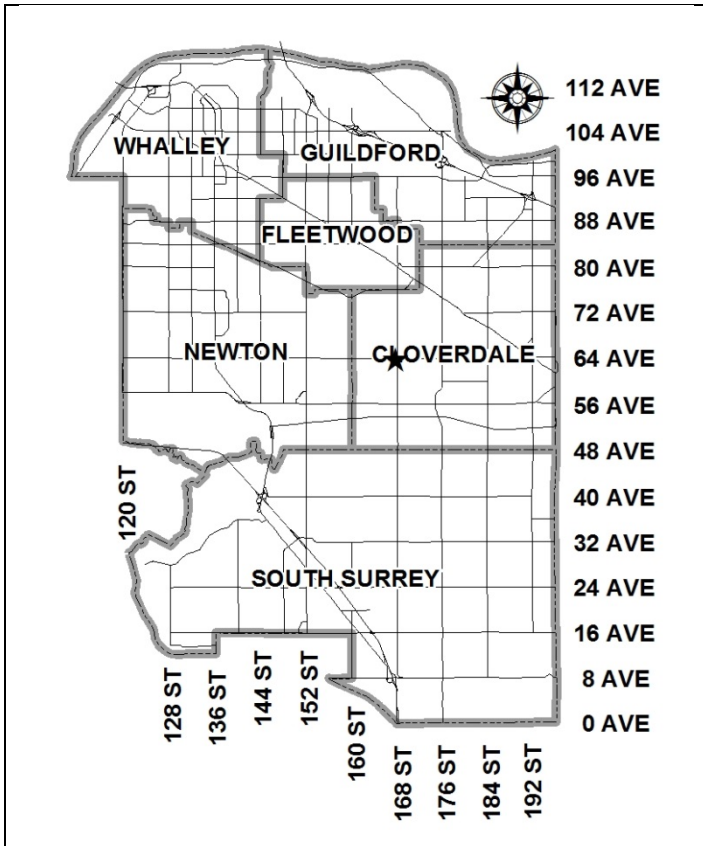


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0276-00

Planning Report Date: April 27, 2015



PROPOSAL:

- Amend CD By-law No. 17674 in order to permit a licensee retail store (private liquor store) in an existing commercial building.

