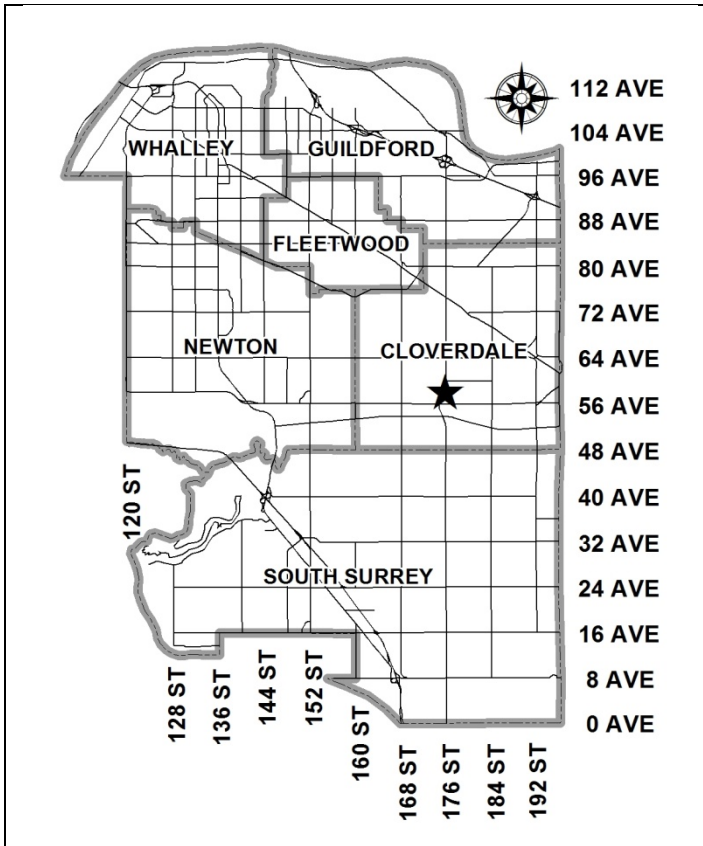


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0278-00

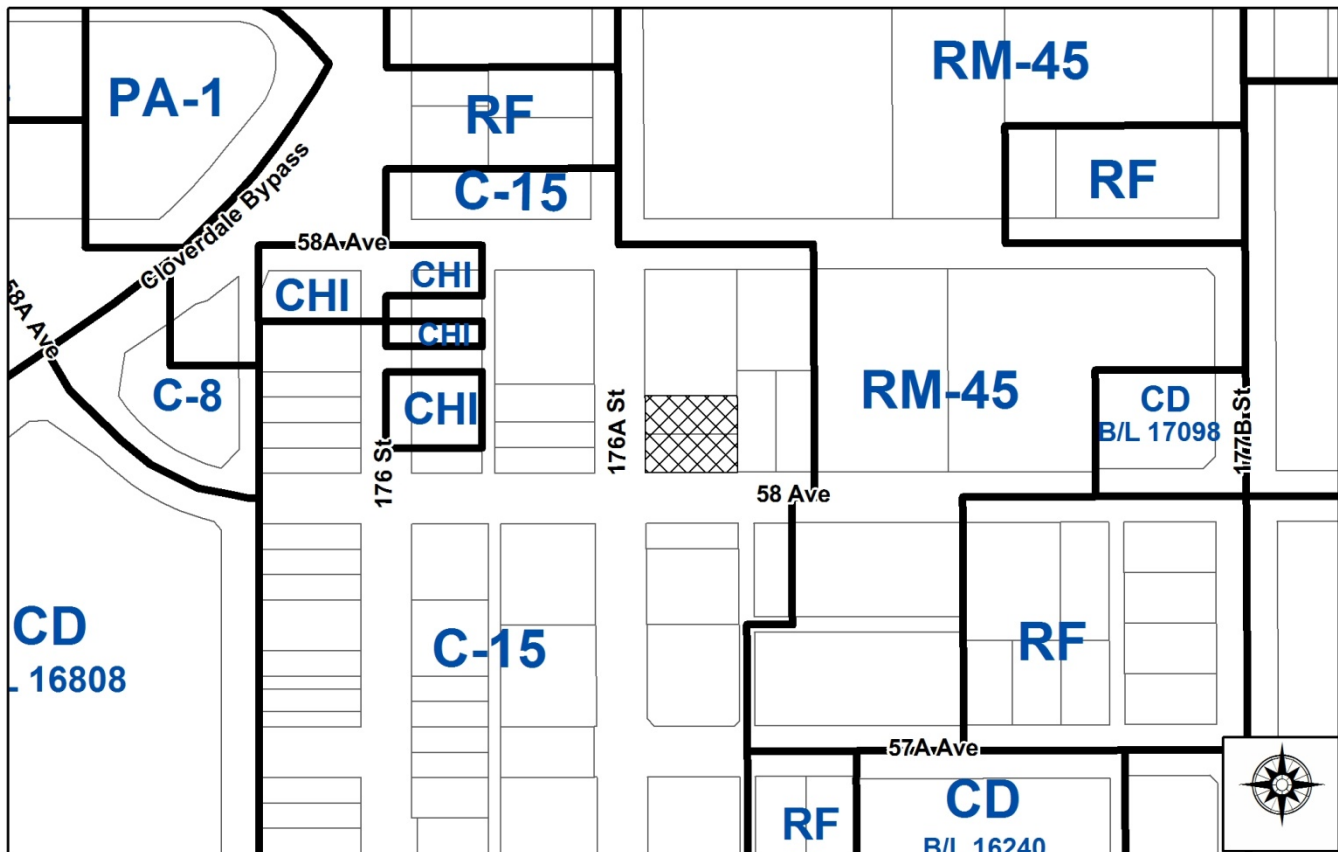
Planning Report Date: November 26, 2012



PROPOSAL:

- **New Liquor Primary License**
 in order to permit liquor service in the concourse area at Clover Lanes 5-pin bowling centre.

LOCATION: 5814 - 176A Street
OWNER: Daniel Fehr
 Maria Linsenmeier
ZONING: C-15
OCP DESIGNATION: Town Centre
TCP DESIGNATION: Town Centre Commercial



RECOMMENDATION SUMMARY

- Set a date for a Public Information Meeting in the form of a Public Hearing, to solicit resident opinions on the proposed new liquor primary license.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal is in keeping with the nature and recreational function of the bowling centre and is consistent with other bowling centres in Surrey, which have liquor primary licenses that permit alcohol to be purchased and consumed in the bowlers' concourse area.
- No building additions or increase in the number of lanes are proposed to the bowling centre.
- The subject bowling centre is licensed to serve liquor in the existing restaurant / bar. It is not expected that the proposed new liquor primary license for the bowlers' concourse area will result in changes to the operation of the facility.
- The proposed hours of operation are well within Council's policy on hours of operation for liquor primary establishments.
- Minors will continue to be permitted to bowl on any of the 14 bowling lanes because the primary function of the facility is recreation (bowling), and not alcohol consumption.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council set a date for a Public Information Meeting in the form of a Public Hearing to solicit resident opinions regarding the proposed new liquor primary license for approximately 90 square metres (980 sq.ft.) of the existing concourse area at Clover Lanes Bowling Centre with the following liquor service hours:
 - 11:00 a.m. to 12:00 midnight every day of the week.

REFERRALS

Engineering: The Engineering Department has no objections to the proposal.

Surrey RCMP: No concerns.

Surrey By-laws & Licensing Services: No concerns.

Building Division: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Bowling centre (Clover Lanes).

