

ITEM	11
MANAGER'S REPORT NO.	60
COUNCIL MEETING	Sept. 27/76

Re: LETTER FROM MR. BRIAN ROBERTSON, #305-590 WHITING WAY, COQUITLAM RE
RESTRICTED MEMBERSHIP OF THE VILLAGE INN PUB (5e)

Appearing as a correspondence item on the agenda for the September 20, 1976 meeting of Council was a letter from Mr. Brian Robertson protesting the restricted membership of the Village Inn Pub. Following is a report from the Director of Planning.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Brian Robertson.

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PLANNING DEPARTMENT
SEPTEMBER 23, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: RESTRICTIVE MEMBERSHIP OF THE VILLAGE INN PUB
9540 ERICKSON DRIVE

INTRODUCTION:

Appearing on the September 20, 1976 Council Agenda was a letter from a Mr. Brian Robertson of #305-590 Whiting Way, Coquitlam, protesting the restrictive use of the above referenced facility to members who reside within the block bounded by Bartlett Court, Cameron Street, Bell Avenue, and the Lougheed Highway (see attached Sketch #1).

BACKGROUND:

On April 28, 1976 Council resolved to give favourable consideration to an application for a General Licence to operate a private lounge facility within the Lougheed Village Apartment Complex. Subsequently, the facility was opened upon receiving the necessary approval and licencing from the General Manager of the Liquor Administration Branch.

GENERAL DISCUSSION:

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The subject facility was intended to be utilized as a private social club as part of the commercial/recreation component of the Lougheed Village Apartment Complex which consists of a health spa, swimming pool, saunas, gymnasium and limited retail commercial facilities situated on two enclosed floor levels between the four apartment structures. These facilities were developed to serve the residents of the Lougheed Village complex and the immediately adjacent residential properties. As prescribed in the CD zoning of the site, these facilities were designed to serve a local clientele on a day to day pedestrian basis, thereby precluding the necessity for providing additional parking facilities and external signage for advertising purposes. In this respect, the subject liquor facility cannot support a non-localized clientele as suggested by Mr. Robertson due to an unwarranted increase in traffic that would be generated by the facility and the lack of adequate parking facilities.

Consistent with the CD zoning of the site, the subject facility was required to obtain a General Licence as a private club, thereby restricting use of the facility to members and bona fide guests as opposed to a General Licenced Neighbourhood Pub which permits use by the general public. Membership and use of the facility was therefore restricted to the residents of the Lougheed Village complex (to include the operators of the commercial facilities located within the complex) and the residents of the immediately adjacent properties bounded by the Lougheed Highway, Cameron Street, Bell Avenue, and Bartlett Court (see Sketch #1). Membership was to be issued on a contractual application and approval basis requiring a listing of the applicant's name, address, etc., and to be valid only as long as the member resided within the prescribed geographical area.

Nevertheless, as outlined in the Provincial Liquor Act, all applicants for General Licences are required to conduct a survey to determine the reactions of the residents within a six block (half mile) radius of the proposed site whether the proposed facility is a neighbourhood pub or a private social club. In this respect, the applicant engaged the services of a private marketing agency who conducted the requisite survey in spite of the fact that all of the residents canvassed could not use the facility. The survey, therefore, extended throughout a major portion of the Lougheed Town Centre area and included a small portion of Coquitlam, in which Mr. Robinson resides (see Sketch #2).

The Planning Department submits that in spite of the appropriate restrictive use of the subject facility, it was legally necessary to conduct the half mile survey as outlined in the Provincial Liquor Act. In this respect, it is appropriate to solicit the opinions of the residents in the immediate area regarding the establishment of a liquor facility such that the Municipal and Provincial Authorities can best examine its merits from a locational perspective. Furthermore, as outlined above, the subject facility was not intended or designed to serve a non-localized clientele.

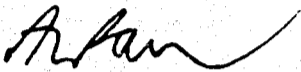
In light of the foregoing information, Mr. Robinson, as well as

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other residents who do not live within the prescribed one block area (as per attached Sketch #1), cannot obtain membership to the subject facility. Further, it is the responsibility of the owner/operator to observe the conditions of membership and use of the facility as prescribed.

