
TO: CHIEF ADMINISTRATIVE OFFICER **DATE:** 2021 October 20
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 46000 06
Reference: LLA#21-01

**SUBJECT: LIQUOR LICENCE APPLICATION #21-01
RESPONSE TO PUBLIC CONSULTATION PROCESS
STUDIO BREWING
5792 BERESFORD STREET (SEE ATTACHED SKETCHES #1 AND #2)**

PURPOSE: To provide Council with recommendations regarding the subject liquor primary liquor licence application.

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 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. West, 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 liquor licence application aligns with the following City policies: Corporate Strategic Plan (2017), Official Community Plan (1998), Economic Development Strategy (2007), and Social Sustainability Strategy (2011).

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2.0 BACKGROUND INFORMATION

- 2.1 On 2020 November 09, Council adopted a brewery lounge endorsement for Studio Brewing at 5792 Beresford Street (see *attached* Sketches #1 and #2). The licenced establishment has an approximate lounge area of 52.95 m² (570 sq. ft.) and an adjoining staff and circulation area of 22.86 m² (75 sq. ft.). The establishment currently has a maximum licensed person capacity of 48, including patrons and staff. The existing hours of operation for the lounge are 11:00 a.m. to 2:00 a.m., seven days a week.
- 2.2 On 2021 August 30, Council received a report on the subject liquor licence application (LLA), which is requesting to increase the person capacity of the brewery lounge from 48 to 54 persons (including patrons and staff). The report concluded that the request is supportable, subject to gathering public input and providing a subsequent Council 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. The Planning and Building Department did not receive any comments from property owners or residents in response to the public notification.
- 3.2 In the 2021 August 30 Council Report, the proposed increase to the brewery lounge person capacity was evaluated with respect to Council-adopted guidelines for assessing liquor licence establishments, and generally the proposal meets those guidelines. Given the brewery lounge's modest size, orientation away from residential uses, proximity to the Royal Oak Skytrain Station, and the expected minimal noise impact and impact on the community, the proposed increase to person capacity is considered supportable. In addition, the RCMP did not express objections to the proposed increase to person capacity.

4.0 CONCLUSION

Based on the information presented above, and as per the 2021 August 30 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 proposed person capacity increase for Studio Brewing, as discussed in Sections 2.0 and 3.0 of this report.

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Staff recommend that a copy of this report be forwarded to the applicant, Andrew Somers, 3938-35th Ave. West, Vancouver, BC V6N 2P2. 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.



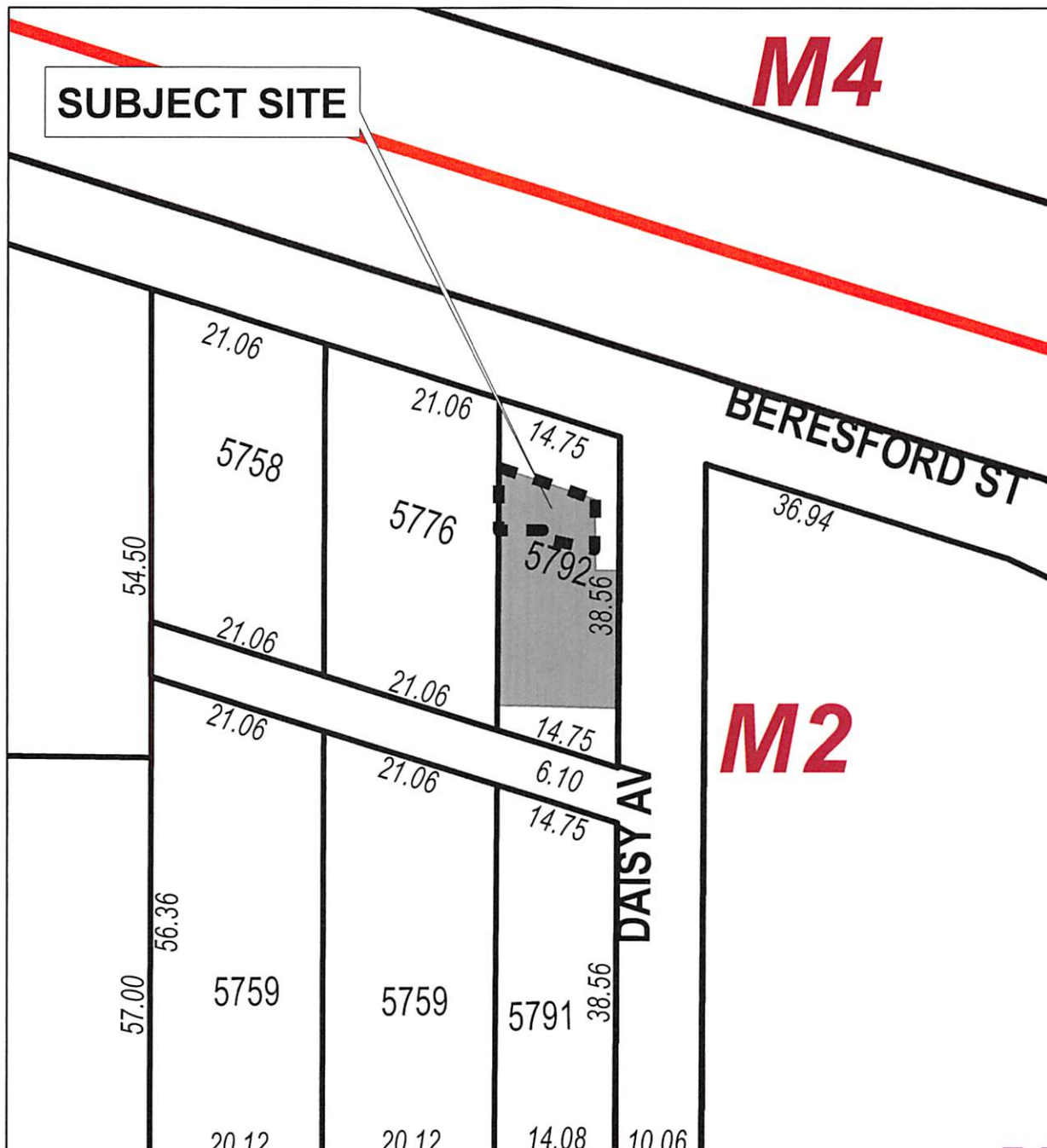
E.W. Kozak, Director
PLANNING AND BUILDING