Adjacent Area:

Direction	Existing Use	Cloverdale TCP Designation	Existing Zone
North:	Stratified office building with residential units above	Town Centre Commercial	C-15
East:	Daycare centre (Cloverdale Discovery Centre)	Parking	C-15
South (Across 58 Avenue):	Commercial building with residential unit above	Town Centre Commercial	C-15
West (Across 176A Street):	Pre-school facility on City-owned land (Cloverdale Mini-Rec Early Years Centre)	Town Centre Commercial	C-15

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 5814 - 176A Street in Cloverdale Town Centre and is occupied by Clover Lanes Bowling Centre. The site is designated Town Centre in the Official Community Plan (OCP), Town Centre Commercial in the Cloverdale Town Centre Plan (TCP), and is zoned Town Centre Commercial (C-15).
- Clover Lanes currently has 14 bowling lanes for 5-pin bowling, a concourse area, restaurant and bar, kitchen, and an office. The establishment currently has a food primary liquor license which allows liquor to be served along with food in the licensed areas of the existing restaurant and bar only.

Proposed Liquor Primary License

- On March 6, 2006, the Liquor Control and Licensing Branch (LCLB) issued an Operational Bulletin (No. 06-01) stating that the bowlers' concourse area (the bowlers' seating area directly behind the bowling lanes) may be included under a liquor primary license.
- As a result, the applicant has applied for a new liquor primary license to permit alcohol to be sold and consumed in the bowlers' concourse area.
- The purpose of the proposed liquor primary license is to allow patrons to consume alcoholic beverages closer to where they are bowling without the inconvenience of having to go back and forth to the restaurant / bar between bowling turns.
- The applicant intends to retain the restaurant and bar area under their existing food primary liquor license, while the proposed new liquor primary license will include the concourse area of the bowling centre only.
- The hours of operation under the existing food primary license is from 11:00 a.m. to 12:00 midnight every day. The applicant proposes that the new liquor primary license for the bowling concourse area will operate under the same hours of operation as the existing food primary license.
- The proposed hours of operation are well within Council's policy on hours of operation for liquor primary establishments, which recommends liquor primary establishments to operate from 11:00 a.m. to 1:00 a.m. Sunday to Thursday, and 11:00 a.m. to 2:00 a.m. on Friday and Saturday.
- The applicant proposes to designate 12 of the 14 bowling lanes for patrons to consume alcohol while bowling. The remaining two (2) bowling lanes will continue to be alcohol-free. Patrons however, are not required to consume alcohol on the 12 designated lanes. Patrons are only required to refrain from alcohol consumption on the two (2) alcohol-free lanes.
- Minors are permitted in the facility (i.e. can play on all 14 bowling lanes) because the primary function of the establishment is not the sale of alcohol, but rather, recreation (bowling). Liquor is intended only to be an added amenity provided to bowlers, as is food and non-alcoholic beverages.

- Similar liquor primary licenses to allow for the sale and consumption of alcohol in the bowlers' concourse area have been supported by Council in the past for the following two (2) bowling centres:
 - Xcalibur Bowling Centre at 12350 Pattullo Place (Application No. 7906-0381-00 supported by Council on April 2, 2007); and
 - Scottsdale Lanes at 12033 – 84 Avenue (Application No. 7906-0381-00 supported by Council on July 9, 2007).
- 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 give proprietors a more defined role in the prevention of, as well as response to, negative issues that may arise from the operation of their business.
- Subject to LCLB approval of the proposed liquor primary license application, the applicant will be required to enter into a Good Neighbour Agreement through the subsequent business license application, to ensure minimal impact on the surrounding community.

Liquor License Approval Procedure

- The Liquor Control and Licensing Branch (LCLB) requires that the applicant secure local government endorsement before the application can be considered for approval by the LCLB.
- Additionally, the LCLB requires that Council comment on how the site satisfies specified 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 subject site is located within the Cloverdale Town Centre Core Commercial area. This area encompasses a variety of mixed commercial and residential uses.
- A daycare is located to the east adjacent to the subject site, and a pre-school is situated to the west across 176A Street. As the primary focus of Clover Lanes will remain recreational (bowling), no concerns or problems are expected.
- The site is not located on a provincial highway.

