

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0183-00

Planning Report Date: December 7, 2020

PROPOSAL:

- **New Liquor Primary License**

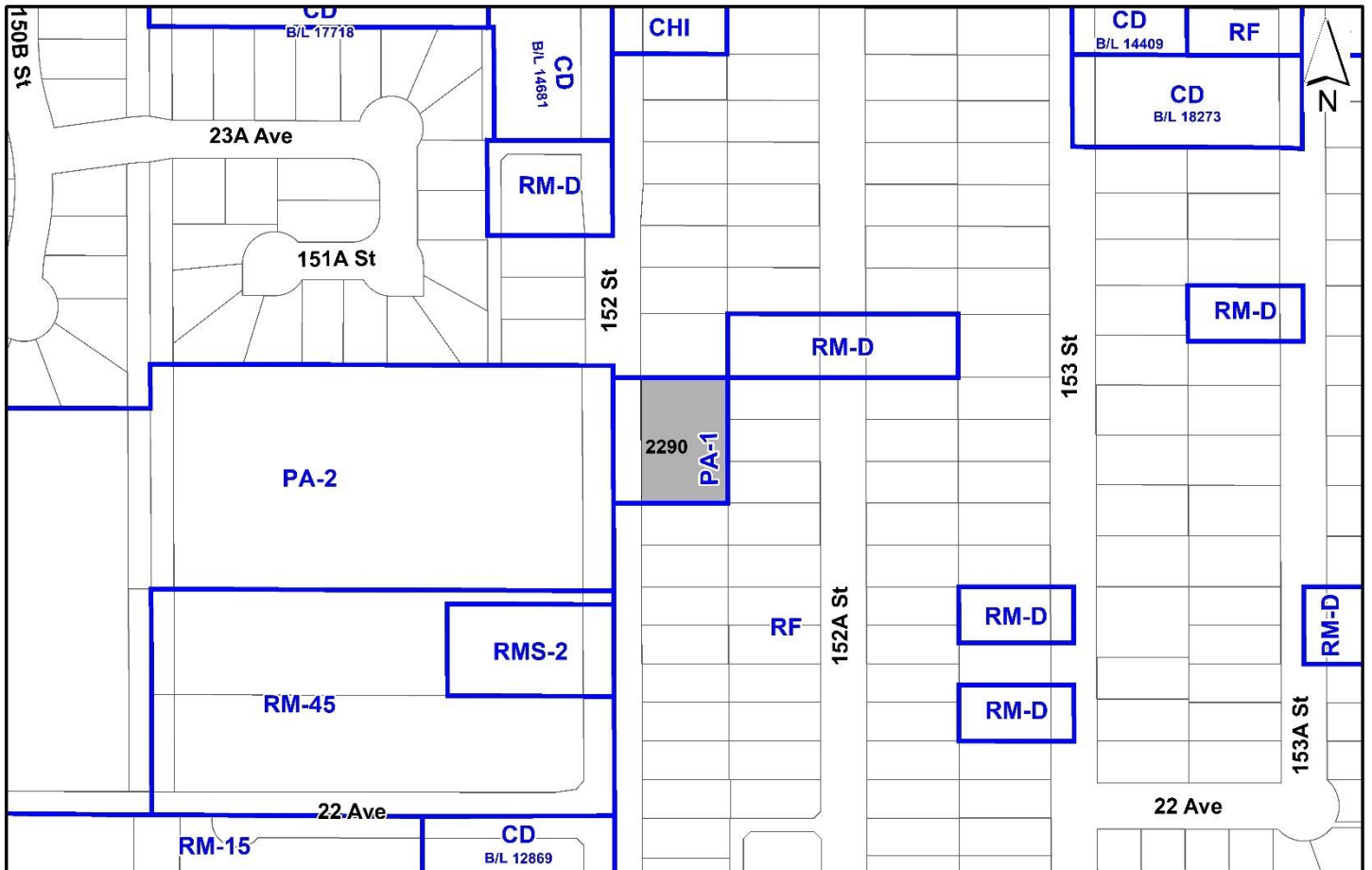
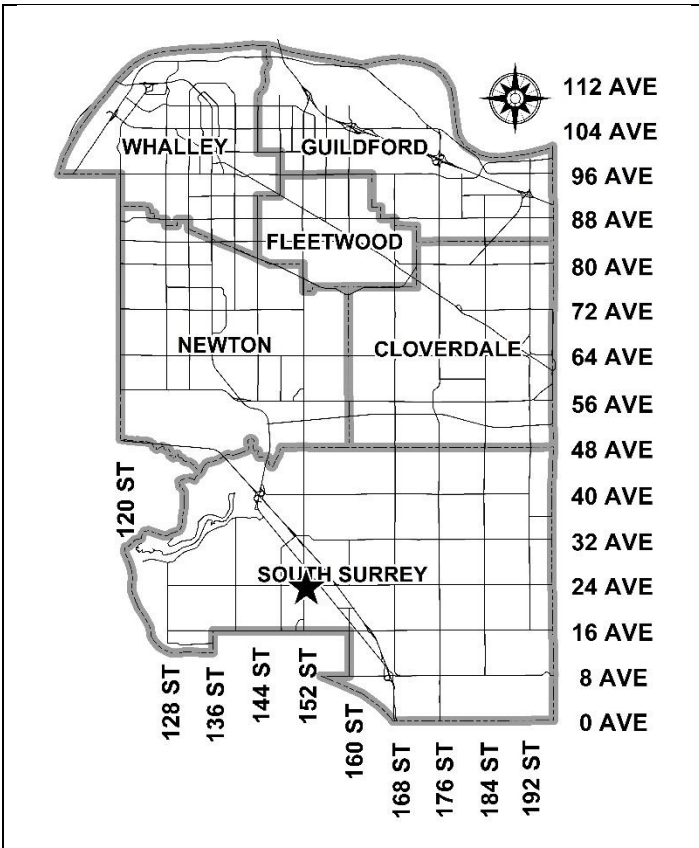
to permit liquor to be served at the Royal Canadian Legion Branch #008.

