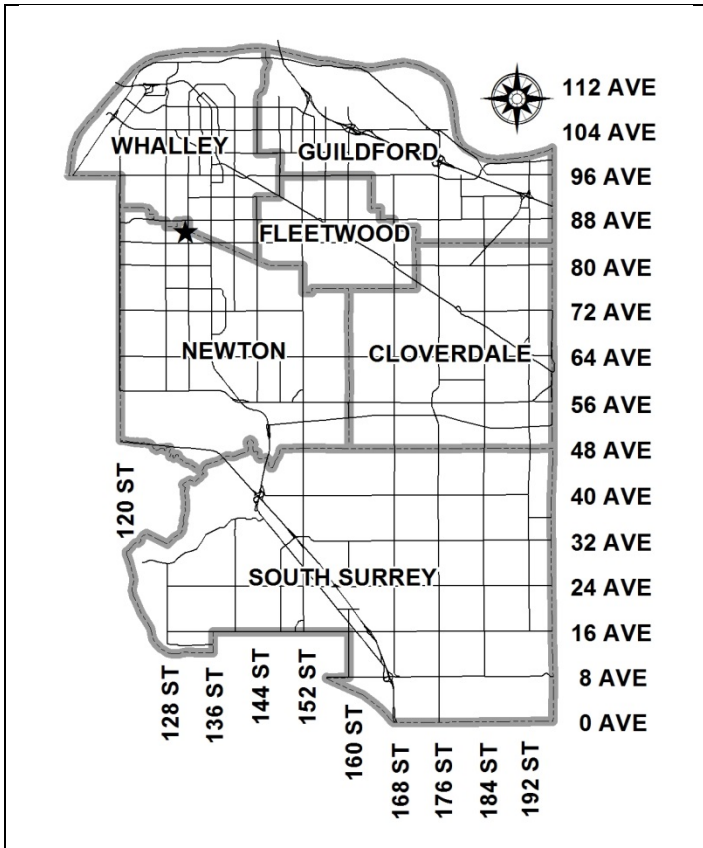


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7917-0144-00

Planning Report Date: March 12, 2018



**PROPOSAL:**

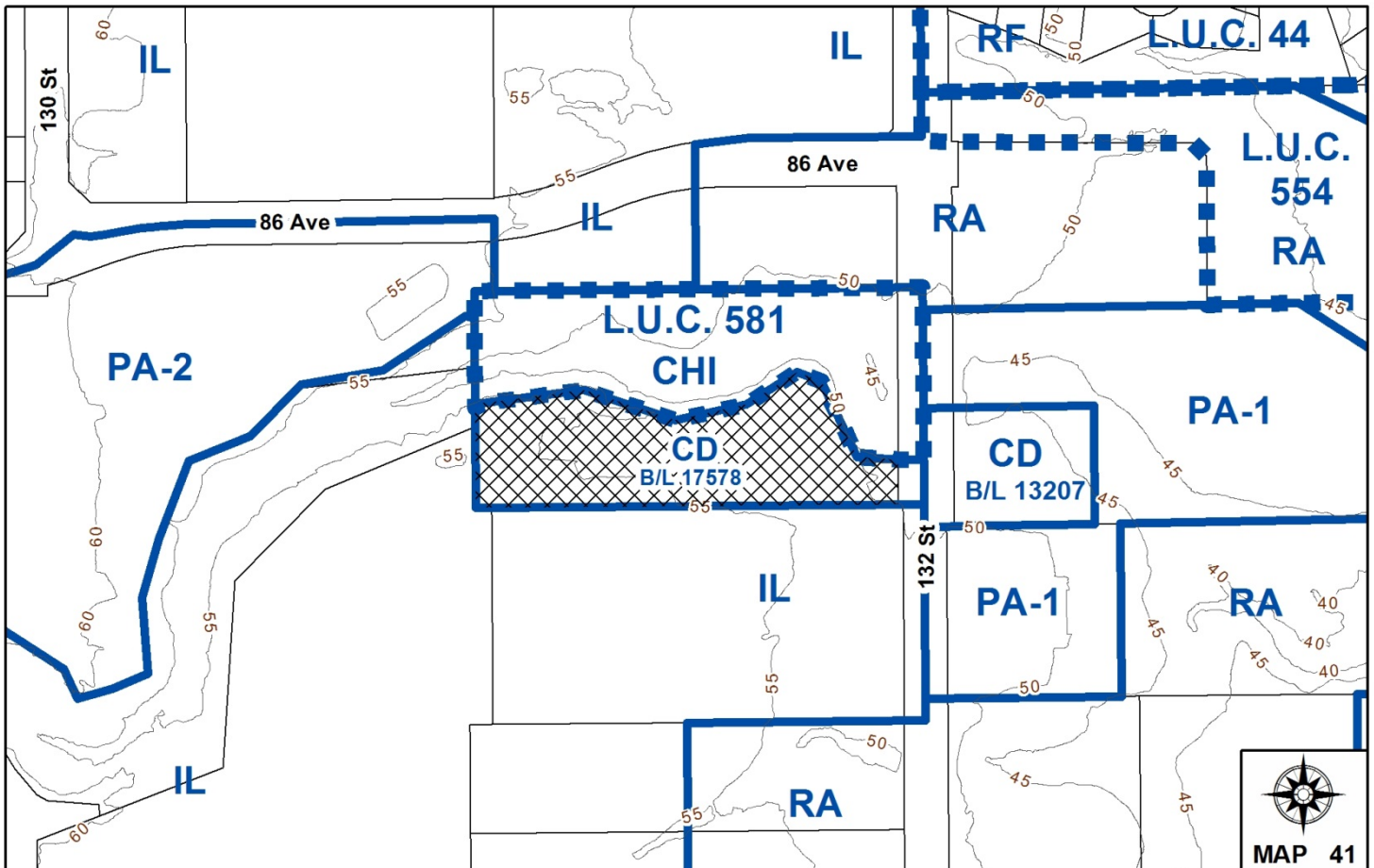
- **Liquor License Amendment**

to allow for the addition of a patio with an occupant load of 16 persons.

**LOCATION:** 8593 - 132 Street

**ZONING:** CD (By-law No. 17578)

**OCP DESIGNATION:** Mixed Employment



RECOMMENDATION SUMMARY

- Approval of the proposed liquor license amendment to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The owner of the Hook & Ladder Pub is requesting an amendment to the existing liquor primary license to allow for the addition of a patio, with an occupant load of 16 persons.
- The Hook & Ladder Pub has been in operation for approximately 35 years, with a primary liquor license, but the liquor primary license expired when the new owner purchased the pub in July, 2016. Since July, 2016 the pub has been operating with a food primary liquor license.
- In 2017, the owner made application for a new liquor primary license to again allow liquor service at the Hook & Ladder Pub. This proposal was approved by Council at the Regular Council – Public Hearing meeting on November 20, 2017. At that time it was understood that a patio was not permitted at this location, but recently new information has come forward that indicates that a patio may be permitted. The owner is thus applying for an amendment to the liquor primary license to allow for the addition of a patio.
- No concerns were received from surrounding businesses regarding the applicant's liquor primary license application.
- In accordance with Good Neighbour Agreement Policy No. M-25, and in order to promote Surrey as a vibrant, safe and attractive community, the applicant recently entered into a Good Neighbour Agreement as part of their recently approved liquor primary license application.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve the following proposed liquor primary license amendment to proceed to Public Notification:

