



Item
Meeting2020 November 09

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 November 04
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 46000 06
Reference: Studio Brewing
**SUBJECT: STUDIO BREWING LOUNGE ENDORSEMENT
RESPONSE TO THE PUBLIC CONSULTATION PROCESS
5792 BERESFORD STREET (SEE ATTACHED SKETCHES #1 AND #2)**
PURPOSE: To provide Council with recommendations regarding the subject brewery lounge endorsement.

RECOMMENDATIONS:

1. **THAT** Council support the requested amendment to the subject liquor primary licence, as described in Sections 2.0 and 3.0 of this report.
2. **THAT** Council authorize the registration of a Section 219 Covenant, within 45 days of Council approval of this application, to record the establishment's maximum person capacity and liquor service hours as outlined in Section 2.0 of this report.
3. **THAT** a copy of this report be forwarded to the applicant, Andrew Somers, 3938-35th Ave W, Vancouver, BC V6N 2P2; and to the respondents to the public input process, as described in Section 3.0 of this report.
4. **THAT** following registration of the above noted Section 219 Covenant, a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8.

REPORT

1.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

An Inclusive Community

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

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A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

2.0 BACKGROUND INFORMATION

On 2020 September 28, Council received a report on the subject brewery lounge endorsement for Studio Brewing at 5792 Beresford Street (Sketches #1 and #2 *attached*). The subject application involves a request for a lounge endorsement to the brewery’s manufacturing licence. The proposed accessory lounge would have a total area of 52.95 m² (570 sq. ft.) and a maximum occupant load of 48. The proposed hours of operation for the lounge are 11:00 a.m. to 2:00 a.m., seven days a week. The report concluded that the requested lounge is supportable, subject to gathering public input and providing a subsequent report on the application.

3.0 DISCUSSION

- 3.1 In line with Provincial requirements for local governments to gather the views of nearby residents and as part of their assessment of liquor licence applications, written notice was sent out to property owners and residents within a 30 m distance of the subject site (11 notifications); advertisements were placed in two consecutive issues of the Burnaby Now newspaper; and signage was posted on the subject site, which invited respondents to submit written comments to the Planning and Building Department.
- 3.2 The Planning and Building Department received two comments from property owners and/or residents in response to the public notification. Both respondents supported the proposed establishment, citing the suitable location and desire for a brewery in this area.
- 3.3 In the 2020 September 28 Council report, the proposed brewery lounge endorsement was evaluated with respect to Council-adopted guidelines for assessing liquor licence establishments, and generally the proposal meets those guidelines. Also, in that report, comments were provided as per the LCRB requirements on the impact of noise on nearby residents and the impact on the community if the application is approved. Given the proposed establishment’s orientation away from residential uses, proximity to the Royal Oak SkyTrain Station, and that all uses are subject to the Burnaby Noise and Sound Abatement Bylaw, staff do not anticipate the proposed lounge hours to have potential noise impacts beyond what would otherwise be expected in this Urban Village location. Further, given the modest size of the proposed lounge and absence of a patio, it is not anticipated that approving the application would have a significant impact on the community, if approved. In addition, the RCMP did not express objections to the proposed lounge nor its operating hours.
- 3.4 As noted, the establishment will also be required to comply with the Burnaby Noise or Sound Abatement Bylaw 1979, and it is further recommended that a Section 219 Covenant be registered on the property, within 45 days of Council approval of this application to record the establishment’s maximum person capacity and liquor service hours to assist with noise mitigation.

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4.0 CONCLUSION

Based on the information presented above, and as per the 2020 September 28 report to Council which assessed the application with respect to both Council-adopted guidelines for Liquor Licence Applications and LCRB criteria, staff recommend that Council support the lounge endorsement for Studio Brewing, as discussed in Sections 2.0 and 3.0 of this report.

Staff recommend that a copy of this report be forwarded to the applicant, Andrew Somers, 3938-35th Ave W, Vancouver, BC V6N 2P2; and to the respondents to the public input process. Staff also recommend that, following registration of the above noted Section 219 Covenant, a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8.



