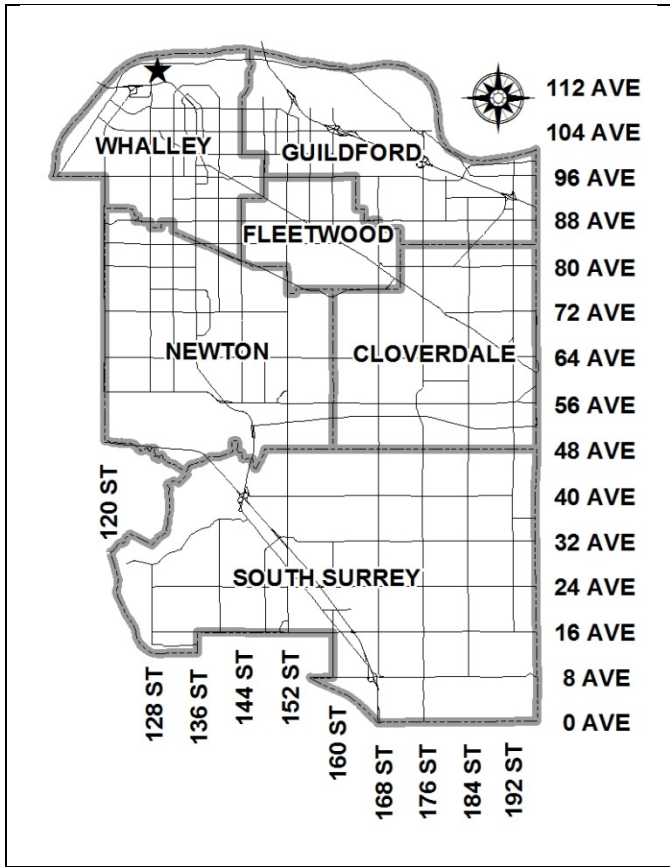


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0094-00

Planning Report Date: November 3, 2014

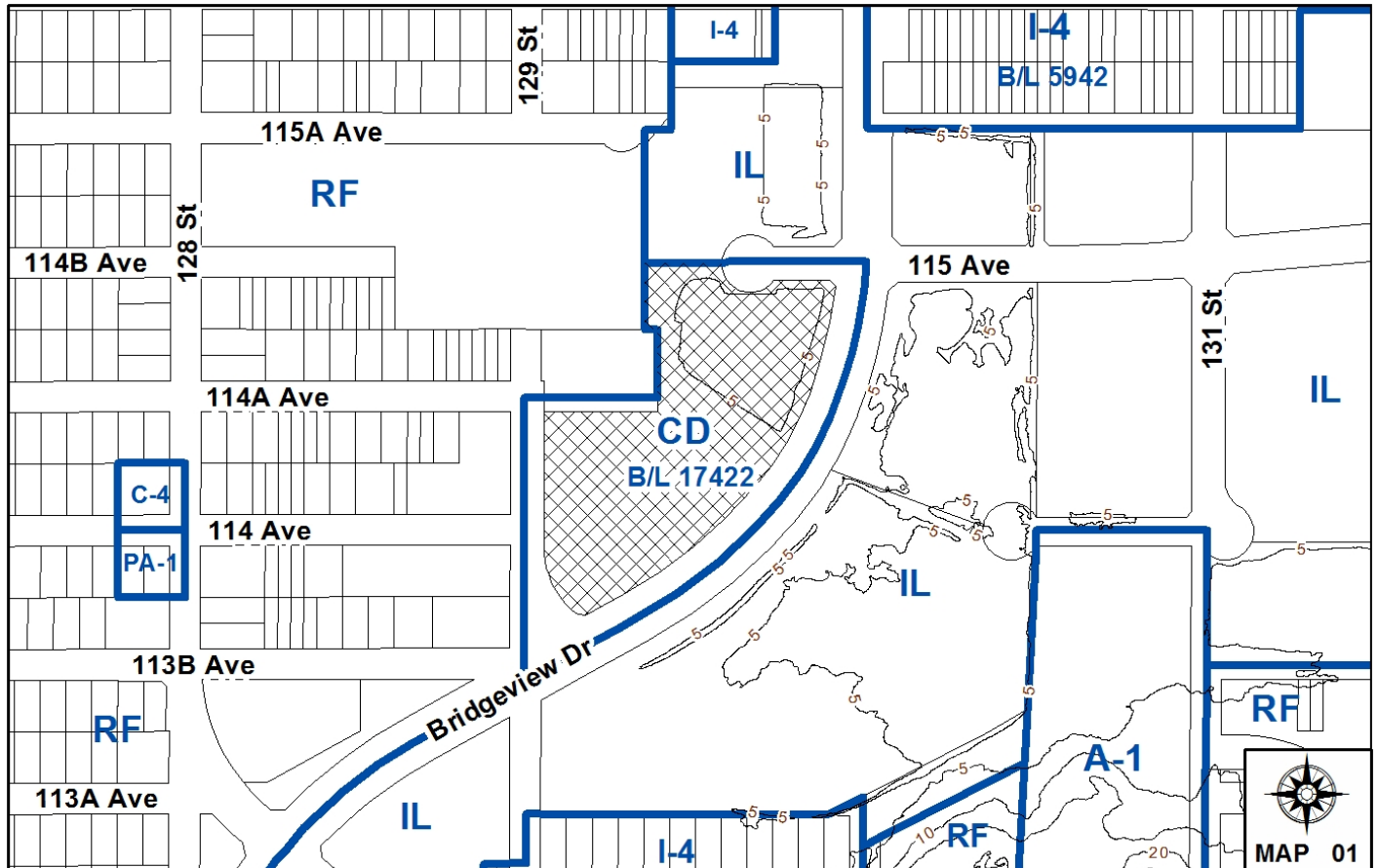


PROPOSAL:

- Amend CD By-law No. 17422
- Liquor License Application

in order to allow on-site purchase and consumption of alcoholic products manufactured on the premises, within a proposed lounge and special event area associated with an existing brewery/ distillery.

LOCATION: 11411 - Bridgeview Drive
OWNER: Central City Brewing Company Ltd.
 City of Surrey
ZONING: CD By-law No. 17422
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 17422.
- Set date for a Public Information Meeting in the form of a Public Hearing to solicit resident opinions on the proposed lounge and special event area (SEA) endorsement for the Central City Brewery and Distillery.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- On March 1, 2013, amendment to the Liquor Control and Licensing Act regulations came into effect, to permit brewers and distillers to apply for a lounge area. The amendments were intended to support the craft brewing and distilling industries. CD By-law No. 17422, which regulates the site, was approved a year prior, on April 23, 2012, and therefore does not include provisions for a lounge associated with a brewery or distillery.
- The proposed CD By-law Amendment to permit a lounge and to obtain a special event area (SEA) endorsement are in keeping with recent changes to the provincial regulations, to allow the purchase and consumption of liquor products manufactured on the site.
- The proposed lounge and SEA, although not considered liquor primary establishments, are in substantial compliance with the Surrey's locational criteria for liquor primary establishments.
- Due to the proposed hours of operation for the manufacturing use and the proposed lounge and special events area, shared parking is reasonable and, therefore, the proposed parking is acceptable.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 17422 and a date be set for Public Hearing.
2. a Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the proposed lounge and special event area endorsement at the Central City Brewery and Distillery, with the following limitations:
 - the maximum occupant load of 150 persons;
 - the hours of operation for the lounge are from 11:00 a.m. to 11:00 p.m. Monday through Sunday; and
 - the hours of operation for the special event area (SEA) are from 5:00 p.m. to 11:00 p.m. Monday through Friday and 11:00 a.m. to 11:00 p.m. Saturday and Sunday.

REFERRALS

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

School District: The School District has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Central City Brewery and Distillery

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 115 Avenue):	Vacant site with approved Development Permit No. 7913-0131-00 for three industrial buildings.	Industrial	IL
North-West:	Bridgeview pump station	Urban	RF
West (Across unopened 129 Street):	Vacant lands	Urban	RF
East and South (Across Bridgeview Drive):	Vacant land	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background:

- The subject site was rezoned to Comprehensive Development Zone (CD) By-law No. 17422 and the associated Development Permit No. 7912-0022-00 to regulate the form and character of the development were approved on April 23, 2012.
- CD By-law No. 17422 is based on the "Light Impact Industrial Zone (IL)" with some modifications to the permitted uses. Retail sales of products manufactured on site limited to a floor area of 238 square metres (2,500 sq. ft.) is included as an accessory use to accommodate the retail component associated with the brewery and distillery.
- Central City Brewery constructed their 6,048-square metre (65,100 sq. ft.) brewery with a 238-square metre (2,560 sq. ft.) accessory retail store in 2013.
- In June 2013, Central City Brewery applied for and was issued a distillery license through the Liquor Control and Licensing Branch (LCLB). The distillery is located adjacent to the proposed special event/lounge area.
- Prior to March 2013, on-site patron consumption opportunities for breweries and distilleries was limited to the operation of an on-site tasting room where samples could be offered at no charge. Breweries could charge for samples but were limited to 375ml (13 ounces) per patron per day.