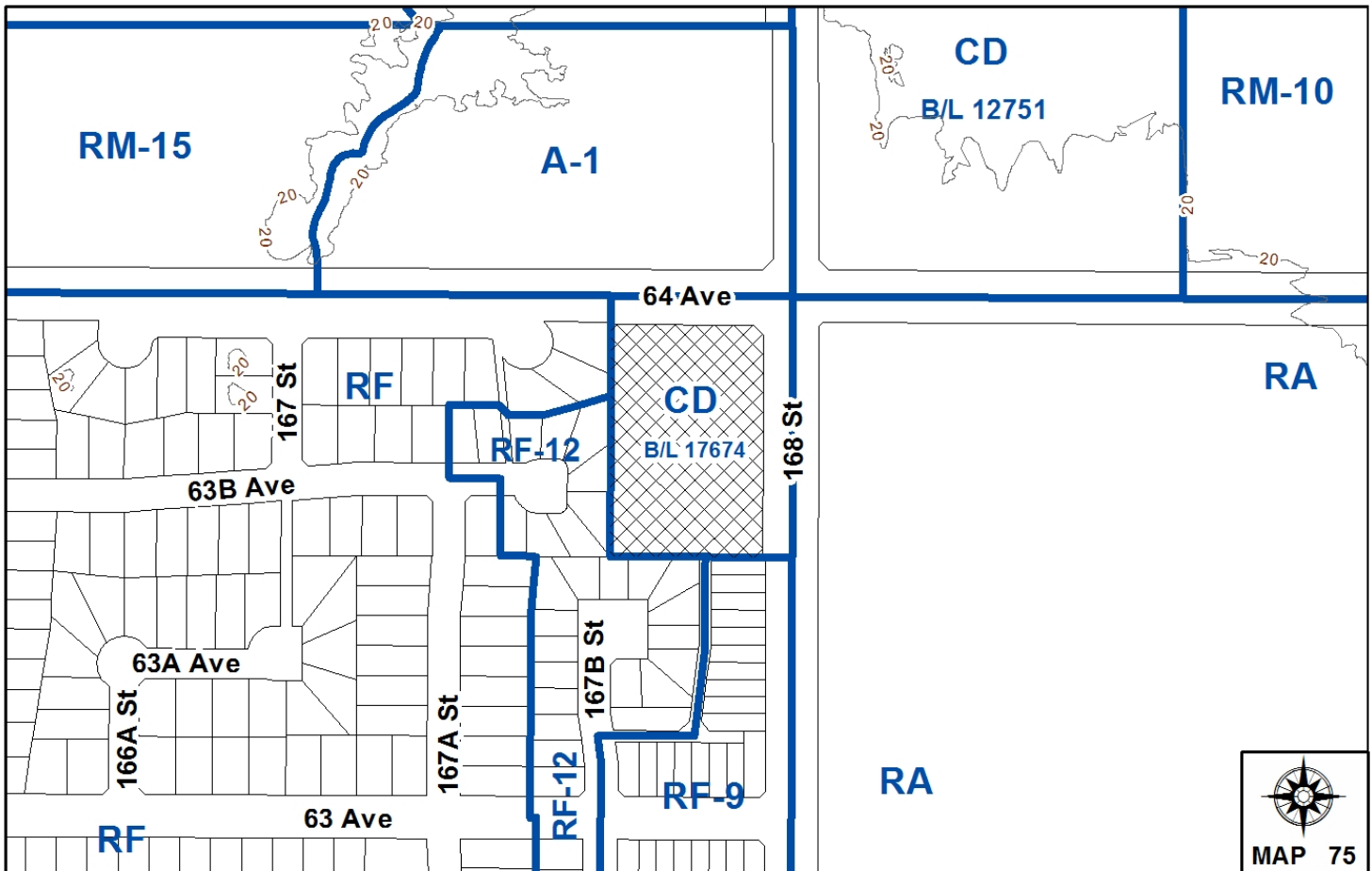
LOCATION: 16780 - 64 Avenue

OWNER: 581947 B.C. Ltd.

ZONING: CD By-law No. 17674

OCP DESIGNATION: Urban

NCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 17674.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with City Policy No. O-59, Locational Guidelines for Private Liquor Stores (Licensee Retail Stores), as the subject site is located within 400 metres of a public park.

RATIONALE OF RECOMMENDATION

- The proposed private liquor store is complementary to the existing retail uses at this neighbourhood shopping centre.
- As now permitted by recent changes to liquor regulations, the applicant proposes to “relocate” a private liquor store license on Vancouver Island to the subject site.
- To respond to concerns about child-oriented facilities located in close proximity to the proposed private liquor store, the applicant has agreed to further amend the CD By-law by removing child care centres as a permitted use.
- The School District, Parks Recreation and Culture Department, Surrey By-laws and Licensing Services and the Cloverdale/Port Kells Community Policing Station have no concerns with the proposed private liquor store.
- The applicant has agreed to enter into a Good Neighbour Agreement to assist in mitigating any nuisance activities associated with the proposed liquor store.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 17674 and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) the applicant enter into a "Good Neighbour Agreement" for the proposed Licensee Retail Store (private liquor store).

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix II.
Parks, Recreation & Culture:	No concerns.
Surrey RCMP:	No concerns.
By-laws and Licensing Section:	No concerns.
Surrey School District:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Neighbourhood shopping centre.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 64 Avenue):	Vacant, treed 2.6-hectare (6.4 ac.) lot	Single Family Duplex 10 u.p.a.	A-1
East (Across 168 Street):	Cloverdale Athletic Park	Urban in the OCP	RA
South:	Single family dwellings	Small Lots	RF-12 and RF-9
West:	Single family dwellings	Urban Single Family and Small Lots	RF and RF-12

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 16780 – 64 Avenue on the south-west corner of 64 Avenue and 168 Street. The property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17674).
- CD By-law No. 17674, which regulates the site, was approved by Council in 2012 as part of Development Application No. 7911-0092-00. The current CD By-law No. 17674 is comparable to the Neighbourhood Commercial Zone (C-5), which does not allow private liquor stores as a permitted use.
- On September 9, 2013, Council approved the recommendations in Corporate Report No. R172, regarding locational guidelines for private liquor stores, resulting in the approval of City Policy No. O-59 (see Appendix IV).
- The subject site consists of 6 single-storey commercial buildings, including Fruiticana as one of the anchor tenants.