E.W. Kozak, Director
PLANNING AND BUILDING

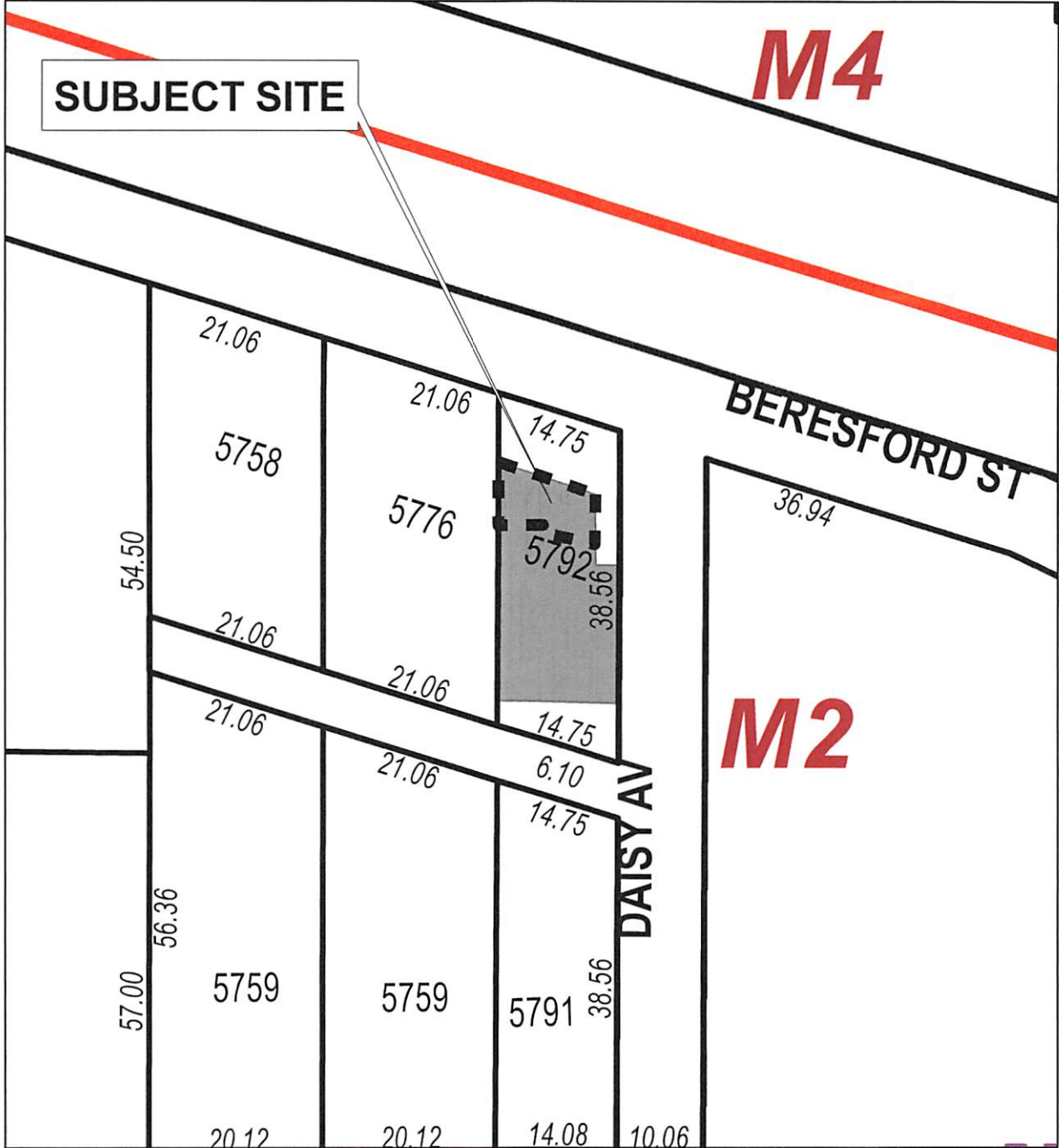
JT:tn

Attachments

cc:	Director Finance	Director Public Safety and Community Services
	Director Corporate Services	Director Parks, Recreation and Cultural Services
	Director Engineering	Chief Licence Inspector
	Officer-in-Charge, RCMP, Burnaby Detachment	City Solicitor
	City Clerk	