LOCATION: 2290 – 152 Street

ZONING: PA-1

OCF DESIGNATION: Urban

TCP DESIGNATION: Low-Rise Residential (4-6 Stories)
 (Stage 1 Semiahmoo Town Centre Plan)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- A Liquor Primary License is required for businesses that want to offer liquor service as an additional service to patrons or have a liquor focused area (e.g. bars, pubs, and night clubs).
- The intent of the proposal is to convert the Legion's existing Liquor Primary – Club License to a Liquor Primary License, which will allow the Legion to provide a wider range of liquor service to a wider range of patrons.
- The Royal Canadian Legion Brand #008 has been operating in the South Surrey / White Rock area since 1926 and at this location since 1981. It has held a Liquor Primary – Club License in good standing with the Province since that time.
- The Legion serves as an important community assembly space, providing a venue for fundraisers, group gatherings, corporate meetings, ceremonies & celebrations, and meat draws.
- There will be no changes to the existing hours of operation, which are within Council's policy on hours of operation for Liquor Primary Licensed establishments.
- The RCMP and the City's By-laws and Licensing Services Department have no concern with the proposal.
- Staff have received no comments in response to the development proposal sign or the pre-notification letters which were mailed out to adjacent land/homeowners.
- The applicant will enter into a Good Neighbour Agreement to assist in mitigating any impact the Liquor Primary License may have on the surrounding neighbourhood.

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 License, with the following limitations:

- (a) The proposed hours of operation for the Liquor Primary establishment are as follows:

Day of the Week	Hours of Operation
Monday – Thursday	12:00 p.m. – 11:00 p.m.
Friday	12:00 p.m. – 1:00 a.m.
Saturday	11:00 a.m. – 1:00 a.m.
Sunday and Holidays	1:00 p.m. – 8:00 p.m.

2. Council instruct staff to resolve the following issue prior to final approval:

- (a) The applicant enter into a Good Neighbour Agreement with the City, in order to assist in mitigating any impact the Liquor Primary License may have on the surrounding neighbourhood.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Royal Canadian Legion #008	Low-Rise Residential (4-6 Stories)	PA-1
North:	Single Family Residential	Low-Rise Mixed Use (4-6 Stories)	RF
East:	Single Family Residential	Townhouse (3 Stories)	RF
South:	Single Family Residential	Low-Rise Residential (4-6 Stories)	RF
West (Across 152 Street):	White Rock Christian Academy	Civic	PA-2

Context & Background

- The subject site, located at 2290 – 152 Street, is designated "Urban" in the Official Community Plan, "Low-Rise Residential (4-6 Stories)" in the Semiahmoo Town Centre Plan (Stage 1), and zoned "Assembly Hall 1 (PA-1) Zone".
- The Royal Canadian Legion Branch #008 (South Surrey / White Rock) has been operating in the South Surrey / White Rock area since 1926. The Legion moved to its current location at 2290 – 152 Street in 1981.