- (a) the addition of a patio with a capacity of 16 persons, for a total maximum occupant load of 65 persons for the premises.

## DEVELOPMENT CONSIDERATIONS

### Background

- The property at 8593 – 132 Street is located on the west side of 132 Street and has a 3,351 square metre (36,069 sq. ft.) multi-tenant industrial building located on it which is divided into 6 strata lots. The Hook & Ladder Pub occupies Strata Lot 1 of the development.
- The subject property is designated Industrial in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17578).
- A liquor primary licensed establishment is a permitted use under CD By-law No. 17578.
- The Hook & Ladder Pub has been in operation for approximately 35 years, with a primary liquor license, but the liquor primary license expired when the new owner purchased the pub in July 2016. Since July 2016 the pub has been operating with a food primary liquor license.
- In 2017, the owner made application for a new liquor primary license to again allow liquor service at the Hook & Ladder Pub. This proposal was approved by Council at the Regular Council – Public Hearing meeting on November 20, 2017. The liquor primary license has the following limitations:
  - a maximum occupant load of 65 persons for the premises; and
  - the hours of operation for the liquor primary establishment are Sunday through Thursday from 11:00 a.m. to no later than 1:00 a.m.; and Friday and Saturday from 11:00 a.m. to no later than 2:00 a.m..
- At the time of the approval of the liquor primary license it was understood that a patio was not permitted at this location, but recently new information has come forward that indicates that a patio may be permitted. The owner is thus applying for an amendment to the liquor primary license to allow for the addition of a patio.

