

RE: PROPOSED CLASS "A" LIQUOR LICENCE
L.L.A. #1/83 FIREFIGHTERS NO. 314 HOLDING SOCIETY
6493 BONSOR AVENUE

ITEM	10
MANAGER'S REPORT NO.	48
COUNCIL MEETING	1983 07 11

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1983 JUNE 23

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: PROPOSED CLASS "A" LIQUOR LICENCE
L.L.A. #1/83 FIREFIGHTERS NO. 314 HOLDING SOCIETY
6493 BONSOR AVENUE

RECOMMENDATIONS:

1. THAT Council resolve to approve the request for a Class "A" Liquor Licence for the subject facility and that Council's resolution be forwarded to the General Manager of the Liquor Control and Licensing Branch.
2. THAT a copy of this report be sent to the Firefighters No. 314 Holding Society, 7046 Hillview St., Burnaby, B.C. V5A 1Y3.

1.0 INTRODUCTION:

The Planning & Building Inspection Department is in receipt of an application from the Firefighters No. 314 Holding Society to obtain Council Approval of a Class "A" Liquor Licence for their club to be established within the facility located at 6493 Bonsor Ave. (refer to attached sketches).

2.0 GENERAL COMMENTS:

2.1 Pursuant to the Liquor Control and Licensing Act, a Class "A" License may be issued to hotels, resorts, clubs, recreational centres, air-craft, trains, motor vessels, international airports, Municipally and Provincially-owned cultural centres, universities, and military messes. In this regard, the subject proposal is considered to be a club which may be permitted to serve alcoholic beverages on the basis of the following schedule:

- Maximum of 14 hours between 9:00 h and 2:00 h the following day, Monday through Saturday.
- Between 12:00 h and 22:00 h on Sunday only if a regular meal service is provided during the hours when liquor is being sold or consumed.

The issuance of a liquor license of this type is also subject to obtaining a resolution from the Municipal Council approving the facility.

- 2.2 The subject proposal involves a building which is presently owned by the Firefighters No. 314 Holding Society and leased and operated by the Army, Navy and Air Force Veterans' Unit #314 as a private club with a Class "A" Liquor License. The Army, Navy and Air Force Veterans group will be vacating the premises in the near future in which case the Firefighters will operate their own private club in the facility. Council will recall that Final Adoption was given on 1983 May 16 to Rezoning Reference #62/82 which involved a proposal from the Army, Navy & Air Force Veterans' Unit #314 to build their own Class "A" Club facility at 5437/61 Imperial Street.
- 2.3 The subject facility consists of a modest single storey plus basement building with approximately 569 m² (6120 sq. ft.) on the main floor with a surface parking area in front of the building. The Firefighters' Society also owns the property located to the immediate south which is occupied by a non-conforming single family home and a surface parking area which is used by the club. The subject property and the adjacent property are zoned C2 Community Commercial District and have been designated for future CD development utilizing the RM5 and C3 District regulations as outlined in Community Plan Four and the Metrotown Study (refer to Sketch #2). The Firefighters (owners) are aware of the adopted guideplans for the area and the resulting future redevelopment potential for an assembled site including these properties.
- 2.4 The subject Class "A" facility is proposed to accommodate a total seating capacity of 200 with a dance floor and games area. The presently operating club has a seating capacity of 225. A total of 49 off-street parking spaces is available on the subject property and the adjacent land owned by the Firefighters' Society which satisfies the required parking regulations. No exterior physical alterations are intended to be made to the facility at this time.
- 2.5 Relative to the subject request, this Department has solicited comments of all relevant Municipal Departments including the Burnaby Detachment of the R.C.M.P. None of the departments contacted have any objections to the subject proposal.

3.0 CONCLUSION:

In view of the foregoing, it is considered that the proposed Class "A" club will not create any problems for the immediate area and will essentially result in the continuation of an existing private club use with a new operator. Since there is not intended to be any major renovations and associated major capital expenditure to the existing facility, the subject proposal is not considered to present an impediment towards the future re-development of the properties involved pursuant to the land use objectives of the Metrotown Study. It is, therefore, appropriate for Council to favourably consider this liquor license request and submit its resolution to the General Manager of the Liquor Control and Licensing Branch.