This report is submitted to Council for information.

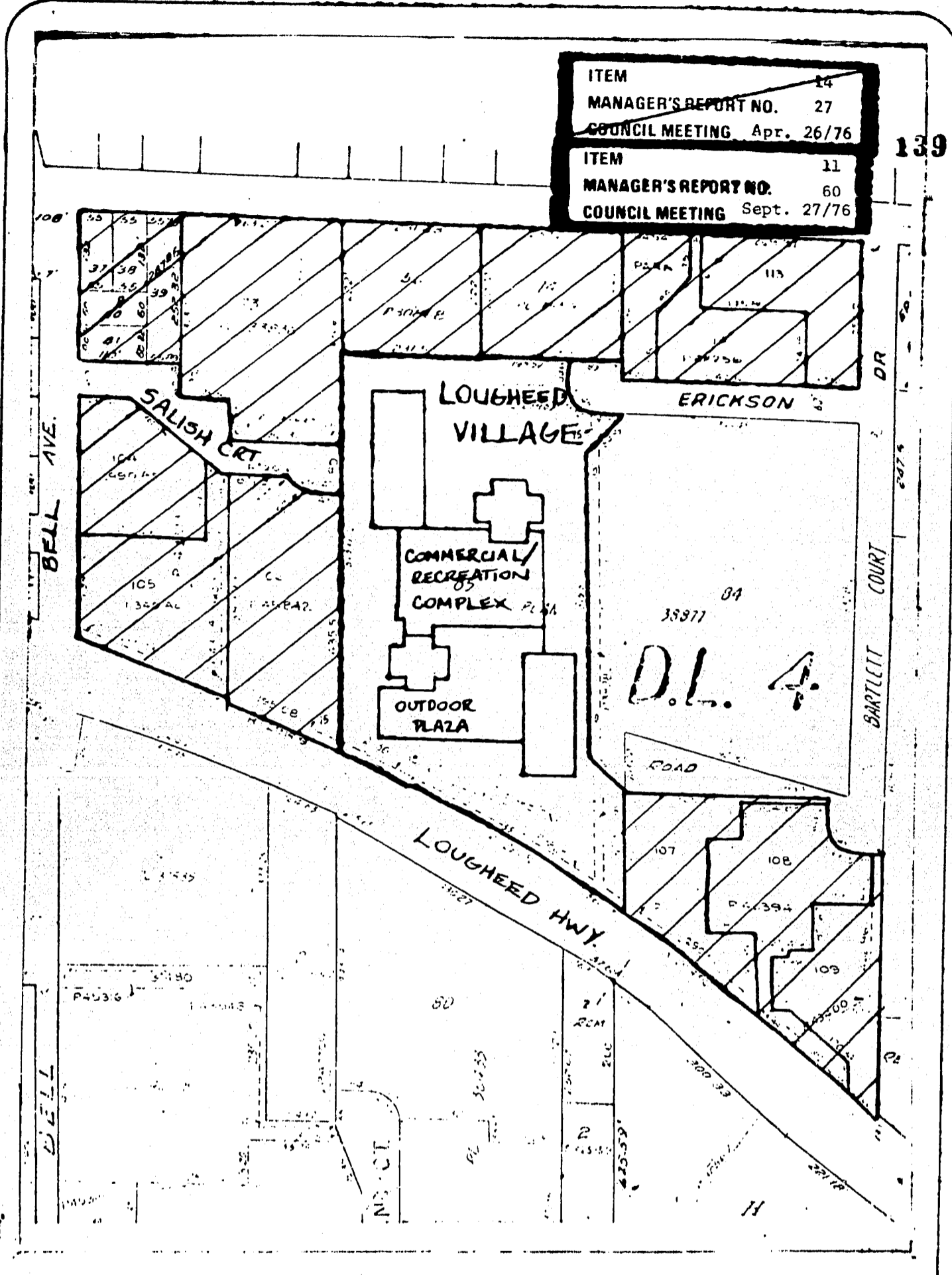

A. L. Parr
DIRECTOR OF PLANNING

PDS:cw
Atts.