JT:spf

Attachments

cc: Deputy Chief Administrative Officer and Chief Financial Officer
Director Corporate Services
Director Public Safety and Community Services
Director Parks, Recreation and Cultural Services
Director Engineering
O.I.C. RCMP
Chief Licence Inspector
City Solicitor
City Clerk

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SUBJECT SITE

M4

BERESFORD ST

M2

DAISY AV



PLANNING & BUILDING DEPARTMENT



Date: JUL 29 2020

scale: 1:750

Drawn By: JS

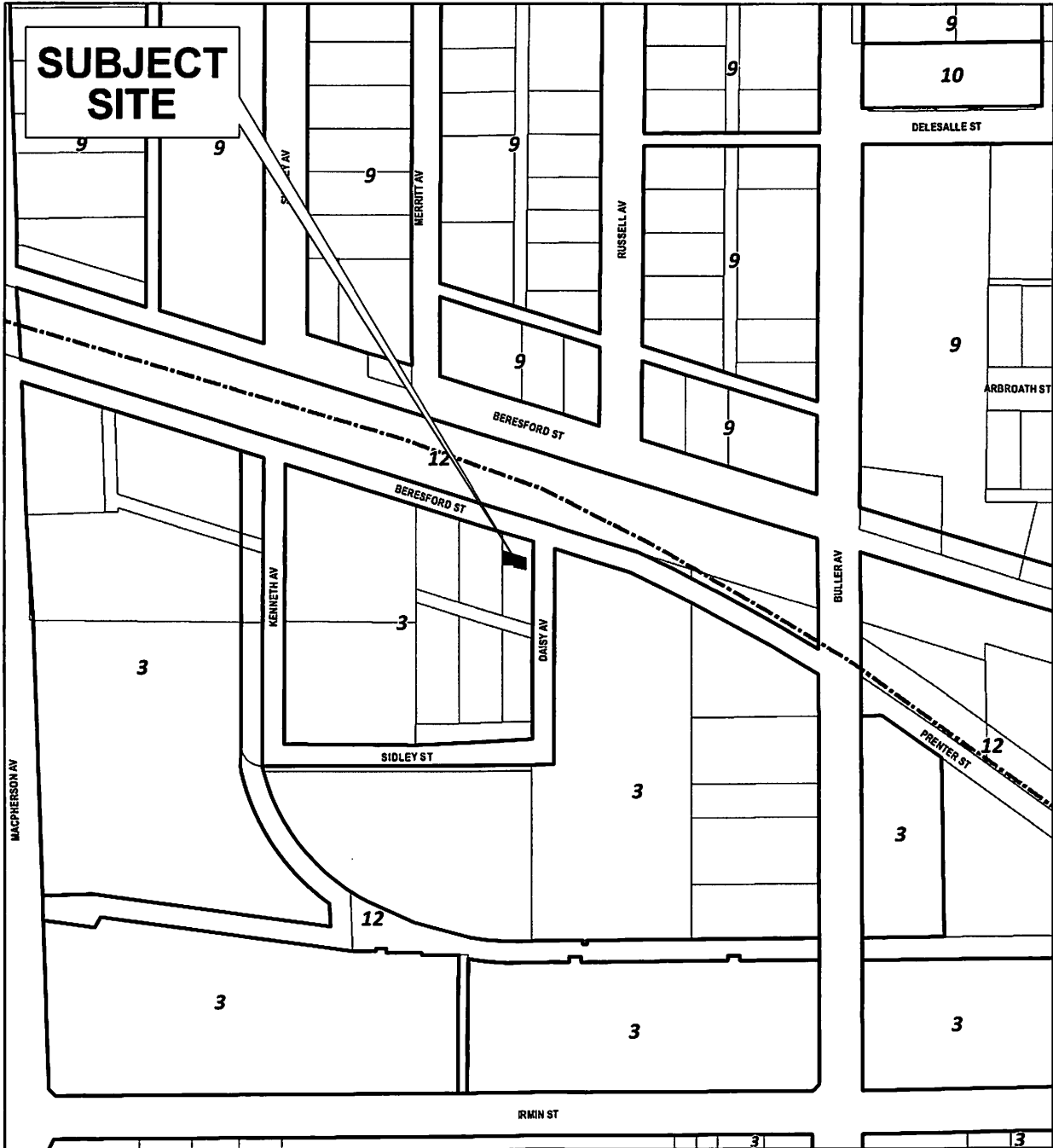
LIQUOR LICENSE APPLICATION #21-01
5792 BERESFORD STREET



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

