



# Langley Senior

RESOURCES SOCIETY

October 24 2025

Liquor and Cannabis Regulation Branch  
4<sup>th</sup> Floor 645 Tyee Road,  
Victoria, BC V9A 6X5

**RE:** *Letter of Intent, Liquor Primary License Application*  
**Address:** *20605 51b Avenue, Langley BC PID 016-512-774*

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## ***Introduction***

This letter of intent is submitted in support of the application to the liquor control and licensing branch by the Langley Senior Resources Society (LSRS) for a new liquor primary license to be located at our Recreation and Resource Centre. The proposed license establishment will be located at 20605 51 B Ave. in Langley BC.

For over 40 years, the Langley Senior Resources Society has provided older adults in Langley with innovative recreation, education, and social programs as well as comprehensive support services helping vulnerable seniors with their housing needs, food insecurity, transportation assistance, and navigating the myriads of bureaucratic systems. We own and operate the largest freestanding seniors centre in the province and operate the largest Adult Day Program in Fraser health. We partner with many community organizations to deliver unique programs and services that are designed specifically for seniors. We are located in the City of Langley.

At our recreation centre, we have a large hall where we hold a variety of activities including recreation classes, educational sessions, social gatherings such as lunches and dinners, as well as a wide variety of special events such as birthdays, celebration of life events, and weddings. We have been accessing one-off special event permits and would now like to apply for a permanent liquor primary license which will provide an amenity for liquor service at our events.

The hours of license requested are 9:00 AM to 12:00 AM Monday to Sunday. This would allow for the most flexibility in license use for events and functions.

***Description of primary business focus:***

The proposal is to allow for liquor service at prebooked functions at our recreation and resource centre located at 20506 51B Avenue in Langley BC. The primary focus of our business is providing recreation, education, and social programming as well as comprehensive community outreach services. We have an onsite cafeteria providing light breakfast and lunch service. As part of our social programming, we host ticketed lunches and dinners. We also have a growing catering service where we host catered events. At both these types of events, we would like to offer liquor service.

***Target Market:***

The target market for this venue is adults 50 years and older, adults and visitors who want to celebrate milestone events in their lives, as well as those who rent our space and cater an event with us.

***Hospitality / Tourism development factors:***

Langley is recognized as a desirable tourism destination. It attracts many people from around the region on a daily basis for touring, shopping, education, and community events. It also attracts people on a long-term basis for quality of life. The proposed liquor primary establishment is located in the City of Langley, with easy access to nearby city facilities.

***Benefits to the community:***

By offering this service, LSRS benefits the community in the following ways:

- employment opportunities for residents in the surrounding areas
- added amenity for older adult residents, and visitors
- source of additional tax revenue for the local, provincial and federal governments
- involvement in community activities
- support local musicians by providing a venue for performances

***Other business focuses:***

Our primary business focus is providing recreation, education, and social programming as well as comprehensive community outreach services, where families and communities can gather a food and beverage program is an important part of the social gather activities.

***Description of entertainment that may be offered:***

Entertainment that may be offered in the establishment will comprise of:

- Live entertainment
- Recorded music provided by DJ services
- Community group performances such as dancers and singers
- For greater certainty, there is no proposed adult entertainment, or gaming activities.

***Description of the type of food the establishment will offer:***

- The establishment provides snacks, light breakfast, and full meal services where there is a mixture of hot and cold appetizers, entrée and desserts available. We plan to provide of non-alcoholic beverages, and frozen meals to go until 2pm from Monday – Saturday.
- The establishment has a catering service where a variety of canapes, meals, cold and hot non-alcoholic beverages, and desserts are served.
- We would invite you to review our website [here](#) to learn more

***Traffic in the Vicinity:***

The establishment does not negatively impact traffic in the neighbourhood. The location is served by a series of streets and major traffic arteries for vehicles, bus, bicycle, and scooters. It is well served by public transit.

***Description of composition of the neighborhood:***

The neighborhood is primarily residential. The establishment is located a the P2 zone. This zone is identified as a private institutional / recreation zone, where the intended use is to accommodate and regulated the development of the private assembly halls, hospitals, schools and related institutional uses. Per item 2(h) of the zone catering and eating establishments are permitted. The applicant is working with the City of Langley to confirm the liquor services will be a permitted use within the zone.

***Potential for noise and other types of disturbances:***

Most liquor service will occur in our hall on the main floor of the existing building, and occasionally, in the Brock Douglas Room. It is proposed to be ancillary to the main business of the establishment

- Hall - has 3 exterior doors providing access to our parking lot and a vestibule providing direct access from the parking lot to the hall
- Brock Douglas – access through the facility, off the main lounge.

There are no residences on any side of the property. We are surrounded by Newlands Brook and the Nicomekl Trail.

***Measures to be implemented to ensure nearby residents are not disturbed by the establishment, or patrons of the establishment:***

The building is located in a primarily residential zone that is designated for such uses; The proposed hours of operation are well within the liquor service hours of the City requirements and is all proposed to be located indoors. There are no proposed hours past midnight. The property is surrounded by wooded areas and trails which acts as a natural auditory and visual buffer, ensuring that nearby residents are not disturbed by the establishment or patrons of the establishment. The potential for other types of disturbance is also minimal.

***Parking:***

There is a designated parking lot at the establishment that aligns with municipal requirements for occupancy loads. There is a public transportation bus stop on the street in front of the establishment and across the street from the establishment. We have a neighbour agreement with Blacklock Elementary to act as an overflow parking lot and this is utilized for other LSRS events, such as our Silver Pride and Holiday Market events.

***Requests for licensing options and/or endorsements:***

The establishment is seeking:

- A family food service condition endorsement; and
- Catering endorsement

**Information that may be relevant to this application:**

The applicant is proposing a global property occupancy load of 250 persons. This max occupancy calculation is shared within the areas as follows:

<b>Room Name</b>	<b>Maximum No. of People</b>	<b>Liquor License</b>
Main Hall	250	250 persons
Brock Douglas Dinning	60	0 occ load from interior