

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0083-00

Planning Report Date: June 27, 2022

PROPOSAL:

- **Rezoning** from CHI to CD
- **New Liquor Primary License.**

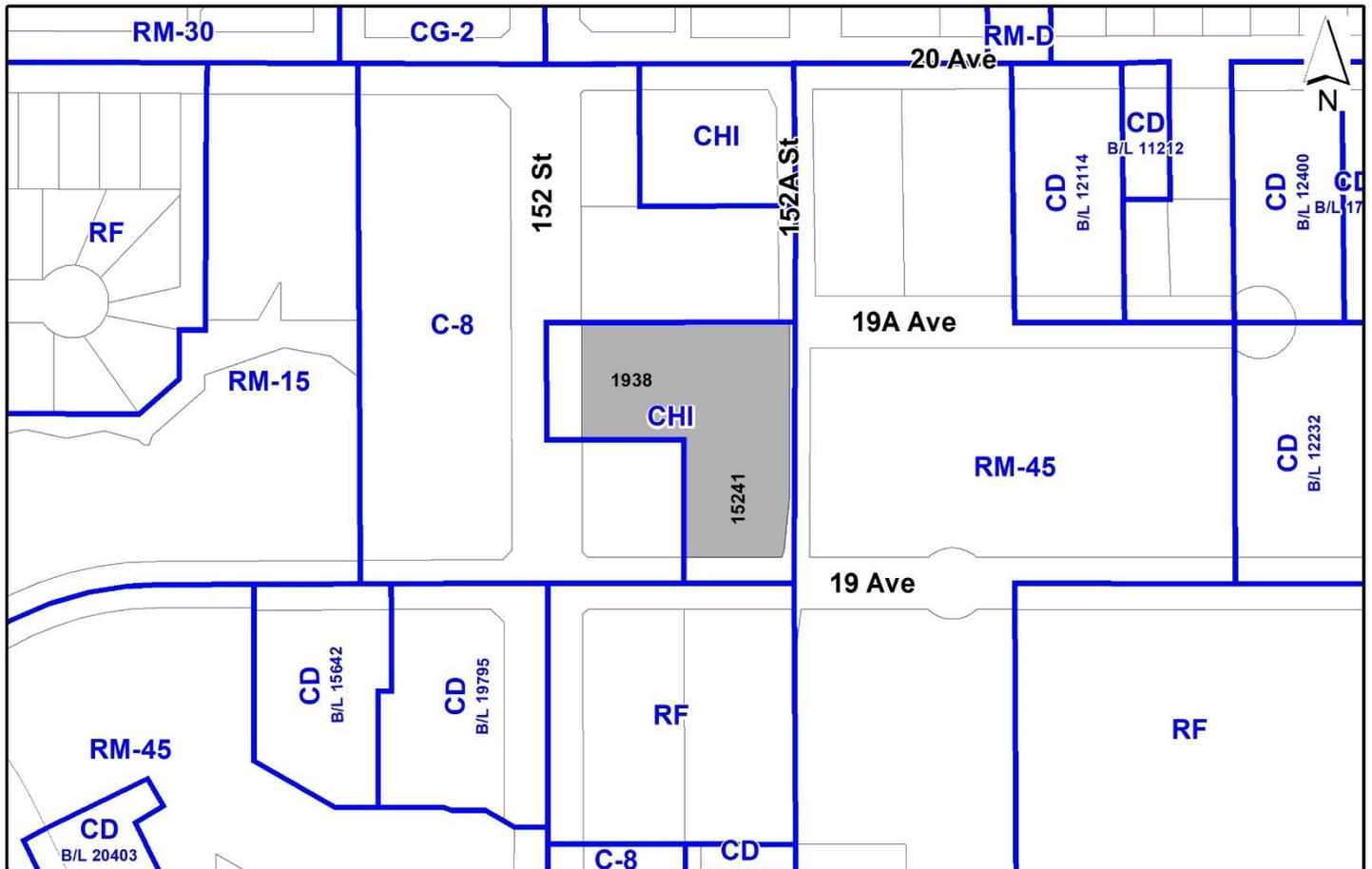
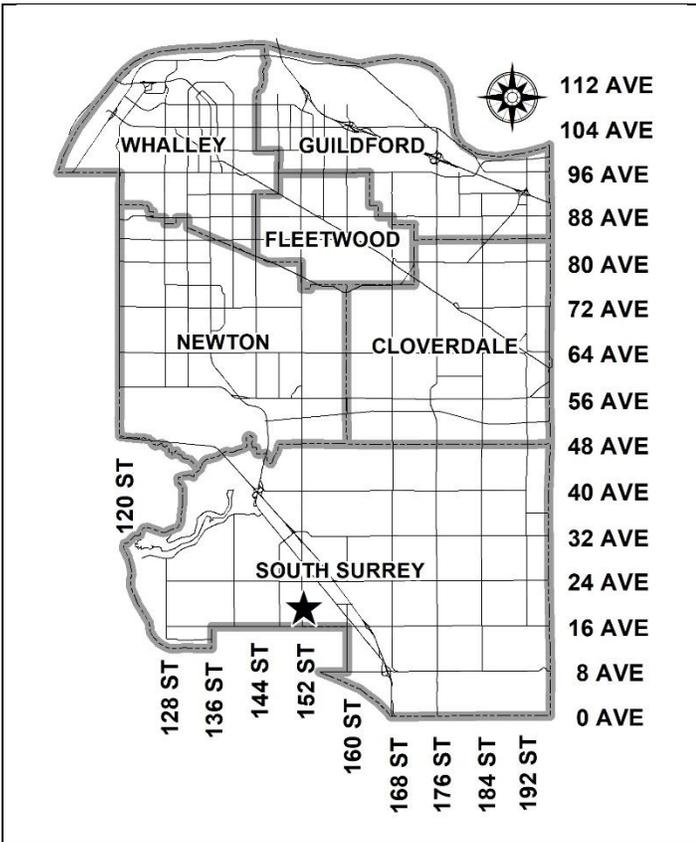
to allow for a Liquor Primary License to permit liquor to be served at the Sandcastle Bowling Lanes.