Ad

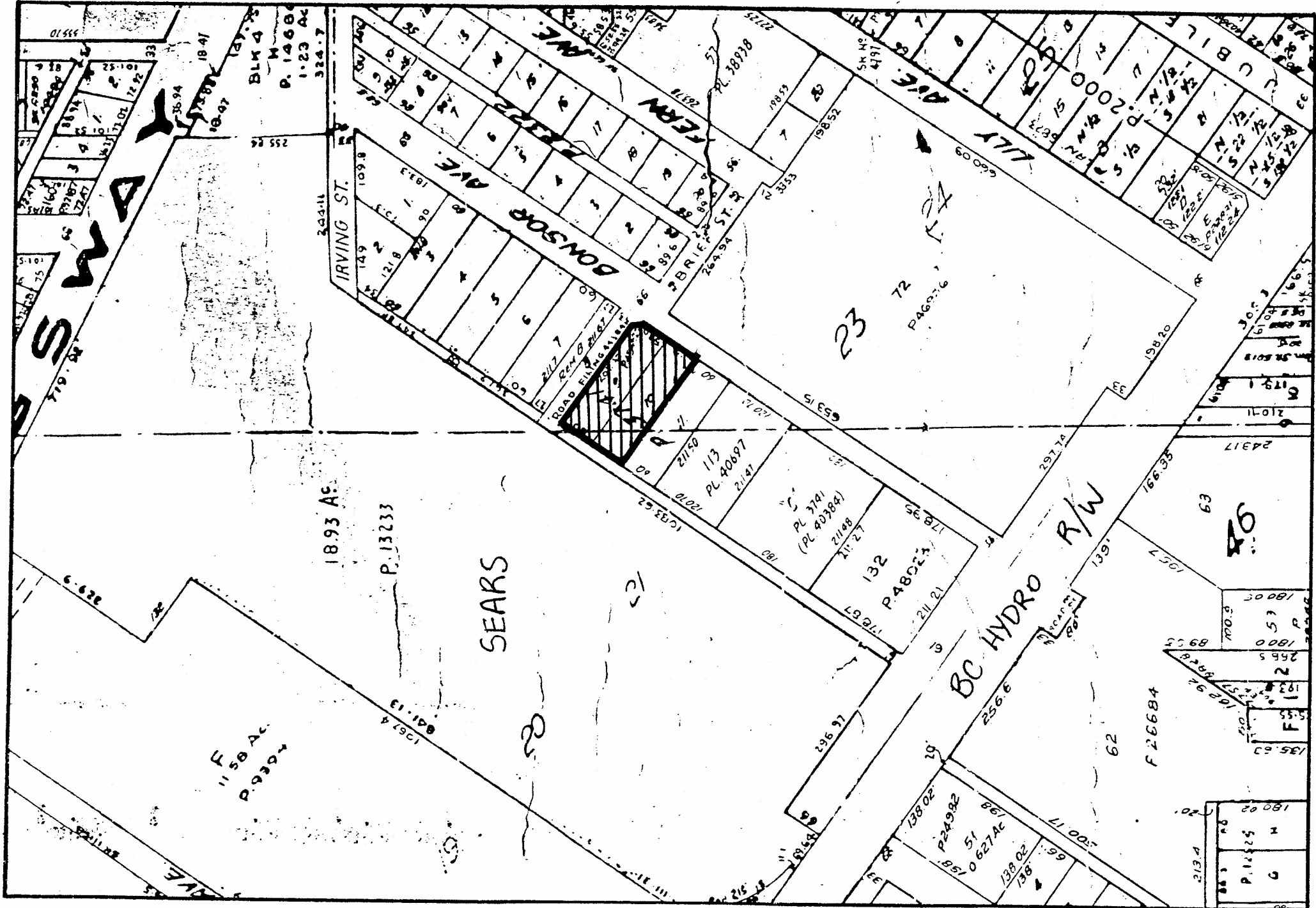
PDS:ad
Atts.

cc: Chief License Inspector

Officer-In-Charge, R.C.M.P.
Recreation & Cultural Services Director
Director Engineering
Chief Public Health Inspector
Chief Building Inspector
Director Fire Services


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION





Date

1983 JULY

Scale

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Drawn By



Burnaby Planning Department

ITEM

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MANAGER'S REPORT NO.

