

- 1 BRICK - METEORITE BRICK TYPICAL DETAIL
- 2 CORRUGATED METAL WITH GALVANEZED FINISH
- 3 CLEAR GLAZING
- 4 3/4" WOOD NAILED PARAPET - 1/4" AIR SPACE GREY
- 5 EXISTING ROOF - BLACK FIBRE ROOF STRUCTURE WITH LIGHTS
- 6 EXISTING - ASPHALT FLUTE AND TYPICAL GUTTER
- 7 EXISTING - ASPHALT FLUTE WITH TYPICAL GUTTER
- 8 UNFINISHED CONCRETE BLOCK WITH TYPICAL COURSE
- 9 WOOD SOFFIT
- 10 PAINTED YELLOW METAL DOOR WITH WOOD TRIM
- 11 CONCRETE COLUMN BASE
- 12 METAL ROOFING
- 13 PAINTED STEEL ROLL-UP - 18" GAUGE POLYURETHANE INSULATION
- 14 CONCRETE SPANDREL
- 15 WALL MOUNTED LIGHT FIXTURE
- 16 GLAZED PANO ENCLOSURE
- 17 PAINTED WOOD DOOR - 1/4" AIR SPACE GREY
- 18 FINISHED ASPHALT PANEL
- 19 UNFINISHED TYPICAL GLAZING
- 20 UNFINISHED 1/2" CONCRETE BLOCK BEGON TO TOP
- 21 UNFINISHED 1/2" CONCRETE BLOCK BEGON TO FINISH COURSE
- 22 UNFINISHED 1/2" CONCRETE BLOCK WITH CLEAR FINISH - 1/4" AIR GREY
- 23 WOOD PANELS
- 24 WOOD PANELS
- 25 HANGERS - 1/4" X 2" X 1/4" BRASS ANCHORS
- 26 HANGERS - 1/4" X 2" X 1/4" BRASS ANCHORS
- 27 SPANFLEX GLAZING
- 28 WILD ASPHALT FINISH PANEL
- 29 CONCRETE BASE
- 30 CONCRETE COLUMN
- 31 CONCRETE ROLL-UP

LEGAL DESCRIPTION:
 BLOCK 6 PART OF PLAN 60P/14/04
 SECTION 11, TOWNSHIP 4 AND PLAN 84/3
 CIVIC ADDRESS:
 4464-76 9 STREET UNIT 400

ISSUED FOR REVIEW FEB 05, 2012
 REVISIONS / ISSUES DATE

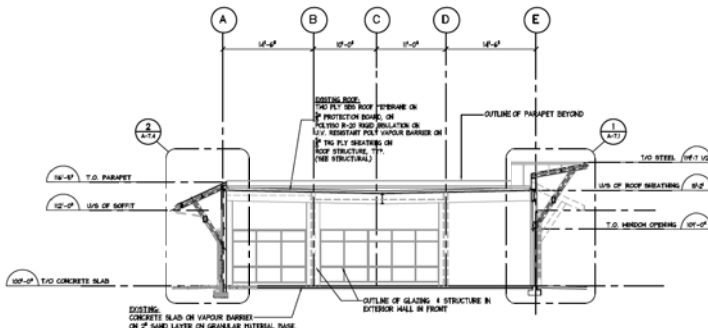
CLOVERDALE CROSSING SHOPPING CENTRE
 JAMES, BRITISH COLUMBIA



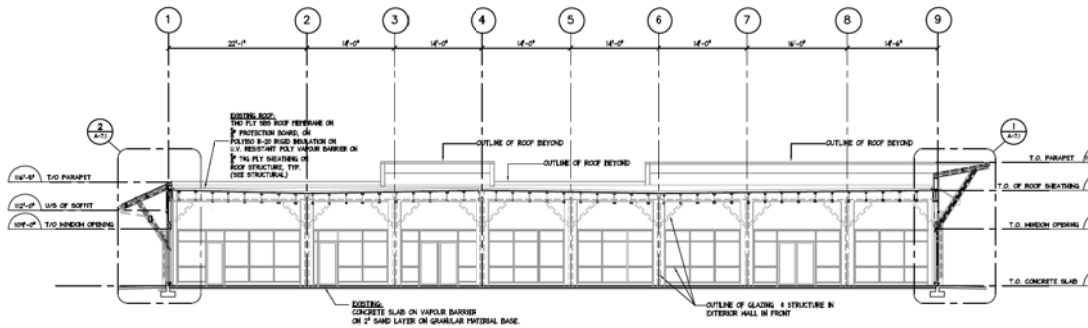
ABBARCH ARCHITECTURE INC.
 VANCOUVER, BC 604.688.0841
 EDMONTON, AB 780.426.0461
 TORONTO, ON 416.948.8441
 SHANGHAI, CN 86.21.333.8655

BUILDING 'D' ELEVATIONS & BUILDING SECTIONS

SCALE: 1/8" = 1'-0" PROJECT No: 11227
 DRAWN BY: MS SHEET No: A4-1
 CHECKED BY: MS



5 BUILDING SECTION
SCALE: 1/8"=1'-0"



6 BUILDING SECTION
SCALE: 1/8"=1'-0"

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15727"

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No.15727" is hereby amended as follows:

Part 2, Section B. Permitted Uses is amended by replacing sub-section 8, with the following:

"8. *Liquor store.*"

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15727, Amendment By-law, 2012, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 2012.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 2012.

PASSED THIRD READING ON THE _____ th day of _____, 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 2012.

_____ MAYOR

_____ CLERK



CLOVERDALE

BUSINESS IMPROVEMENT ASSOCIATION



5748 176 Street, Surrey, BC V3S 1G4 Ph: (604) 576-3155 Fax: (604) 576-3145
 Email: cloverdalebia@telus.net Web: www.cloverdalebia.com

February 16, 2012

THE CLOVER INN
 Attn: Andrew Knott
 5708 – 176 Street
 Surrey, BC V3S 4C8

Dear Mr Knott:

RE: Relocation of the Clover Inn Liquor Store (File: 7911-0318-00)

This letter is to inform you of the decision made by both Boards of the Cloverdale BIA and Cloverdale Chamber of Commerce at the joint meeting held on February 15, 2012. Both Boards support the relocation of the Clover Inn LRS to Cloverdale Crossing Mall on the condition that the liquor license that provides for exotic adult entertainment be permanently cancelled.

Yours very truly,

Lyle MacMillan
 President, Cloverdale BIA
 Chamber

Brian Young
 President, Cloverdale

cc Gordon Walker – Richmond Holdings
 Pat Lau – City of Surrey Planning Dept.



"Clover Belle"

Cloverdale District Chamber of Commerce



5748 176 Street, Surrey, BC V3S 1G4 Ph: (604) 574-9802 Fax: (604) 576-3145
 Email: clovcham@axion.net Web: www.cloverdale.bc.ca