### Proposed Amendment to the Liquor Primary License

- The applicant is proposing an amendment to their existing liquor primary license to allow for the addition of a patio, with an occupant load of 16 person for the patio. The premises (which includes both indoors and outdoors) has a maximum occupant load of 65 persons, as per the liquor primary license that was approved by Council on November 20, 2017. The 16-person occupant load for the patio is included within the maximum total occupant load of 65 persons for the premises.
- This change requires a resolution from Council, which will then be considered by Liquor Control and Licensing Branch (LCLB).

### LCLB Criteria

- The LCLB requires that Council comment on the requested outdoor patio addition to the liquor primary license. The analysis of the criteria for this site is provided as follows:

#### *Potential for Noise:*

- The Hook & Ladder Pub is located within a multi-tenant commercial/industrial building at 8593 – 132 Street. The Pub is adjacent to a City-owned riparian area to the north and west. On the other side of the creek are parking areas located under BC Hydro lines. The Pub is approximately 170 metres (550 ft.) from 132 Street and is not visible from the street. To the south of the site is an industrial building has no building setback from the subject site.
- The patio is proposed on the north side of the Pub, directly adjacent to a City-owned riparian area. The pub is not visible from any of the adjacent properties.
- The Hook & Ladder Pub is located approximately 300 metres (1,000 ft.) from the nearest residential area to the northeast. This residential area is located on the opposite side of the creek, the BC Hydro lines and 132 Street from the subject site.
- As a result of the Pub's location, it is not anticipated that the adjoining properties will be adversely impacted by noise that may be generated by the proposed patio.

#### *Impact on the Community:*

- The proposed patio does not result in any net increase in the total person capacity of 65 persons for the premises currently allowed under the existing liquor primary license. The patio is not anticipated to generate a negative impact on the community.
- As noted in the original Planning Report, dated October 2, 2017, Surrey RCMP and Surrey's By-laws and Licensing Services have identified no concerns with respect to the operations of the Hook & Ladder Pub.
- The applicant has entered into a Good Neighbour Agreement in accordance with City Policy No. M-25.

*Will the amendment result in the establishment being operated in a manner that is contrary to its primary purpose?*

- This is an existing liquor primary licensed establishment. The proposed amendment does not alter the primary purpose of the license.

#### PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was placed on the property and pre-notification letters were sent on June 1, 2017 regarding the proposed liquor license primary application. 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 (Confidential)
Appendix II.	Strata Plan NW2086 Showing Location of Hook & Ladder Pub and Patio
Appendix III.	Planning Report dated October 2, 2017