- Under the locational criteria established by the City, a liquor primary licensed facility should not be located within 1.6 kilometres (1 mile) of an existing liquor primary license. The following liquor primary licenses are within the vicinity of the subject site:
 - B's Public House, located approximately 75 metres (250 ft.) from the subject site, at 5855 – 176A Street;
 - Clover Inn, located approximately 200 metres (650 ft.) from the subject site, at 5708 – 176 Street;
 - Royal Canadian Legion, located approximately 275 metres (900 ft.) from the subject site, at 17568 – 57 Avenue;
 - Fraser Downs Racetrack and Casino, located approximately 500 metres (1,650 ft.) from the subject site, at 17755 – 60 Avenue;
 - Clydesdale Inn, located approximately 450 metres (1,500 ft.) from the subject site, at 17630 - 56 Avenue; and
 - Rusty's Pub, located approximately 525 metres (1,725 ft.) from the subject site, at 17770 - 56 Avenue.
 - The proposal is not expected to impact the existing liquor primary licensed establishments in the Cloverdale Town Centre area.
- b) The proximity of the establishment to social and recreational facilities and public buildings**
- The subject site is not within 400 metres (1,310 ft.) of any public school.
 - The site is approximately 500 metres (1,650 ft.) from the Fraser Downs Racetrack and Casino, and approximately 750 metres (0.5 mile) from the Cloverdale Recreation Centre. No impact is anticipated on these facilities.
- c) The hours of liquor service and person capacity of the establishment**
- The hours of operation for Clover Lanes is 11:00 a.m. to midnight every day of the week. These hours of operation are well within Council's policy on recommended hours of operation for liquor primary establishments.
 - On the application to the Liquor Control and Licensing Branch, the applicant requested a liquor license for a capacity of 149.
- d) The number and market focus or clientele of liquor primary licensed establishments within a reasonable distance of the proposed location**
- Under the existing food primary license, patrons of the bowling centre can purchase and consume alcohol only in the restaurant / bar area.
 - The intent of the proposed liquor primary license is to provide liquor service to patrons in the bowling concourse area, which is consistent with other bowling centres in the City.

- There are no other bowling centres in the Cloverdale area. The next closest bowling centre is approximately 5.5 kilometres (3.5 miles) away in Langley.
- e) **The impact of noise on the community in the immediate vicinity of the establishment**
- The bowling centre already operates as a recreational facility with a food primary liquor license and it is not expected that the proposed liquor primary license will result in changes to the operation of the facility. As such, a significant increase in noise beyond what is currently observed is not anticipated.

PRE-NOTIFICATION

Pre-notification letters were sent on October 15, 2012, and staff received two (2) telephone calls from neighbouring residents with the following comments (*staff comments in italics*).

- The callers did not support the proposal and indicated they had concerns regarding the potential noise and intoxicated patrons at the bowling centre. One of the callers felt that the licensed area should remain in the restaurant / bar only, and not expanded to the bowling concourse area.

(The proposal is in keeping with the nature and recreational function of the bowling centre. Other bowling centres in Surrey allow liquor to be sold and consumed in the bowling concourse area. According to the RCMP, there have not been any recent, recorded alcohol-related complaints or problems at the subject facility.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