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Scale
 1" = 200'

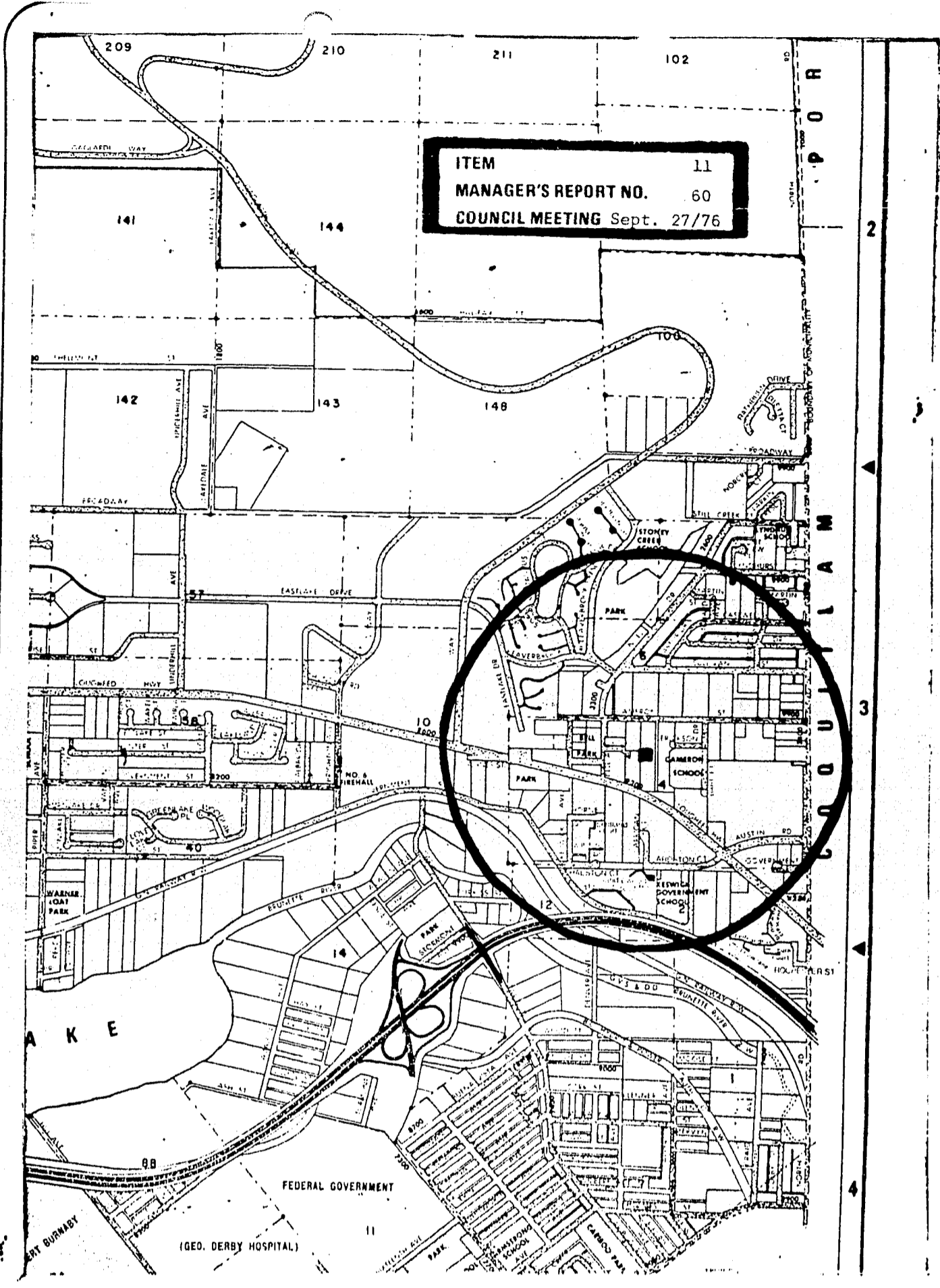
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Burnaby Planning Department



 EXTENDED MEMBERSHIP

SKETCH



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 P.D.S.



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SURVEY AREA: 1/2 MILE RADIUS

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SKETCH #2