Current Proposal

- The applicant is proposing an amendment to CD By-law No. 17674, in order to permit a private stand-alone liquor store on the site. The proposed liquor store is intended to occupy two vacant commercial retail units (CRUs) in the northwestern-most building fronting 64 Avenue, and is approximately 396 square metres (1,300 sq.ft.) in size.
- The Liquor Control and Licensing Branch (LCLB) is not issuing any new licenses for licensee retail stores (LRS) so any new site proposed for an LRS (i.e. private liquor store) is a result of a relocation of an existing license.
- Previously, LRS licenses could only be relocated within the same municipality or, to move the LRS to a neighbouring municipality, the proposed site was required to be within five kilometres (as the crow flies) of the existing LRS location.
- Effective April 1, 2015, the provincial legislation was amended to delete the five-kilometre relocation criteria. As a result of this change in legislation, the applicant is proposing to relocate an existing LRS license from Duncan on Vancouver Island.
- The subject site is located across 168 Street from the Cloverdale Athletic Park, and more than 400 metres (1/4 mile) away from the nearest elementary school.
- The parking requirements are unaffected as the proposed use is considered a retail use for the purposes of parking calculations.
- The applicant has submitted an operational letter for the rezoning application, which describes the intended hours of operation, the parking allocation for the store, and the applicant's intended approach regarding empty container returns, panhandling/loitering and service to minors (Appendix VIII).

Regulations, Policies and Site Evaluation

- In 2009, the Liquor Control and Licensing Branch (LCLB) implemented a number of changes in policy. One of these policy changes included the elimination of the requirement that the operator of a Licensee Retail Store (LRS) (i.e. private liquor store) also own and operate a qualifying liquor primary establishment (i.e. neighbourhood pub).
- On October 1, 2012, to correspond with the LCLB's change in policy, Surrey Zoning By-law No. 12000 was amended to allow private liquor stores as a permitted use in the C-8 and C-15 Zones without having to be associated with a liquor primary licensed establishment (i.e. neighbourhood pub) on the same lot.
- The CD Zone that regulates the subject site is comparable to the C-5 Zone, which does not allow a private liquor store as an outright permitted use, and as such rezoning is required to accommodate a private liquor store on the subject site.
- The LCLB requires that there be a minimum of one-kilometre (one-half mile) separation distance between existing or proposed private liquor stores, and that the proposed location be in compliance with the zoning requirements.
- The closest private liquor stores to the subject site are Cloverdale Crossing Liquor Store at 176 Street and 64 Avenue, and Berezan LRS Sullivan Station at 152 Street and 64 Avenue. The minimum one-kilometre separation between these stores and the subject site is satisfied.
- The City of Surrey's Locational Guidelines for Private Liquor Stores (Policy No. O-59) requires that a private liquor store not be located within 400 metres (one-quarter mile) of a school, public children's park, public playground, public library or public recreation centre.
- The proposed liquor store location does not comply City Policy No. O-59, as it is located immediately across 168 Street from the Cloverdale Athletic Park. However, the proposed liquor store is more than 400 metres (one-quarter mile) from a school, public library or public recreation centre.
- The School District, Parks Recreation and Culture Department, Surrey By-laws and Licensing Services and the Cloverdale/Port Kells Community Policing Station have no concerns with the proposed liquor store location.
- The proposed use is complementary to the existing retail uses at the shopping centre.
- To respond to concerns about child-oriented facilities located in close proximity to the proposed private liquor store, the applicant has agreed to further amend the CD By-law by removing child care centres as a permitted use.
- The applicant has agreed to enter into a Good Neighbour Agreement to assist in mitigating any impact the proposed liquor store may have on the surrounding neighbourhood.