- The Legion's main purpose is to serve as a gathering place for local veterans, which includes the serving of meals prepared on site. It also offers a wide variety of community-based events such as fundraisers, group gatherings (such as local senior visits from care homes), corporate meetings, ceremonies, sporting events, and meat draws.
- Under the current Liquor Primary – Club License, the Legion is limited to serving liquor to members of the Legion, who pay an annual fee to be a member.

PROPOSED LIQUOR PRIMARY LICENSE

- The existing Liquor Primary – Club License is intended for a society registered under the provincial Societies Act or a non-profit or veterans' organization. In order to obtain this type of license, organizations must have at least 50 members who pay annual fees to become members. The liquor service area under this type of license is restricted to members only.
- The applicant is proposing to convert their Liquor Primary – Club License to a Liquor Primary License, in order to serve liquor to a wider range of patrons without the need for them to obtain a membership. The intent is that during special events, the legion will be able to sell alcohol to non-members.
- The applicant proposes the following hours of operation for the Liquor Primary establishment, which is the same as their existing hours of operation:

Day of the Week	Hours of Operation
Monday – Thursday	12:00 p.m. – 11:00 p.m.
Friday	12:00 p.m. – 1:00 a.m.
Saturday	11:00 a.m. – 1:00 a.m.
Sunday and Holidays	1:00 p.m. – 8:00 p.m.

- The hours of operation proposed by the applicant are compliant with the hours endorsed by Council through Corporate Report No. L003 on February 23, 2004 which provide parameters for the operation of a liquor primary establishment in the City of Surrey. In the report, the following hours of operation are identified for a Liquor Primary License establishment:

11:00 a.m. to no later than 1:00 a.m. Sunday through Thursday; and
11:00 a.m. to no later than 2:00 a.m. Friday and Saturday.
- In accordance with Good Neighbour Agreement Policy No. M-25, the City of Surrey requires that proprietors of liquor establishments sign a Good Neighbour Agreement in order to allow proprietors a more formal and defined role in the prevention of, and response to, any negative issues that may arise from the operation of their business.
- As part of the Liquor Primary License application, the applicant will enter into a Good Neighbour Agreement with the City, prior to Council consideration of the proposed license.

Liquor Licensing Approval Procedure

- The Liquor and Cannabis Regulation Branch (LCRB) requires that the applicant secure local government endorsement before a Liquor Primary application can be considered for approval by the LCRB.
- The LCRB 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 Legion is located on an arterial road (156 Street) and is surrounded on three sides by single-family residential properties. The primary use of the Legion is as a community assembly use for local veterans and the wider neighbourhood. As such, the Legion acts more as an assembly hall rather than a neighbourhood pub.
- The White Rock Christian Academy, which is a private religious school serving students from Kindergarten to Grade 12, is located across the street from the subject site. No concerns have been raised by the school through the pre-notification process with regards to the proposed Liquor Primary License.

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

- White Rock Christian Academy located across the street from the Legion at 2265 - 156 Street, is approximately 26 metres away.

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

- The proposed hours of operation are in keeping with the hours endorsed by Council through Corporate Report No. L003, as noted above.

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

- According to the locational criteria established by the City, a new liquor primary license should not be located within 1.6 kilometres of an existing liquor primary license. The following liquor primary licenses were identified within the vicinity of the subject property:
 - Baseline's Pub located approximately 0.65 kilometres south from the subject site, at 1938 – 152 Street.
 - The above-noted liquor primary establishment is a taproom (i.e. pub), where liquor service is the primary business function. The Legion is primarily a community assembly hall, and the Liquor Primary License is intended for the ability to serve liquor as an added service for patrons during special events. These businesses are not intended to serve the same clientele.

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

- The subject property, located at 2290 – 152 Street, is surrounded to the north, east, and south by single-family residential properties. It is anticipated that there will be minimal impact on the surrounding area resulting from the proposed Liquor Primary License, as the principle use is as a community assembly hall and liquor will only be an added service for patrons.