LOCATION: 1938 - 152 Street
 (15241 - 19 Avenue)

ZONING: CHI

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Low-Rise Mixed-Use



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- 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

- The proposal complies with the Town Centre designation in the Official Community Plan (OCP).
- 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. pubs, night clubs, recreation centres).
- The intent of the proposed liquor primary license is to offer liquor service as an additional service to customers at the Sandcastle Recreation Centre while bowling.
- The Sandcastle Recreation Centre is an existing business that currently has Food Primary service encompassing the restaurant portion of the facility, but not the bowling lanes as Food Primary Licenses are not permitted in areas where patrons participate in active recreation.
- The current CHI Zoning permits indoor recreational facilities, including bowling lanes but does not permit liquor primary licensed establishments. As such, a rezoning is required to permit liquor service within the bowling lanes area.
- The Sandcastle Recreation Centre is adjacent to a business with an existing Liquor Primary License, Baselines Pub. However, liquor service at Sandcastle bowling will be ancillary to the recreational activities at the facility, rather than a principle use as is the case at Baselines Pub. As such, these liquor licenses will serve separate purposes and customers.
- The proposed operating hours are compliant with Council's policy on hours of operation for liquor primary licensed establishments.
- The establishment will keep four bowling lanes unlicensed to allow for consideration of non-drinking patrons.
- The applicant will enter into a Good Neighbour Agreement to assist in mitigating any impacts the liquor primary license may have on the surrounding neighbourhood.
- The applicant has demonstrated community support for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Bylaw be introduced to rezone the subject site from " Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" 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 and businesses regarding the proposed liquor primary license with the following limitations:
 - (a) The proposed hours of operation for the liquor primary establishment are as follows:
 - 11:00 a.m. to no later than 1:00 a.m. Sunday through Thursday.
 - 11:00 a.m. to no later than 2:00 a.m. Friday and Saturday.
3. 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 impacts the Liquor Primary License may have on the surrounding neighbourhood.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/ Designation	Existing Zone
Subject Site	Commercial (Bowling alley, pub)	Town Centre/Low-Rise Mixed-Use	CHI
North:	Commercial (Restaurant)	Town Centre/Low-Rise Mixed-Use	C-8
East (Across 152A Street):	Low Rise Multiple Residential	Multiple Residential/Low-Rise Residential	RM-45
South:	Commercial (Jeweler, Realty)	Town Centre/Low-Rise Mixed-Use	C-8
West (Across 152 Street):	Commercial (Variety of restaurants, services, and offices)	Town Centre/Low-Rise Mixed-Use	C-8

Context & Background

- The subject site is located on the east side of 152nd Street.
- The property is located within the Semiahmoo Town Centre and is designated as Low-Rise Mixed-Use.
- The property is currently occupied by Sandcastle Recreation Centre and Baseline Pub, both located within the same building.

- The property is zoned CHI, “Highway Commercial Industrial Zone”.
- The Sandcastle Recreation Centre is currently licensed with a Food primary Liquor License that covers the main dining and restaurant area, as well as the banquet room.
- The Recreation Centre has been in operation since June 2000.