CD By-law No. 17674 and Proposed Amendment

- CD By-law No. 17674, which regulates the site, was approved by Council in 2012 (Application No. 7911-0092-00). The CD By-law No. 17674 was based on the C-5 Zone. While the C-5 Zone requires that the gross floor area of each individual business be a maximum of 370 square metres (4,000 sq. ft.), CD By-law No. 17674 allows one business, which is the Fruiticana, to have a maximum gross floor area of 483 square metres (5,200 sq. ft.).
- CD By-law No. 17674 also excluded neighbourhood pubs as a permitted use. This use was not considered appropriate based on the existing residential nature of the community and the location relative to the Cloverdale Athletic Park. All other uses listed in the C-5 Zone are included in CD By-law No. 17674 (Appendix V).
- The applicant is proposing to amend CD By-law No. 17674 in order to add a private liquor store as a permitted use on the site (Appendix VI).
- Child care centres are a permitted use in CD By-law No. 17674. To respond to concerns about child-oriented facilities located in close proximity to the proposed private liquor store, the applicant has agreed to further amend the CD By-law by removing child care centres as a permitted use.
- No other changes are proposed to the existing CD By-law No. 17674.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 17, 2014 and a development proposal sign was erected on the site on December 5, 2014. Staff received 5 telephone calls and 2 letters in response to the pre-notification letter, including a letter (attached) from the Cloverdale Community Association, with the following concerns (*staff comments in italics*):

- The Cloverdale Community Association has no objections regarding this proposal. However, they request that the applicant operates the liquor store in a safe and respectful manner and operates no later than the time specified as per local laws to avoid the disruption of the peace and enjoyment for the surrounding residents (Appendix IX).

(The Licensee Retail Store (LRS) may operate between the maximum hours of 9:00 a.m. and 11:00 p.m. as regulated by the province, or may be reduced as indicated on the license. The applicant expects that the subject LRS will operate from 9:00 a.m. to 11:00 p.m.)

- Some residents expressed that there are a number of liquor stores nearby, within a reasonable distance (2 kilometres), and that it is not necessary to have another liquor store at this location.

(The closest private liquor stores to the subject site are Cloverdale Crossing Liquor Store at 176 Street and 64 Avenue, and Berezan LRS Sullivan Station at 152 Street and 64 Avenue, complying with the LCLB's minimum one-kilometre separation between these stores and the subject site.)

- The subject site is within a family-oriented neighbourhood, and A.J. McLellan Elementary School is located nearby. The Cloverdale Athletic Park is located immediately across 168 Street from the subject site. The proposed liquor store is too close to the park and this is not an appropriate location.

(The proposed liquor store location partially complies with City Policy No. O-59, as it is located more than 400 metres from a public school, but is located less than 400 metres from a public park. The subject site is located directly across 168 Street from the Cloverdale Athletic Park. The Parks Recreation and Culture Department have not raised any concerns about the proposed location of the private liquor store.)

- There are shopping centre patrons that smoke and litter in the residential back lane to the south of the subject site, which causes a nuisance for the residents that live on the lane. There is concern that these problems will be exacerbated by the opening of a private liquor store and that it may invite other unwanted activities such as pan-handling and break-ins.

(The By-laws and Licencing Section and the Cloverdale/Port Kells RCMP have not raised concerns with the proposed liquor store. The applicant has agreed to enter into a Good Neighbour Agreement to assist in mitigating any nuisance activities.)

- Residents have expressed concern about late night businesses within this family-oriented neighbourhood including an existing 24-hour fitness centre. The hours of operation of the liquor store will be until 11:00pm, which is operating too late into the night for this neighbourhood-oriented shopping complex.

(The applicant has confirmed that the anticipated hours of operation for the proposed liquor store are 9:00 am to 11:00 pm seven days per week, which is consistent with the hours permitted by the LCLB.)

- Residents also expressed concern about the traffic impacts of the development site overall. There is a lot of traffic congestion in the vicinity of the site, it is difficult to access the site.

