



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Liquor Primary Rezoning Application RZ 04-25
Langley Senior Resource & Recreation Centre
20605 – 51B Avenue

File #: 6620.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: January 15, 2026

RECOMMENDATION:

THAT the report dated January 15, 2026 and titled, “Liquor Primary Rezoning Application RZ 04-25 - Langley Senior Resource & Recreation Centre - 20605 – 51B Avenue”, be received for information.

PURPOSE:

The purpose of the report is to consider a zoning amendment application by Thrive Advisors to allow liquor primary use in the Langley Senior Resource & Recreation Centre located at 20605 – 51B Avenue.

POLICY:

Liquor Primary licenses are a type of license under the *Liquor Control and Licensing Act* allowing a broader range of liquor-serving uses than Food Primary licenses such as are commonly associated with restaurants. The *Act* and companion “Liquor Control and Licensing Regulation” require local governments to provide comments and gather the views of area residents on liquor primary applications. A zoning bylaw amendment public hearing can be used for this latter purpose.

The subject property is zoned P2 Private Institutional/Recreation and does not allow liquor primary license uses which are captured in the zoning bylaw under the term, “Liquor Primary Establishment”.

COMMENTS/ANALYSIS:

1. Proposal

Langley Senior Resources Society (LSRS) operates the Langley Senior Resource & Recreation Centre on the subject property under a lease agreement with the City (the property owner), providing programs and services to seniors in the community. According to its Letter of Intent (Attachment 3) to the Liquor and Cannabis Regulation Branch, LSRS has been providing liquor service to event patrons at its facility through “one-off” special event permits but is now seeking a more permanent allowance through a liquor primary license. The proposed license would enable liquor service between 9:00 a.m. to 12:00 a.m. in the main hall and dining room (see Attachment 4), and as an accessory use within the larger LSRS resource and recreation centre.

2. Evaluation

The subject property is located in the Nicomekl River Floodplain on 51B Avenue and is surrounded on three sides by wooded areas of Nicomekl Floodplain Park. Thus the Langley Seniors Resource and Recreation Centre is physically detached from the single family subdivision to the east and separated by an arterial roadway from Blacklock Fine Arts Elementary School and its adjacent residential neighbourhood.



Locational Analysis & Context

The facility's location combined with its long established operation as a vibrant activity centre for seniors make it unlikely that any additional community impacts would be experienced as a result of the proposed new liquor license and zoning. Additional patrons and vehicle trips are not expected and there is no record of complaints or nuisance relating to liquor service at previous events in the facility that City staff are aware of. Langley RCMP also reviewed this application as part of the City's standard procedure for liquor primary licenses and did not identify any concerns (see Attachment 5). Based on the above, staff recommend that Council consider first and second reading readings of Zoning Amendment Bylaw No. 3329 to permit accessory Liquor Primary Establishment use on the subject property.

3. Procedural Requirements

In addition to the applicant's rezoning application with the City, there is a parallel liquor license application under review by the provincial Liquor and Cannabis Regulation Branch with its own procedural requirements. Upon receipt of a liquor primary license application, a local government is required to gather the views of area residents and provide comments within 90 days. A zoning public hearing can be used to gather residents' views and the local government must provide its comments to the Branch in the form of a Council resolution. The local government comments are required to indicate:

- How the views of local residents were gathered;
- What the views of local residents were;
- Whether Council supports the application, considering:
 - the impact of noise on the community in the immediate vicinity of the establishment or event site (in the case of a temporary use area application) or service area (in the case of a manufacturer lounge or special event area); and
 - the general impact on the community if the application is approved;

Should Council approve the subject zoning amendment bylaw, staff will prepare a motion addressing these points for Council's consideration.

BUDGET IMPLICATIONS:

N.A.

To: Mayor and Councillors

Date: January 15, 2026

Subject: Liquor Primary Rezoning Application RZ 04-25 Langley Senior Resource & Recreation Centre
Page 4

ALTERNATIVES:

1. Do not consider Zoning Amendment Bylaw No. 3329 to amend the P2 zone to allow Liquor Primary Establishment as an accessory use at 20605 – 51B Avenue for first and second reading.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment(s):

1. Zoning Amendment Bylaw No. 3329
2. Application Letter to City
3. Letter of Intent to LCRB
4. Floorplan (Showing Main Hall Occupant Load and Dining Area)
5. Langley RCMP Letter to City

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

CITY OF
LANGLEY



REZONING APPLICATION RZ 04-25

Civic Address: 20605 – 51B Avenue
Legal Description: Lot 1, District Lot 36, Group 2, Westminster District, Plan 86944
Applicant: Thrive Advisors
Owner/Lessee: City of Langley/Langley Senior Resource Society