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



# Appendix III

## City of Surrey PLANNING & DEVELOPMENT REPORT

File: 7917-0144-00

Planning Report Date: October 2, 2017

### PROPOSAL:

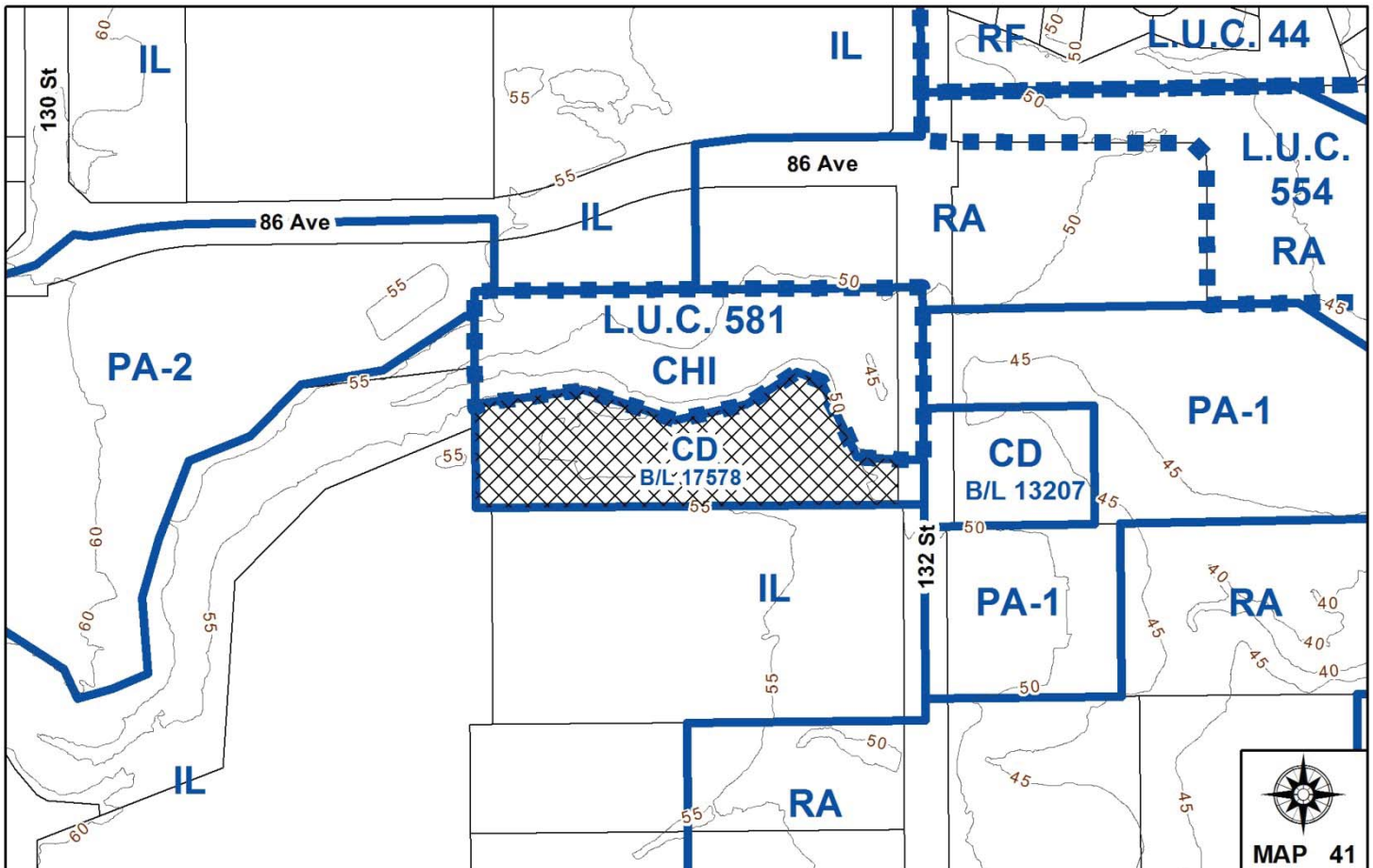
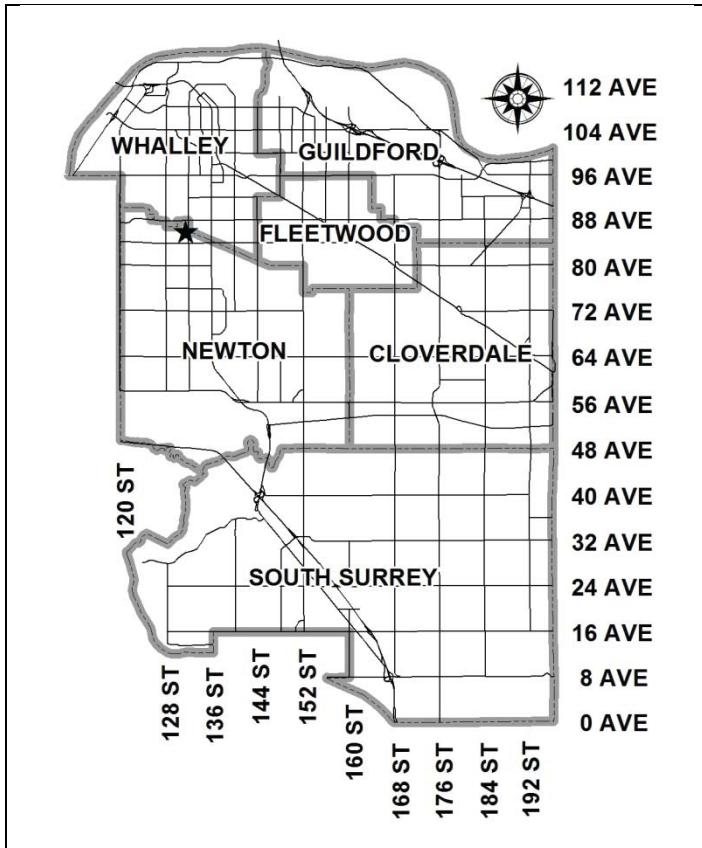
- **New Liquor Primary License**