POLICY & BY-LAW CONSIDERATIONS

CD By-law

- The applicant proposes to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed Liquor Primary License on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Highway Commercial Industrial Zone (CHI)".
- The current CHI Zoning permits indoor recreational facilities, including bowling lanes but does not permit liquor primary licensed establishments. As such, a rezoning is required to permit liquor service within the bowling lanes area.
- In order to allow for a Liquor Primary License, rezoning to allow for Neighbourhood Pub use is required.
- “Neighbourhood Pub”, as defined in the Surrey Zoning bylaw means a "business licensed as "liquor primary" under the Regulations to the Liquor Control and Licensing Act, as amended." Based on this definition, rezoning of the property to allow for Neighbourhood Pub use allows businesses to receive a Liquor Primary License, subject to a Liquor Primary Application and Provincial Approval, regardless of whether the business is considered a “Pub” in the conventional understanding of the use. This interpretation of the bylaw is consistent with past applications for Liquor Primary Licenses, as well as Corporate Report No. R209, which was approved October 21st, 2002.
- Corporate Report No. R209 created the current definition of "Neighbourhood pub", which allows for properties which have “Neighbourhood Pub” as a permitted use to receive a business license as "liquor primary" under the Regulations to the Liquor Control and Licensing Act, provided this business receives support from the City for a Liquor Primary License application.

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the CHI Zone and the proposed CD By-law is illustrated in the following table:

Zoning	CHI Zone (Part 39)	Proposed CD Zone
Lot Coverage:	50%	50%
Setbacks		
Front Yard:	7.59 metres	7.59 metres
Side Yard:	7.59 metres	7.59 metres
Side Yard Flanking:	7.59 metres	7.59 metres
Rear:	7.59 metres	7.59 metres
Lot Size		
Lot Size:	1,000 square metres	1,000 square metres
Lot Width:	25 metres	25 metres
Lot Depth:	30 metres	30 metres
Principal Building Height:	9 metres	9 metres
Permitted Principal Uses:	Uses permitted under the CHI Zone	Uses permitted under the CHI Zone Neighbourhood pubs, regulated under the Liquor Control and Licensing Act, as amended (for Liquor Primary License)

LIQUOR PRIMARY LICENSE PROPOSAL

Planning Considerations

- The applicant is proposing a liquor primary license for the Sandcastle Recreation Centre, in order to serve liquor as an added service near the bowling lanes for customers.
- The applicant proposes the following hours of operation for the liquor primary establishment:
 - 11:00 a.m. to no later than 1:00 a.m. Sunday through Thursday.
 - 11:00 a.m. to no later than 2:00 a.m. Friday and Saturday.
- 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 support of the proposed license.

Liquor Licensing Approval Procedure

- The Province's 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 Sandcastle Recreation Centre is located along the 152nd Street Arterial, which functions as the main commercial hub for the Semiahmoo Town Centre. It is surrounded by commercial properties to the east, north, and south. It is in relatively close proximity to residential to the east, but the entrance of the facility does not directly face them. Additionally, liquor service at Sandcastle bowling is intended to be ancillary to the existing recreational activities at the facility and is unlikely to generate negative impacts.
- The subject site is within 400 metres of Bakerview Park. Baselines Pub with an existing Liquor Primary License has been operating in proximity to the Park for over 20 years. Parks and the RCMP have not raised concerns about negative impacts of an additional Liquor Primary License in the area.

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

- The Liquor and Cannabis Regulation Branch recognizes bowling centres as a sport, classifying the facility as a Recreation Facility.
- Sunnyside Community Hall is located approximately 300 metres away from the subject site.

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

- The applicant proposes the following hours of operation for the liquor primary establishment:
 - a. 11:00 a.m. to no later than 1:00 a.m. Sunday through Thursday.
 - b. 11:00 a.m. to no later than 2:00 a.m. Friday and Saturday.

The proposed hours of operation are in keeping with the hours endorsed by Council through Corporate Report No. L003. The above hours reflect the maximum operating hours under the Corporate Report.

- The establishment will maintain a maximum occupant load of 80 in the Liquor Primary service area.

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

- Sandcastle Recreation Centre is directly adjacent to Baselines Pub.
- Baselines Pubs primary business function is liquor service. At Sandcastle Recreation Centre, the liquor service will be ancillary to the recreational uses enjoyed at the facility. 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

- Sandcastle Recreation Centre is surrounded by commercial properties to the east, north, and south. It is relatively close to residential to the east, but the entrance of the facility does not directly face the homes. The Liquor Primary License is not expected to impact the residential area, as the Recreation Centre is an existing use, and there is an existing Liquor Primary license operating in close proximity at Baselines Pub.