Current Proposal

- On March 1, 2013 Liquor Control and Licensing Act regulations were amended to allow brewers and distillers to apply for endorsement areas at their manufacturing site where patrons may consume liquor manufactured on the premises. These endorsements include special event area, lounge, tour area and picnic area.
- The provincial regulations define a lounge as an indoor or patio area of the brewery or distillery where customers can purchase and consume alcoholic products that are made on-site. The special event areas (SEA) are indoor or outdoor areas of the brewery or distillery where patrons can purchase and consume liquor during special events such as weddings. In the SEA, minors are permitted if accompanied by a parent or guardian; liquor served and sold must be manufactured on-site, and food and non-alcoholic beverages must be available.
- The Liquor Control and Licensing Branch (LCLB) requires input from the local government on proposed lounges and SEAs as part of the licensing process.
- Central City Brewery and Distillery has applied for a liquor endorsement for the lounge and special event area for both the brewery and the distillery licenses. Both of these licenses are overlapping on the same 356 square metres (3,832 sq. ft.) of floor area at the main entrance to the building (Appendix II).
- Surrey Zoning By-law defines *neighbourhood pubs* as businesses licensed as liquor primary. The proposed lounge and SEA are not liquor primary establishments and not considered a neighbourhood pub due to the necessary link with the liquor manufacturing.

- The current CD By-law No. 17422 does not permit a neighbourhood pub (liquor primary) license as a permitted use, nor a lounge associated with a brewery or distillery. The applicant has requested an amendment to CD By-law No. 17422 to permit a brewery/distillery lounge and special event area as an accessory use to an on-site brewery and distillery.
- The proposed Brewery & Distillery Special Event Area will allow the licensed brewery and distillery to sell and service only brewery and distilled products that are registered under the on-site Brewery and Distillery license in a designated area during special events.
- The proposed special events include product launches/celebrations, third party private functions and community events. Food and non-alcoholic beverages must be available during these events at reasonable prices to customers.
- The lounge endorsement/special event areas do not function like a regular neighbourhood pub. Food service will be brought in for the event, whereas neighbourhood pubs have full kitchens and offer a full menu choice. The only liquor products that can be offered for sale are the products manufactured on site.
- The proposed hours of operation are from 11:00 a.m. to 11:00 p.m. seven days a week for the proposed lounge area, while the special event area is proposed to operate from 5:00 p.m. to 11:00 p.m. Monday to Friday and 11:00 a.m. to 11:00 p.m. on Saturday and Sunday. The proposed hours of operation are 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.
- Minors are permitted in the SEA, provided that they are accompanied by an adult.
- The brewery and distillery are two separate manufacturing licenses at the Liquor Control and Licensing Branch (LCLB). The applicant has submitted two applications (one for the distillery and one for the brewery) to the LCLB. As such, the applicant has requested two separate resolutions from Council to allow for an overlapping of the special event area and lounge area for both the brewery and the distillery.
- The overlapping of the licensed area will allow for the applicant to sell both of the products that they manufacture, in the same area with one till.
- The original proposed brewery covered a floor area of 9,637 square metres (103,735 sq. ft.). At the time of the building permit application, the second floor of the development was eliminated. As a result, the new floor area of the brewery and distillery, including the mezzanine is now 5,881 square metres (63,305 sq. ft.).
- Prior to the issuance of the building permit, the applicant requested a relaxation to the off-street parking spaces from 59 spaces to 37 spaces. Development Variance Permit No. 7911-0022-01 granting this request was issued on July 9, 2012.
- The site currently has 49 constructed parking spaces, 12 more than the total spaces required with the relaxation permitted by Development Variance Permit No. 7911-0022-01.

- With industrial developments, the ancillary office and in this case, the on-site retail store are considered ancillary to the principal industrial use and the parking is therefore calculated at 1 space/100 square metres of gross floor area (1,1075 sq. ft.).
- The proposed conversion of the existing on-site store and tasting area to a lounge and special events area will require 35 parking spaces based on the “neighbourhood pub” land use, which is the closest equivalent, in addition to the remaining 56 industrial spaces required in the Zoning By-law.
- The applicant has provided the following information to support a decrease in the parking requirements for the proposed lounge and special event area:
 - Office: 12 employees from 9 a.m. to 5 p.m.
 - Production: 12 employees on site from 9 a.m. to 5 p.m., and 8 employees from 5 p.m. to 9 p.m.; and
 - Retail Store: 1 employee from 11 a.m. to 1 p.m. and 2 employees from 1 p.m. to 9 p.m.
- Based on this information, a maximum of 25 parking spaces will be required for employees during regular business hours.
- It is anticipated that the peak parking demand for the proposed special event area will occur after the regular business hours for the development. To mitigate the overlapping parking demand between patrons and on-site staff, the operating hours for the special event area is proposed to be restricted to 5:00 p.m. to 11:00 p.m. on weekdays.
- The business also offers a shuttle bus service and taxis between the existing Central City Pub and the subject site, so that patrons attending the events at the brewery/distillery may leave their vehicles at the Central City Mall.
- A further amendment to CD By-law No. 17422 is proposed to address the parking requirements, by specifically not requiring any additional on-site parking.