to allow continued liquor service at the Hook & Ladder Pub.

LOCATION: 8593 - 132 Street

ZONING: CD (By-law No. 17578)

OCP DESIGNATION: Mixed Employment





### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed liquor primary license is to permit liquor to continue to be sold and consumed at the Hook & Ladder Pub. The Hook & Ladder Pub has been in operation for approximately 35 years, with a primary liquor license, but the liquor primary license expired when the new owner purchased the pub in July 2016. Since July 2016 the pub has been operating with a food primary liquor license, but the applicant would like to resume the business with a liquor primary license.
- The proposed operating hours of the neighbourhood pub are within Council's policy on hours of operation for liquor primary licensed establishments. The proposed hours of operation are: Sunday through Thursday from 11:00 a.m. to no later than 1:00 a.m.; and Friday and Saturday from 11:00 a.m. to no later than 2:00 a.m..
- The applicant has agreed to enter into a Good Neighbour Agreement to assist in mitigating any impact the liquor primary license may have on the surrounding neighbourhood in terms of noise, nuisance, and litter.
- No concerns have been received from surrounding businesses regarding the proposal in response to pre-notification letters.

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 establishment, with the following limitations:
  - (a) the maximum occupant load of 65 persons; and
  - (b) the hours of operation for the liquor primary establishment are Sunday through Thursday from 11:00 a.m. to no later than 1:00 a.m.; and Friday and Saturday from 11:00 a.m. to no later than 2:00 a.m..
2. Council instruct staff to resolve the following issues prior to final issuance:
  - (a) execution of a lease agreement with the City to lease the City-owned parking lot located at 8613 – 132 Street and 8599 – 132 Street; and
  - (b) execution of a Good Neighbour Agreement with the City.

REFERRALS

Engineering:	No concerns.
School District:	No concerns.
Parks, Recreation & Culture:	No concerns.
Surrey RCMP:	No concerns.
Surrey Fire Department:	No concerns.
Surrey By-laws & Licensing Services:	No concerns.
Building Division:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Hook & Ladder Pub.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	City-owned riparian area.	Mixed Employment	CHI and IL
East (Across 132 Street):	Single family dwelling and home-based light impact industrial business.	Urban	CD (By-law No. 13207)
South:	Multi-tenant industrial building.	Industrial	IL
West:	Multi-tenant industrial building and City-owned riparian area.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The property at 8593 – 132 Street is located on the west side of 132 Street and has a 3,351 square metre (36,069 sq. ft.) multi-tenant industrial building located on it which is divided into 6 strata lots. The Hook & Ladder Pub occupies Strata Lot 1.
- The subject property is designated Industrial in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17578).
- A liquor primary licensed establishment is a permitted use under CD By-law No. 17578.
- The Hook & Ladder Pub has been in operation for approximately 35 years, with a primary liquor license, but the liquor primary license expired when the new owner purchased the pub in July, 2016. Since July, 2016, the pub has been operating with a food primary liquor license, but the applicant would like to resume the business with a liquor primary license.