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

- It is expected that, if the Liquor Primary License application is approved, there will be little community impact given that the Legion already has Liquor Primary – Club License.
- The RCMP and the City's By-laws and Licensing Services Department have no concerns with the proposed liquor primary license.
- The applicant will sign a Good Neighbour Agreement that will help to prevent potential negative issues, including noise, litter and untidiness.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Surrey RCMP:	No Concerns.
Surrey Bylaws & Licensing Services:	No Concerns.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 29, 2020, and the Development Proposal Sign was installed on October 7, 2020. Staff received no responses regarding this proposal.

INFORMATION ATTACHED TO THIS REPORT

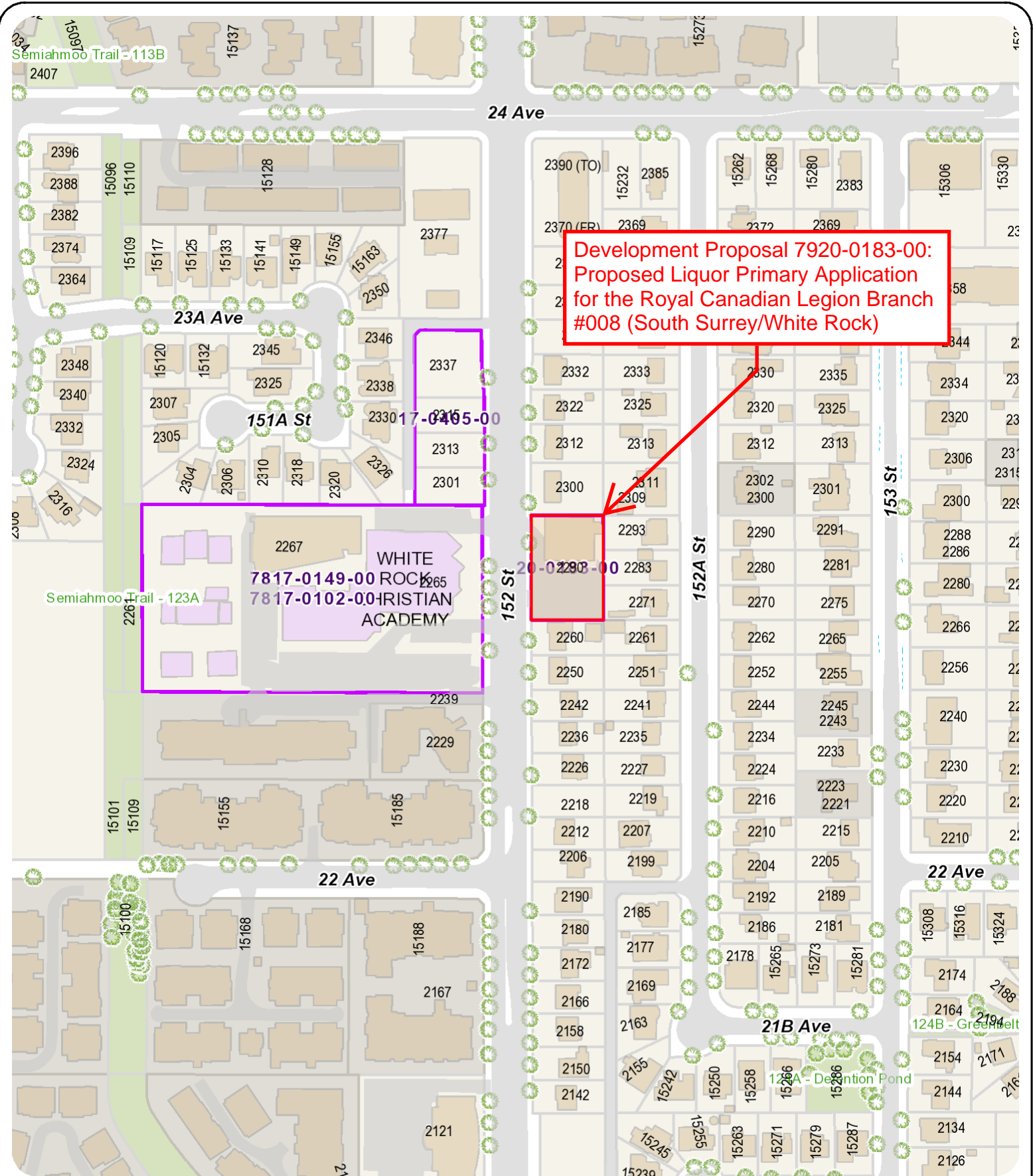
The following information is attached to this Report:

Appendix I. Location Map

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

DZ/cm



Liquor Primary Application

Scale: 1:2,636

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