(64 Avenue and 168 Street are both designated arterial roads and are expected to carry a significant amount of through traffic within the City's transportation network. The intersection of these two roads is controlled by traffic signals intersection, and is designed to facilitate all turning movements in a safe and efficient manner. The access points to the site were required to be located away from the intersection to minimize impact to traffic queued at the intersection. The proposed change in land use is not expected to increase traffic to and from the site.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan of Shopping Centre
Appendix III.	Engineering Summary
Appendix IV.	Location of subject site relative to nearest park, school, and private liquor store
Appendix V.	City Policy No. O-59
Appendix VI.	CD By-law No. 17674
Appendix VII.	Proposed CD By-law Amendment By-law
Appendix VIII.	Operational letter from the applicant
Appendix IX.	Letter from Cloverdale Community Association

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

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KEYPLAN



Location of proposed liquor store

SITE STATISTICS :
LEGAL DESCRIPTION : PLAN OF LOT "A" EXCEPT: FIRSTLY PCL ONE (BL PLAN NW87783); SECONDLY: PART DEDICATED BY PLAN BCP4604 AND LOT 4 AND LOT 5: PART ON PLAN BCP18311 BOTH OF SECTION 12 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14713.
CIVIC ADDRESS : 6355, 6365 & 6373 168th Street, SURREY BC SITE AREA: 100,430 SF. (9,330.25 SM) (2.31 ACRES) ROAD DEDICATION: 2,887 SF (268.3 SM) SITE AREA AFTER ROAD DEDICATION: 97,542 SF (9,062 SM)
ZONING: EXISTING ZONING : RA PROPOSED ZONING : C-5
BUILDING AREA: BUILDING 'A' 5,169 SF. (480.22M ²) BUILDING 'B' 3,418 SF. (317.54M ²) BUILDING 'C' 3,901 SF. (362.41M ²) BUILDING 'D' 4,046 SF. (375.88M ²) BUILDING 'E' 4,155 SF. (386.01M ²) BUILDING 'F' 4,811 SF. (446.96M ²) TOTAL BLDG. AREA = 25,500 SF. (2,369.02M²)
SITE COVERAGE: 25,500 SF. = 26.1 % 97,542 SF.
FA.R. : 0.261
PARKING REQUIRED: 25,500 SF. = 23.7X 3 = 71 STALLS REQUIRED 1,075 SF.
PARKING PROVIDED: = 82 REGULAR STALLS = 2 H/C STALLS = 32 SMALL CARS (28.9%)
TOTAL PARKING = 116 STALLS PROVIDED
PARKING RATIO: 116 STALLS = 4.55 /1000 SF. 25,500 SF.
BICYCLE PARKING REQUIRED: 25,500 SF. = 23.7X 0.1 = 2 REQUIRED 1,075 SF. TOTAL PROVIDED : 2
BUILDING SETBACKS: 168TH STREET - 2.33 M OR 7'-8" 64TH AVENUE - 2.42 M OR 7'-11" FROM RESIDENTIAL (SOUTH) - 7.62M OR 25' FROM RESIDENTIAL (WEST) - 11.68M OR 38'-4"

SITE PLAN
 SCALE: 1" = 10'-0"

Commercial Development
 6355, 6365 & 6373 168th Street, Surrey BC
581974 B.C. LTD.

architects ltd
 600-1140 WEST PENDER
 VANCOUVER
 TELEPHONE
 FACSIMILE
 PROJECT NUMBER
 DRAWING
SITE
 DATE
 DRAWN BY
 CHECKED BY
 PROJECT NO.