Proposed Liquor Primary License

- The applicant is proposing a new liquor primary license to permit the Hook & Ladder Pub to continue operation as a liquor primary establishment.
- The applicant is proposing the following hours of operation for the liquor primary establishment: on Sunday through Thursday from 11:00 a.m. to no later than 1:00 a.m.; and on Friday and Saturday from 11:00 a.m. to no later than 2:00 a.m.. The hours proposed by the applicant are consistent with the hours endorsed by Council through Corporate Report No. L003 on February 23, 2004, which provides parameters for the operation of a liquor primary establishment in the City.

- 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 allow proprietors a more formal and defined role in the prevention of, as well as a response to, negative issues that may arise from the operation of their business.
- As part of the New Liquor Primary License application, the applicant has agreed to enter into a Good Neighbour Agreement, prior to issuance of the proposed liquor primary license permit.

#### Liquor Licensing Approval Procedure

- The Liquor Control and Licensing Branch (LCLB) requires that the applicant secure local government endorsement before a liquor primary application can be considered for approval by the LCLB.
- The LCLB 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 Hook & Ladder Pub is located approximately 200 to 400 metres (0.25 to 0.5 miles) from residential areas, but is not surrounded by a residential area.
- The site is located within an industrial area.
- The site is not located on a provincial highway.
- The site is not located within 400 metres (1,310 ft.) from a public school, children's park, or playground.
- Under the locational criteria established by the City, a new liquor primary license should not locate within 1.6 kilometres (1 mile) of an existing liquor primary license. The following liquor primary licence was identified within the vicinity of the subject site:
  - Bear Creek Pub, located approximately 0.9 kilometres (0.5 miles) from the subject site, at 13588 – 88 Avenue.

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

- The site is not within close proximity of any public elementary school or secondary school or recreational or park facilities.

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

- The applicant is proposing the following hours of operation for the liquor primary establishment: on Sunday through Thursday from 11:00 a.m. to no later than 1:00 a.m.; and on Friday and Saturday from 11:00 a.m. to no later than 2:00 a.m. The proposed hours correspond with Council's policy on hours of operation for liquor primary establishments.
- The subject site has a maximum occupant load of 65 persons, based on their approved Building Permit drawings.

**(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 to nearby residents.

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

- The site is surrounded by a riparian area or industrial businesses, and therefore it is anticipated that there will be minimal impact generated through the proposed liquor primary license.

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

- The Hook & Ladder Pub has been in operation for approximately 35 years and little community impact is expected if the application is approved; and
- The applicant has agreed to sign a Good Neighbour Agreement, which will help to prevent negative issues, including litter and untidiness, which may arise from the operation of their premise. Surrey By-laws and Licensing Services indicate that they have no files of concern for this premise.

Parking

- The applicant and another strata owner (Strata Lot No. 3) are proposing to lease the City-owned properties north of the site at 8613 – 132 Street and 8599 - 132 Street to provide additional parking for the site. With the addition of the 63 parking spaces provided through the long-term lease on these two northerly properties, and the existing 75 parking spaces on-site, the total number of parking spaces for the subject site is 138, which exceeds the required parking (129 spaces) for all of the uses located on the subject site.

- As a condition for issuance of the liquor primary license permit, the applicant is required to sign a lease agreement with the City to lease the City-owned parking lot located at 8613 - 132 Street and 8599 - 132 Street.

#### PRE-NOTIFICATION

In accordance with Council policy a development proposal sign has been erected on the property and pre-notification letters were sent on June 1, 2017. 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 (Confidential)             |
| Appendix II. | Strata Plan NW2086 Showing Location of Hook & Ladder Pub |