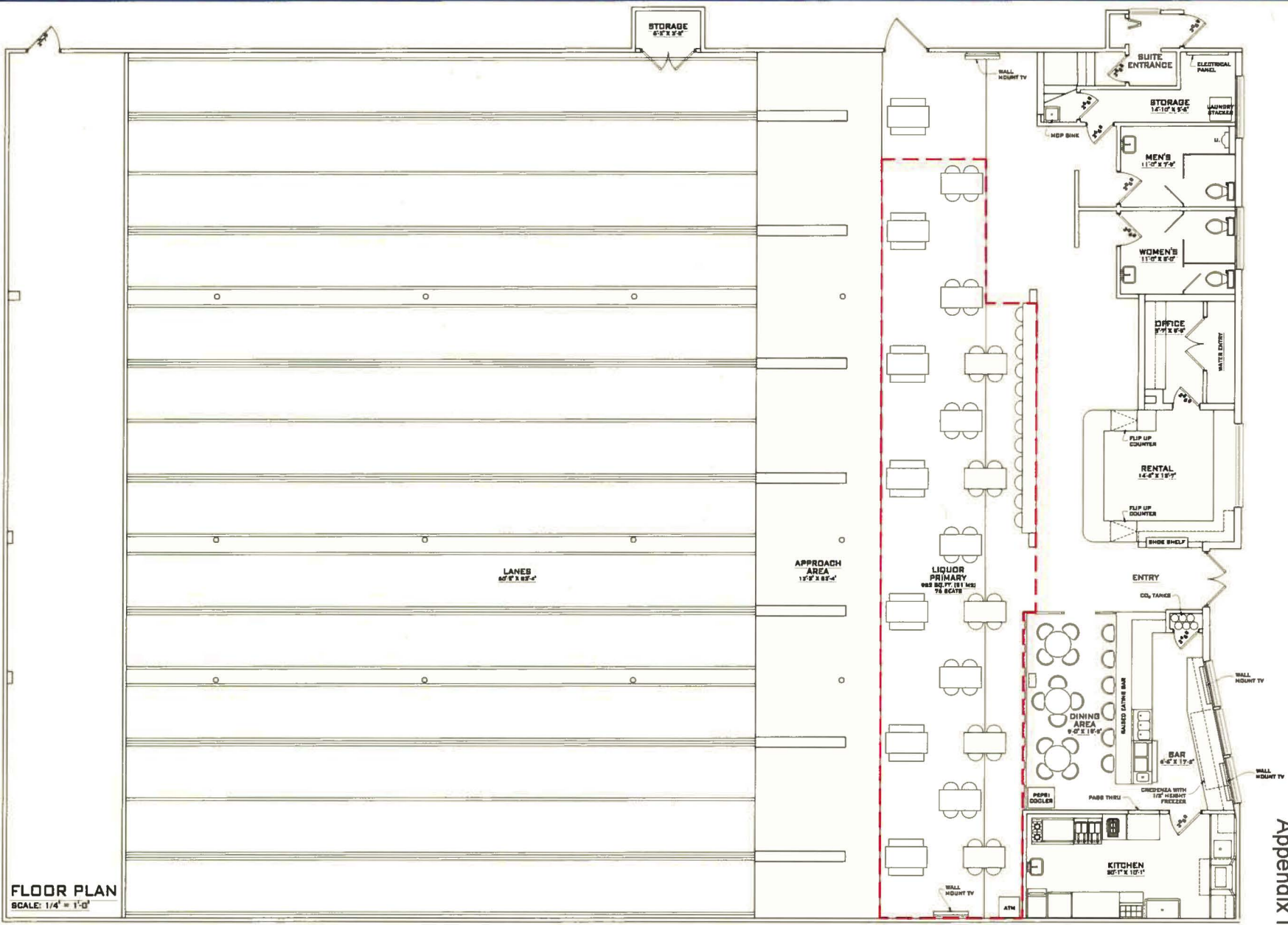
- Appendix I. Lot Owners and Action Summary
Appendix II. Interior Floor Plan of Bowling Centre

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\27792345013.doc
. 11/22/12 8:57 AM



FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE	REVISIONS

Wilson Construction Set
Design
GROUP LTD.

100-1014 176A Street, Surrey, BC V4A 1T4
 604-591-2338
 www.wilsonconstruction.com

The contractor (holder) is held responsible for checking and verifying all dimensions on the drawing. Any discrepancies shall be reported immediately to Wilson Design for consultation and / or clarification.

This drawing is considered proprietary. It is not to be reproduced, nor is the information herein to be used to produce products, unless written consent is first obtained from Wilson Design.

DESIGNED BY
B. FEATHERSTONE

DRAWN BY
J. WILSON

CHECKED BY
AS NOTED

DATE
SEP. 25, 2012

CLIENT
HOST CONSULTING

PROJECT
5814 176A ST SURREY, BC

PLAN #
WC-12-131

PAGE
2

Appendix II