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

- Currently the bowling lanes close at 12 a.m. Sunday to Thursday, and 1 a.m. Friday and Saturday. The proposed hours would extend these business operations an extra hour, to 1 a.m. and 2 a.m. respectively.
- It is expected that, if the Liquor Primary License application is approved, there will be little if any community impact outside the extended hours, given the existing operating Recreation Centre and the close proximity to an existing Liquor Primary License at Baselines Pub.
- The RCMP and the City's By-laws and Licensing Services Department have no concerns with the proposed liquor primary license.
- The applicant would be required enter into 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 proposal.

Parks, Recreation & Culture: Parks has no concerns with the proposal.

Surrey RCMP: Surrey RCMP has no concerns with the proposal.

Surrey Bylaws & Licensing Services: Bylaws & Licensing Services has no concerns with the proposal.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 8th and June 8th, 2022, and the Development Proposal Signs were installed on June 6th, 2022. Staff received 116 responses from neighbouring residents, 113 in support and 3 against (*staff comments in italics*):

- The proposed hours extend too far into the evening and will be disruptive to neighbours.

(The proposed hours are in-line with the hours of operation endorsed by Council through Corporate Report No. L003. Additionally, liquor service at Sandcastle bowling is intended to be ancillary to the existing recreational activities at the facility and is unlikely to generate impacts to the community. The business will enter into a Good Neighbor Agreement any potential impacts on the surrounding community. The agreement will allow the City to consider revoking or suspending the Business License if the business does not abide by the terms set out in the agreement, such as noise and hour restrictions.)

- The proposed Liquor Primary License will allow for illicit activities such as gambling and adult entertainment. This is concerning as there are children in the community.

(The proposed Liquor Primary License would allow for alcohol to be served in relation to the business operations of Sandcastle Recreation Centre. The other uses would not be permitted at this location. If an adult entertainment business was proposed on the premises, they would need to apply for a Liquor Primary License at that establishment which would be subject to Council approval, and residents would be notified. The business will be required to enter into a Good Neighbour Agreement to mitigate any potential impacts on the surrounding community.)

- The proposed Liquor Primary License is in close proximity to other Liquor Stores

(The proposed Liquor Primary License will not allow for Sandcastle Recreation Centre to operate as a Liquor Store. Off-sales of liquor products will not be permitted.)

- The proposed Liquor Primary License will enhance the bowling experience.

(The proposed Liquor Primary License would allow customers the option to purchase liquor while bowling. There will be liquor free bowling lanes maintained for customers who do not wish to purchase alcohol.)