Liquor License Approval Requirements

- The Liquor Control and Licensing Branch (LCLB) requests 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 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 on the west side of Bridgeview Drive, which is a developing industrial area. To the west is the Bridgeview residential area, with mainly single family homes.
- Bridgeview Elementary School is located immediately to the northwest of the subject site, however, there is no direct pedestrian or vehicular connection between the residential area and the industrial area. The School District has advised that they have no concerns with respect to the proposal, provided there is no direct pedestrian connection to the school site.
- The existing brewery and distillery are separated from the residential and elementary school uses by a 10-metre (33 ft.) wide landscaping area. To the south of Bridgeview Elementary and to the west of the existing brewery and distillery is the Bridgeview Sanitary Sewer Pump station which further separates the brewery/distillery from the adjoining properties.
- The site is not located on a Provincial highway, but is adjacent to a major truck transportation road network.
- 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 only liquor primary license that is within the vicinity of the subject site is the Turf Hotel, located approximately 1,000 metres (3,200 ft.) from the subject site at 12411 - King George Boulevard.
- The proposal is not expected to impact this other existing liquor primary licensed establishment in the Bridgeview area

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

- The subject site is within 100 metres (330 ft.) of Bridgeview Elementary School. The School District was contacted to provide comments regarding this proposal, and they advised they have no concerns.
- The site is within 700 metres (2,300 ft.) from Bolivar Park located in the 13500 block of 115 Avenue and 560 metres (1,837 ft.) from the Surrey Public Wharf located at the termination of 130 Street at the Fraser River.
- The proposed operation of a lounge and special event area should not have any negative impact on the existing parks in the area.

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

- The requested hours of operation are from 11:00 a.m. to 11:00 p.m. every day of the week for the lounge area, and 4:00 p.m. to 11:00 p.m. Monday through Friday and 11:00

a.m. to 11:00 p.m. Saturday and Sunday for the SEA. The proposed hours of operation are within Council's policy on recommended hours of operation for liquor primary establishments.

- The applicant has requested an occupant load of 150 persons which includes customers and staff.

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 for special events and promotions of the products manufactured on the site. The current proposal is in keeping with the recent amendments to the Liquor Control and Licensing Regulations by the Provincial government.

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

- The site already operate as a manufacturer and distributor of Red Racer beer products and recently opened a small distillery.
- The site is located in an industrial area with landscape screening from adjacent residential areas.
- Additional noise is not anticipated from the proposed lounge or special event area.

PRE-NOTIFICATION

In accordance with Council policy a development proposal sign has been erected on the property and pre-notification letters were sent on April 29, 2014. 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
- Appendix II. Interior Floor Plan of the Event Area
- Appendix III. Engineering Comments
- Appendix IV. Proposed CD By-law Amendment

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/da

\\file-server1\net-data\csdc\generate\areaproduct\save\19667096086.doc
DRV 10/30/14 12:11 PM



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **October 29, 2014** PROJECT FILE: **7814-0094-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 11411 Bridgeview Drive**

REZONE

The applicant must confirm the onsite sanitary system has capacity for the additional flows generated by the proposed use. Any onsite upgrades required for this application will be administered through a Tenant Improvement permit.

A Servicing Agreement is not required prior to Rezone.

Rémi Dubé, P.Eng.
Development Services Manager

SSA

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011 No. 17422"

.....

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, 2011, No. 17422 is hereby amended as follows:

(a) Section 2.B. Permitted Uses is amended by inserting the following new Sub-section 2.B.7.(b) and renumbering the remaining accessory uses accordingly:

"(b) Licensed lounge and special events areas as regulated by the Liquor Control and Licensing Act R.S.B.C. provided that the combined areas do not exceed a floor area of 360 square metres [3,875 sq.ft.];"

(b) Section 2.H. Off Street Parking is amended by numbering the existing paragraph as Section 2.H.1 and inserting a new Section 2.H.2 as follows:

"2. "Notwithstanding Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000 as amended, no additional parking is required for the lounge and special events area."

(c) Section L. Other Regulations is amended by inserting the following new Section L.11 as follows:

"11. Provincial licensing of lounge and special events areas are regulated by the Liquor Control and Licensing Act RSBC, 1996, c 267, as amended."

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17422, Amendment By-law, 2014, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

c:\users\drv\appdata\local\microsoft\windows\temporary internet files\content.outlook\hnog34pd\19756966076 doc.docx
DRV 10/30/14 2:58 PM