Appendix II

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: December 23, 2014

PROJECT FILE: 7814-0276-00

**RE: Engineering Requirements (Commercial/Industrial)
 Location: 16780 64 Avenue**

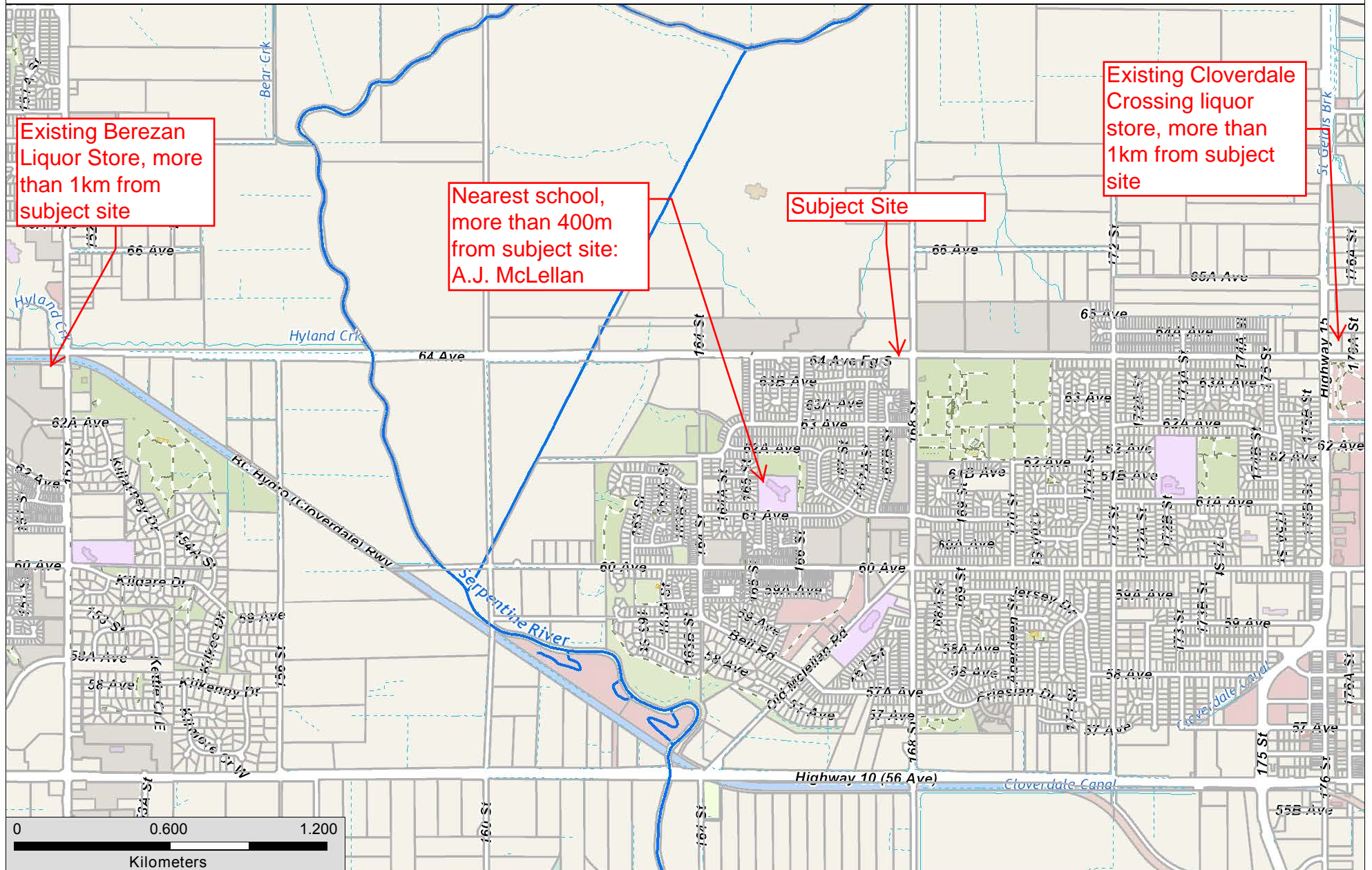
REZONE

There are no engineering requirements relative to the rezoning of the site to allow for a liquor store. The site was fully serviced under application 7811-0092-00.



Rémi Dubé, P.Eng.
Development Services Manager

SSA

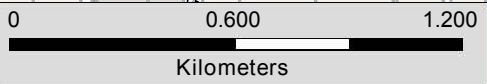


Existing Cloverdale Crossing liquor store, more than 1km from subject site

Nearest school, more than 400m from subject site: A.J. McLellan

Subject Site

Existing Berezan Liquor Store, more than 1km from subject site



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.