INFORMATION ATTACHED TO THIS REPORT

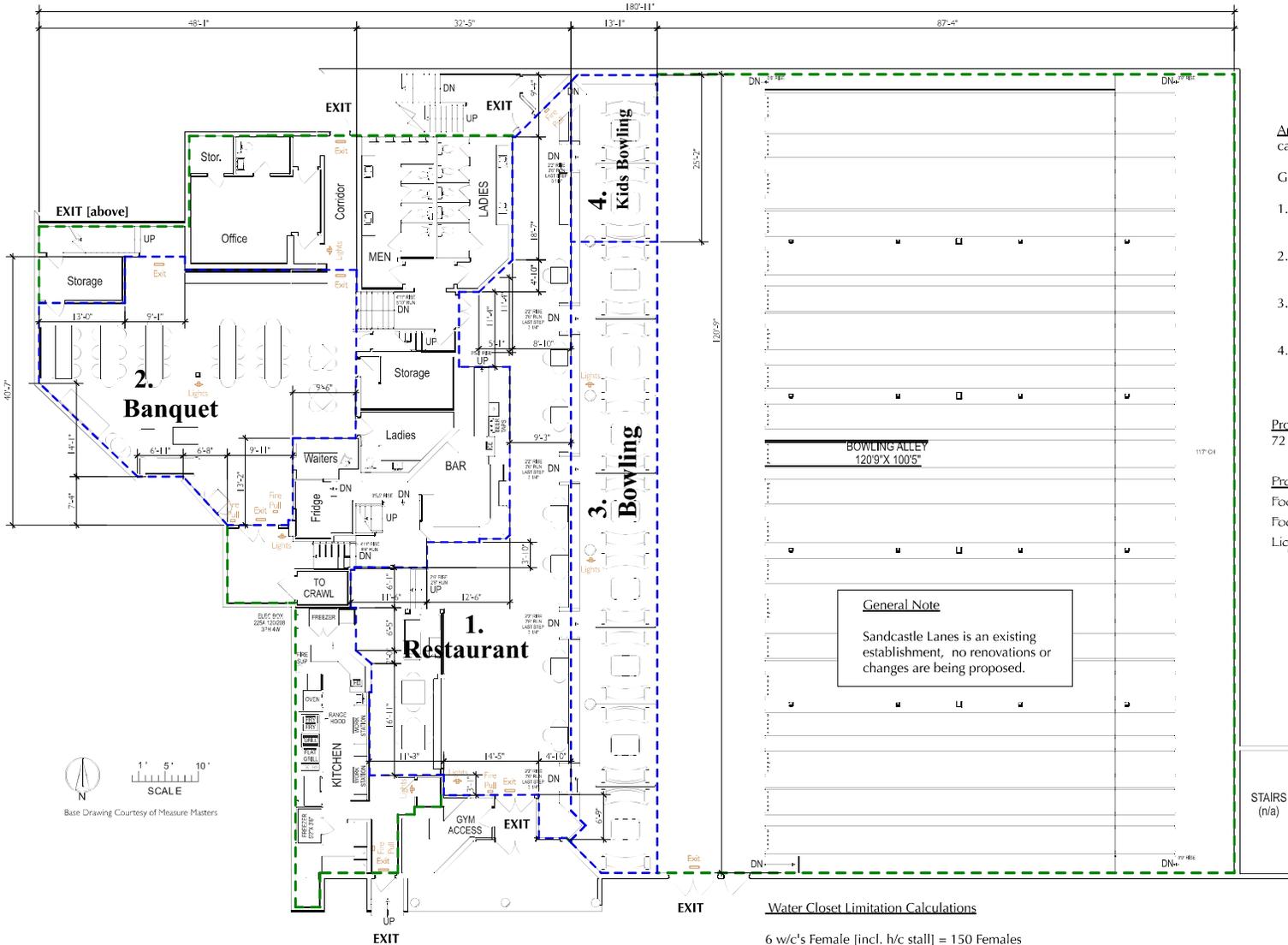
The following information is attached to this Report:

Appendix I. Interior Layout

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SDC/cm



Area / Occupancy Calculations
 calculated at 1.2 sq.m / person per table 3.1.17.1

Gross Interior Area 18,354 sq.ft. [1,705 sq.m]

1. Restaurant Area 1,860 sq.ft. [173 sq.m]
 $173 / 1.2 = 144$ max.
 proposed = 72
2. Banquet 1,388 sq.ft. [129 sq.m]
 $129 / 1.2 = 107$ max.
 proposed = 70
3. Bowling 1,233 sq.ft. [115 sq.m]
 $115 / 1.2 = 95$ max.
 proposed = 80
4. Kids Bowling 329 sq.ft. [30 sq.m]
 $30 / 1.2 = 25$ max.
 proposed = 8

Proposed Occupancy for Sand Castle Lanes Total
 $72 + 70 + 80 + 8 = 230$ persons

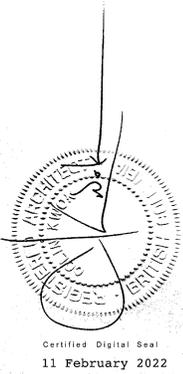
Proposed for Liquor
 Food Primary [Restaurant] = 72
 Food Primary [Banquet] = 70
 Liquor Primary [Bowling] = 80

General Note
 Sandcastle Lanes is an existing establishment, no renovations or changes are being proposed.

Exits Limitation Calculations
 6 Existing Exits from the entire space
 Each Exit 880mm or greater
 Capacity of each Exit 880 mm / 6.1mm / person = 144 persons.
 One half of total occupancy = $230 / 2 = 115$ persons
 Each Exit can accommodate 1/2 interior occupancy
 Occupancy is not governed by Exit capacity

Water Closet Limitation Calculations
 6 w/c's Female [incl. h/c stall] = 150 Females
 8 w/c's [h/c stall, four urinals] Male = 600 Males
 1 w/c Staff, Male and Female = 10
 W/C's of this establishment can handle 310 persons.
 Washrooms are shared by the Pub upstairs which has a licensed occupancy for 80 persons.
 Occupancy is governed by the number of washrooms.
 Total Occupancy for Sandcastle Lanes = $510 - 80 = 230$ Persons

STAIRS (n/a)



10 Feb 2022. Issued for Review

Sandcastle Lanes
 Bowling Alley

1938 152nd Street
 Surrey British Columbia Canada Earth

Area Calculation Plan

1/16" = 1' - 0" (when printed at 11" x 17")
 A - 0.00