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COUNCIL MEETING

1983 07 11

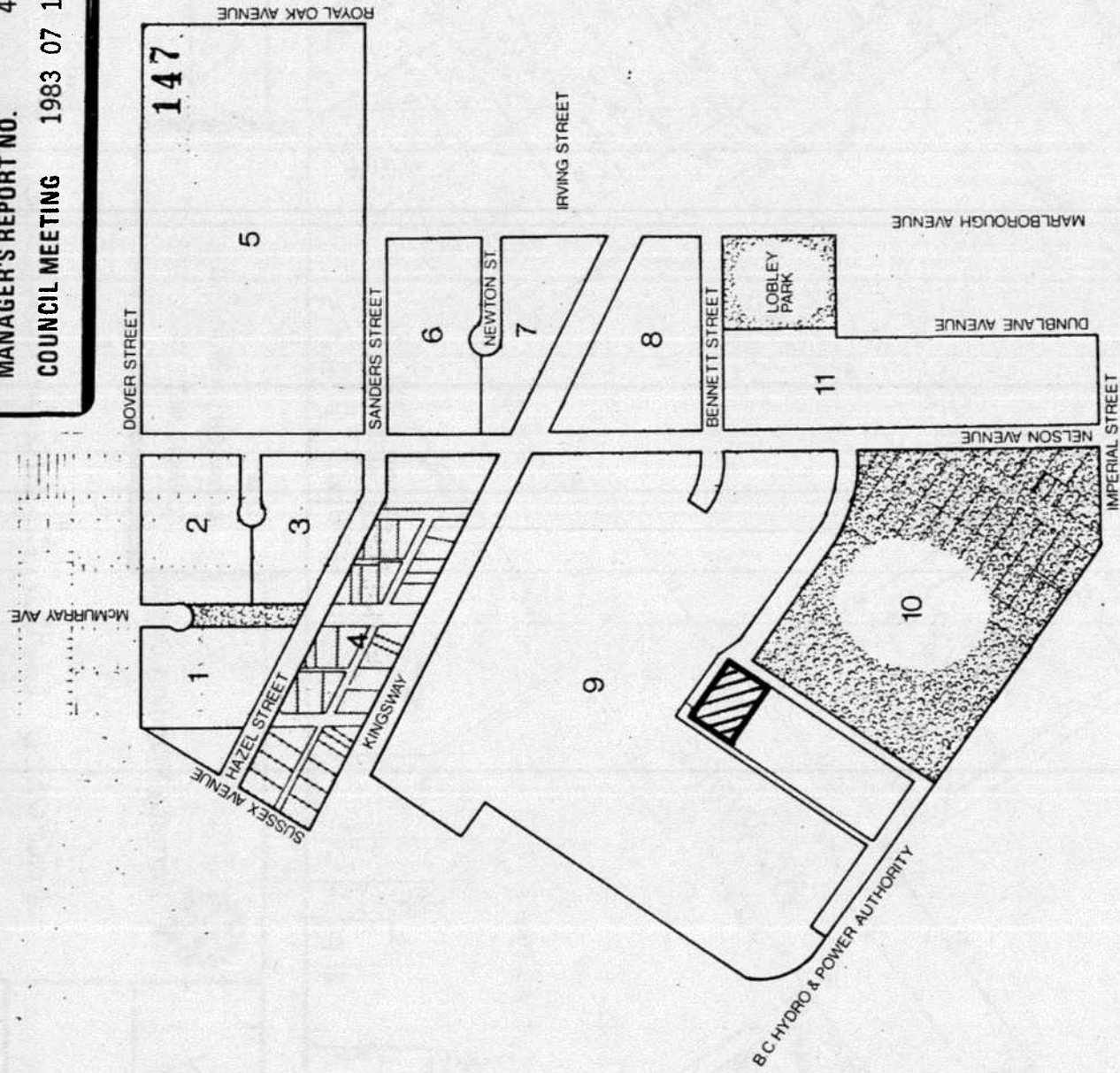


PROPOSED CLASS "A" LIQUOR LICENSE 146


FIREFIGHTER'S NO 314 HOLDING SOCIETY

SKETCH

ITEM 10
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- 1 - Existing Comprehensive Development (RM5 Guideline)
- 2 - Proposed RM5 High Density Apartment Site
 Site Area - 3.49 ac., Max FAR 2.2; Approximate Total Units 440.
 Mixed Accommodation High Towers & Townhouses
 Population Density - 300 People/ac. (Approximate)
- 3 - Proposed RM5 High Density Apartment Site
 Site Area - 2.39 ac., Max FAR 2.2; Approximate Total Units 300.
 Population Density - 290 People/ac. (Approximate)
- 4 - Proposed Comprehensive Development (C3 Guideline)
- 5 - School Site
- 6 - Existing Comprehensive Development (RM5 Guideline)
 (Under Construction January 1978)
- 7&8 - Proposed Comprehensive Development (C3 & RM5 Guideline)
- 9 - Proposed Expanded Simpsons - Sears Development
 (See Metrotown Study)
- 10 Proposed Expanded Bonsor Park
- 11 Existing RM3 Apartment Development

Ref. Date Revised
 October 1972
 North

COMMUNITY PLAN FOUR

Date

1983 JULY

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SKETCH #2

