



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.:

LU009836

From: **Development Department**

Date: **January 5, 2026**

Application Date: **March 27, 2025**

New Liquor Primary Licence at 206-9557 120 Street (Strikers Lounge)

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT the letter provided as Attachment A to this report be sent to the Provincial Liquor and Cannabis Regulation Branch to note that the City of Delta supports the issuance of a new liquor primary licence at 206-9557 120 Street.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration a new liquor primary licence application to allow an existing billiard hall to serve alcohol. A location map and aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

Strikers Lounge is a billiard hall and recreational venue that has been operating since 2024. The proposal would add liquor service to the existing 130.3 m² (1,403 ft²) space. The business is located in the Scott Road Corridor and occupies the upper floor of a commercial building. It is surrounded by other commercial and industrial businesses. The City of Surrey is located to the east across 120 Street.

Role of Local Government in the Provincial Liquor Licensing Process:

It is the Provincial Liquor and Cannabis Regulation Branch's (LCRB's) policy to consult with local governments regarding new liquor licence applications for liquor primary establishments. Comments must be provided in the form of a resolution and submitted to the LCRB after the local government receives notice of the application.

In providing the resolution on a proposed liquor licence application, local governments must gather public input from the community; consider the location, person capacity and hours of liquor service; comment on noise, impacts, resident comments; and provide recommendations. The LCRB regulations permit a local government to opt out of providing comments, in which case the LCRB may carry out public consultation itself. In any case, the final decision is made by the LCRB.

Council Policy:

The Official Community Plan designation for this site is Scott Road Corridor (SRC). This designation is intended for residential, commercial, and transit-focused uses. Main building types include mid- to high-rise residential and mixed-use buildings with heights from six to 32 storeys. The proposed liquor primary licence application is consistent with the SRC designation.

The current zoning of the site is Core Commercial (C1). The C1 Zone is intended for commercial and service uses with limited residential uses and permits a wide range of commercial uses, including indoor recreational facilities, and liquor primary establishments. Properties in the general vicinity of the site are zoned Core Commercial (C1) and Low Impact Industrial (I1).

While approval of some liquor licence applications has been delegated to staff, an application for a new liquor primary licence requires Council's consideration.

▪ **DISCUSSION:**

Proposal:

Strikers Lounge is an existing billiard hall that offers recreational entertainment and casual dining. The business occupies a 130.3 m² (1,403 ft²) space within a larger commercial building, as shown on the floor plan in Attachment C. The applicant has proposed an occupancy of 28 indoor persons. The applicant is also requesting hours of liquor service from 5:00 pm to 12:00 am Monday to Thursday, and 5:00 pm to 1:00 am Friday to Sunday. A liquor primary licence application (Application #126867) has been submitted to the LCRB, and comments from Council are required in relation to this application.

Community Consultation:

A public notification letter about the proposal was sent to surrounding property owners and businesses within 100 m (328 ft) on November 24, 2025. To date, no comments have been received.

Analysis:

The existing billiard hall is located in a commercial area. The proposed liquor primary licence would allow the applicant to serve alcohol in addition to their existing food and non-alcoholic beverage options. The proposed hours for liquor service are within the existing business hours of Strikers Lounge. The proposed occupancy is relatively low, and there is at least a one-block buffer between the commercial space and residential properties. As the proposed use is occurring within an existing commercial establishment, it is not expected to have a significant impact on the surrounding community.

Implications:

Financial Implications – There are no financial implications to Delta.

Interdepartmental Implications – Delta Police and Property Use & Compliance have no concerns with the liquor primary licence application.

▪ **CONCLUSION:**

Strikers Lounge has applied to the LCRB for a new liquor primary licence at 206-9557 120 Street. The LCRB has requested Council's comments regarding the proposed application in accordance with applicable legislation. Staff recommend that the attached letter in support of the liquor primary licence application be provided to the LCRB.



Tanya Mitchner
Acting General Manager, Development

Department submission prepared by: Amy Hsieh, Planner
AH/rl

▪ **ATTACHMENTS:**

- A. Draft Letter to Provincial Liquor and Cannabis Regulation Branch
- B. Location Map and Aerial Photo
- C. Floor Plan