Enter Map Description

Scale: 1: 20,000
Map created on: December-15-14



City of Surrey Policy

No. O-59

Policy Title:	Locational Guidelines for Private Liquor Stores (Licensee Retail Stores)
Approval Date:	2013 SEP 09 (RES. 13-1895)
History:	NEW
Department:	PLANNING & DEVELOPMENT

Policy Guidelines

The following locational guidelines for private liquor stores (licensee retail stores) will be used as part of the analysis of determining the suitability of a site for a private liquor store when such a use is pursued through a rezoning application process.

1. Private liquor stores should not be located:
 - 1.1 Within 1 kilometre (0.6 mile) of another private liquor store; or
 - 1.2 Within 400 metres (1/4 mile) of a school, a public children's park, a public children's playground, a public library or a public recreation centre;
2. Where a private liquor store is proposed to be relocated within 400 metres of its current location, the new location for the private liquor store should be no closer to a school, a public children's park, a public children's playground, a public library or a public recreation centre than it was at its former location.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

CITY OF SURREY

BY-LAW NO. 17674

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

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

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-431-261

Lot 4, Except: Part on Plan BCP18311 Section 12 Township 2 New Westminster District Plan 14713

6365 - 168 Street

Parcel Identifier: 009-997-105

Lot 5, Except Part Dedicated Road on Plan BCP18029 Section 12 Township 2 New Westminister District Plan 14713

6355 - 168 Street

Parcel Identifier: 002-809-494

Lot "A" Except: Firstly: Parcel One (Bylaw Plan NWP87783); Secondly: Part Dedicated By Plan BCP4604; Section 12 Township 2 New Westminister District Plan 14713

6373 - 168 Street

(hereinafter referred to as the "Lands")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a neighbourhood scale shopping centre, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. The following uses are permitted provided that the gross *floor area* of each individual business does not exceed 370 square metres [4,000 sq.ft.]:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;
 - (c) *Eating establishments* excluding *drive-through restaurants*;
 - (d) Office uses excluding *social escort services* and *methadone clinics*;
 - (e) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
 - (f) *Indoor recreational facilities*;
 - (g) *Community services*; and
 - (h) *Child care centres*.
2. Notwithstanding Section B.1 above, one *retail store* on the *Lands* may have a maximum *gross floor area* of 483 square metres [5,200 sq. ft.].
3. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - (a) Contained within the *principal building*; and
 - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *density* shall not exceed a *floor area ratio* of 0.1. The maximum *density* may be increased to a *floor area ratio* of 0.3 if *amenities* are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

E. Lot Coverage

The lot coverage shall not exceed 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	<i>Front Yard (North)</i>	<i>Rear Yard (South)</i>	<i>Side Yard (West)</i>	<i>Side Yard on Flanking Street (East)</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		2.3 m [7.5 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]	2.2 m [7 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The building height shall not exceed 9 metres [30 ft].
2. *Accessory buildings and structures*: The building height shall not exceed 4 metres [13 ft].

H. Off-Street Parking

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* for fleet vehicles is permitted.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

3. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Garbage containers and passive recycling containers shall not be located within any required *setback* adjacent any *residential lot*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an open space and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
9,000 sq. m. [2.22 acres]	75 metres [246 ft.]	115 metres [377 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-5 Zone.
 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17674."

READ A FIRST AND SECOND TIME on the 28th day of May, 2012.

PUBLIC HEARING HELD thereon on the 11th day of June, 2012.

READ A THIRD TIME ON THE 11th day of June, 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 10th day of September, 2012.

_____ MAYOR

_____ CLERK

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17674"

.....

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 2012, No. 17674 is hereby amended as follows:

(a) Part 2, Section B. Permitted Uses is amended by deleting Sub-section B.1(h) and replacing it with the following:

"(h) *Liquor store.*"

(b) Part 2, Section J. Special Regulations is amended by deleting Section J.3.

(c) Part 2, Section L. Other Regulations is amended by deleting Section L.11.

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2012, No. 17674, Amendment By-law, 2015, 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



March 5, 2015

VIA EMAIL

Ms. Stephanie Long
Planner,
Planning and Development Department
City of Surrey
13450 104th Ave,
Surrey BC V3T 1V8

Dear Ms. Long,

Re: Operational Letter for zoning application
At: 16780 & 16788 64th Ave, Surrey, BC
Zoning Applicant: 581947 BC Ltd on behalf of tenant for unit

Please find below a Operational Management Plan to address the particular concerns identified by neighbours within the notification process.