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da

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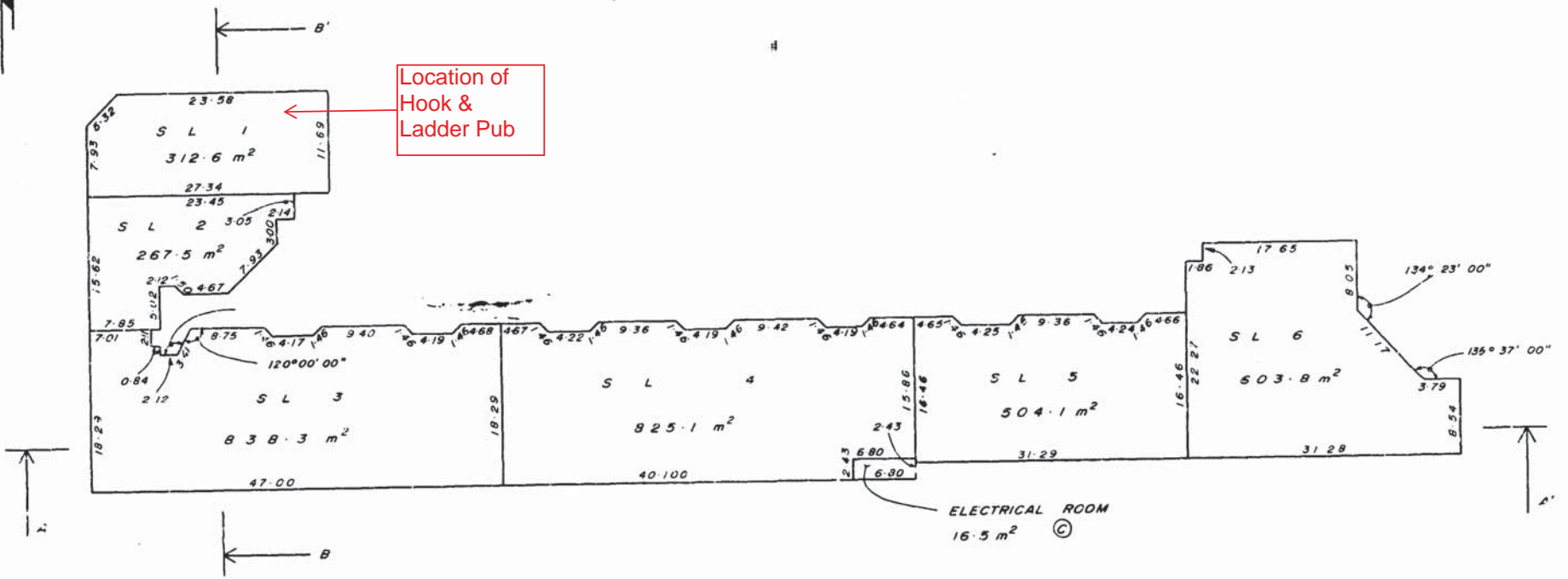
STRATA PLAN NW 2086

MAIN FLOOR PLAN

SCALE 1:500

NOTE: ALL ANGLES ARE 45°  
OR 90° UNLESS  
OTHERWISE NOTED

Location of  
Hook &  
Ladder Pub



EX.  
MARCH 18, 1983

FILE 6567



H. BY-LAWS AND PERMITS

PERMITS - APPROVALS

22. **Liquor License Amendment No. 7917-0144-00**

S. Singh

c/o Hook & Ladder Bar Ltd. (Ravinder Singh)

8593 – 132 Street

To allow for the addition of a patio with a maximum occupant load of 16 persons at the Hook & Ladder Pub.

Approval to proceed: March 12, 2018

At the March 12, 2018 Regular Council – Land Use meeting, Council authorized the proposed Liquor License Amendment under Development Application No. 7917-0144-00 to proceed to Public Notification to solicit neighbourhood feedback regarding the proposal.

The applicant has already executed a Good Neighbour Agreement to deal with any issues associated with noise, disorder and other behavioural issues associated directly or indirectly with the business and patrons of the business. The Good Neighbour Agreement was required as part of the recently approved liquor primary license application.

It is now in order for Council to pass the following resolution:

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That:

1. After taking into account the following criteria outlined in the attached Planning Report dated March 12, 2018:
  - (a) the potential for noise;
  - (b) the impact on the community;
  - (c) whether the amendments may result in the establishment operating contrary to its primary purpose; and
2. After undertaking Public Notification to gather the views of area residents and businesses with respect to the proposed liquor license amendment application,

REGULAR COUNCIL – PUBLIC HEARING MINUTES  
MONDAY, APRIL 9, 2018

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3. Surrey City Council recommends the issuance of a liquor license amendment to permit the addition of a patio with the following condition: the patio has a maximum occupant load of 16 persons, for a total maximum occupant load of 65 persons for the premises.

RES.R18-690

Carried