SUBJECT SITE

M4



M2



PLANNING & BUILDING DEPARTMENT



Date: JUL 29 2020

scale: 1:750

Drawn By: JS

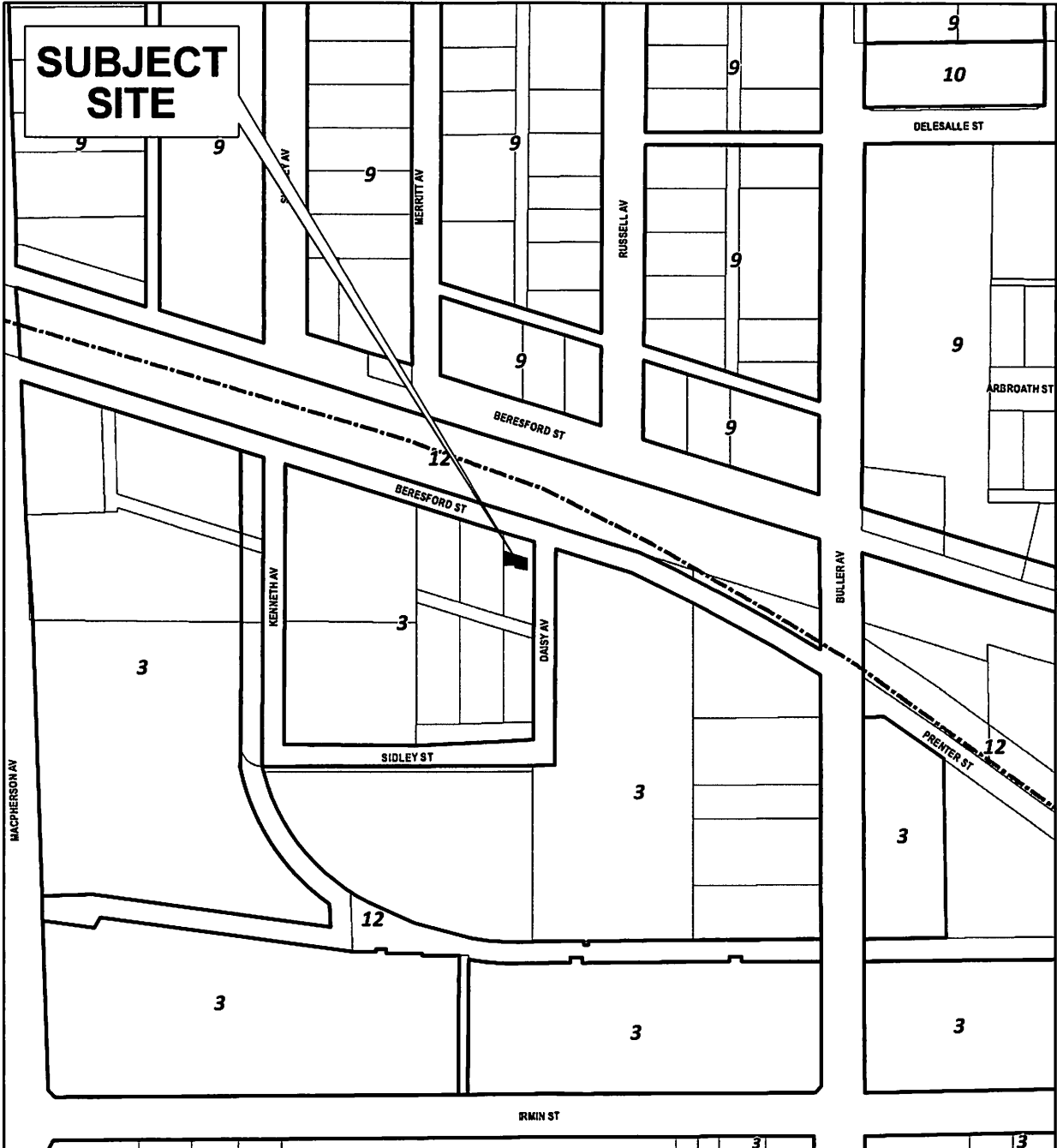
**PROPOSED BREWERY LOUNGE ENDORSEMENT
5792 BERESFORD STREET**



Subject Site



Subject Building Footprint



**Royal Oak Community Plan
Land Use**



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use