The applicant is proposing to build out the current unoccupied unit, to reflect an up market liquor store that will focus on craft, domestic and imported beer wine and spirits. It is the applicants intent to provide a level of distinct service that will focus on the Indo-Canadian culture and their product demand. By way of diversifying product mix, offering education on product and a continual drive to show support for locally produced and truly Canadian made items, the applicant feels their liquor store will be a benefit to the local community.

The applicant is committed to ongoing local community support and building a positive cooperative relationship with both local businesses and residence to facilitate the success of their establishment. Please find below, further clarification with respect to the concerns raised by initial local community input mailer:

Hours of Operation

This will remain the same from 9am - 11pm, seven days per week. These hours are legislated by the Liquor Control and Licensing Branch and are currently the hours of the existing store.

Size of Store

The store will be a standard liquor store size which is approximately 2500 sqft.

Parking

The site has multiple options for customer parking. Currently, patrons of the liquor store can park within the plaza as there are an abundance of stalls with availability. Additionally, the liquor store wishes to promote a healthy community, and will support and drive business with local walking shoppers by way of offering reusable bags.

Empty Containers

The applicant intends continue with its current policy of accepting the minimum amount of empties required, (two dozen maximum) under the Environmental Management Act. Additionally, the applicant intends to limit the hours of acceptance from 1 - 2pm per day. Anyone wishing to return items outside of this time, will be directed to a *Bottle Depot Station* within the local community. As the business model of this establishment is to maintain a unique and distinct feel from that of its local competitors, it's the applicants intent to not encourage returns at this location, but to promote patrons to take empties to a return station.

Panhandling / Loitering

The proposed site of the LRS is to be located on private property and it is surrounded by parking area. Ownership has a strict policy to not permit loitering or panhandling of any kind on the premises. Should such an instance occur, the property owners have policies and procedures in place for the tenants to contact the property management company and security to avoid such issues.

Additionally, it is the intent of the applicant to build a liquor store that has a product focus on select wines, spirits and accompanied by craft beer. The demographic that tends to shop at this type of establishment, is that of urban / local residences that have a average to moderate income, seeking hard to obtain, unique and award winning items. Based upon research and industry trends, individuals who tend to loiter, and / or panhandle are seeking a value types of product to maximize their dollars. These individuals tend to shop at the local government liquor stores, and stores that focus on value pricing.

Service to Minors

The Liquor Control and Licensing Branch has extremely strict rules with respect to service to minors. Extremely large fines and potential license cancellation are consequences to licensees should instance(s) occur. It is the applicants intent to ensure these rules are strictly followed and maintained, through the employ of their professional, experienced and mature management team. The applicant will continue to focus on staff training, including performance reviews and communication of expectations. This, combined with adherence to the Serving it Right Regulations mandated by the Province of British Columbia will prevent service to minors.

In closing, the operators of this store have a longstanding history within the community. Their operational style continually focuses on customer service, team member development and community support. It should be the expectation of the City of Vancouver that this operational style will continue, and that the new site of the Denman Wine and Spirits Liquor Store will soon be a business pillar of the West End.

If you require any additional information or have any questions, please do not hesitate to contact me.

Yours truly,

Rebecca Hardin

Rebecca Hardin
Vice President of Licensing & Operations

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Cloverdale Community Association

Website: www.cloverdalecommunity.org

Email address: info@cloverdalecommunity.org

December 16, 2014

Stephanie Long
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 16780 – 64 Avenue / File: 7914-0276-00

Dear Ms Long:

The Cloverdale Community Association has received a preliminary notice for the above noted file number.

We have no objections regarding this proposal however we would like to ask that the applicant operate the liquor in a safe and respectful manner in which liquor is not sold to minors and operates no later than the time specified as per local laws to avoid the disruption of the peace and enjoyment for the surrounding occupants living in the residential homes.

As always, we expect our comments will be added to the report and file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors