

RE: ARMY, NAVY & AIR FORCE VETERANS' CLUB  
5455 IMPERIAL STREET  
OUTDOOR SEATING AREA  
LIQUOR LICENCE APPLICATION NO. 5/89

ITEM 9  
MANAGER'S REPORT NO. 47  
COUNCIL MEETING 89/07/10

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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1989 JULY 05

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION  
SUBJECT: ARMY, NAVY & AIR FORCE VETERANS' CLUB  
5455 IMPERIAL STREET (SEE ATTACHED SKETCH)  
OUTDOOR SEATING AREA  
LIQUOR LICENCE APPLICATION #5/89

PURPOSE: TO PROPOSE A COUNCIL RESOLUTION SUPPORTING SEASONAL OUTDOOR SEATING  
IN CONNECTION WITH THE ARMY, NAVY & AIR FORCE VETERANS' CLUB LOCATED  
AT 5455 IMPERIAL STREET.

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RECOMMENDATIONS:

1. THAT Council resolve to approve seasonal outdoor seating up to a maximum of 20 seats in connection with the Army, Navy & Air Force Veterans' Club.
2. THAT a copy of this report be sent to the General Manager, Liquor Control and Licensing Branch and the applicant, Mr. Pat Pershick.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 On 1988 June 22, the Planning & Building Inspection Department received a circular from the Liquor Control & Licensing Branch regarding permitting outdoor patio seating in addition to the indoor seating permitted in Class "A", "B", "D" and "F" liquor license establishments. The circular indicated that applications for outdoor seating in the above-noted types of liquor licence facilities must be approved by local government.
- 1.2 On 1983 May 16 Council gave Final Adoption to a rezoning bylaw amendment (Rezoning Reference #62/82) rezoning the subject site to CD Comprehensive Development District (based on P2 Administration and Assembly District), in order to permit the construction of a private club facility for the Army, Navy & Air Force Veterans' Club. The adopted Comprehensive Development plan for the site included an outdoor court area to be located at the rear of the building.

2.0 GENERAL DISCUSSION:

2.1 The existing outdoor seating area is approximately 43 feet by 18 feet in size and is bounded by a 6 foot high solid brick wall. The outdoor seating area has been developed in accordance with the adopted Comprehensive Development plans for the site, however, the Class "A" liquor licence for the club does not permit licensed outdoor seating. The liquor licence issued for the Army, Navy & Air Force Veterans Club indicates a maximum capacity of 225 persons. The circular from the Liquor Control and Licensing Branch noted in Section 1.1 of this report indicated that patio seating in Class "A" lounges is restricted to 25% of the inside seating capacity, but that any permitted patio seating does affect the allowable indoor seating capacity. While the Army, Navy & Air Force Club has the potential to apply for 45 outdoor patio seats, the applicant has indicated that the outdoor seating area will only contain 20 seats. Accordingly, the licensed indoor seating capacity would be reduced to 205 seats.

2.2 The Army, Navy & Air Force Veteran's Club is located in an area which is predominantly zoned M4 Special Industrial District, with automotive repair and body repair shops generally located to the north, south, east and west of the private club, with a number of single-family dwellings located nearby, including an older home in poor condition located to the north at 5437 Lane Street. This dwelling is well screened from the Army, Navy and Air Force Veteran's Club by mature planting and is not considered a long term use in this area.

2.3 The Planning & Building Inspection Department has contacted the pertinent Municipal departments regarding this liquor licence application, including the R.C.M.P. and the Environmental Health Division and all departments advise that they have no objection to the proposed licenced outdoor patio seating.

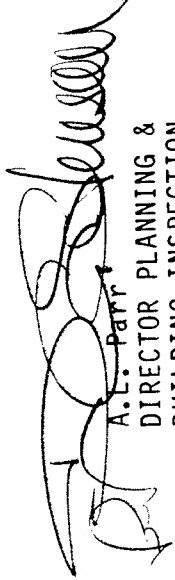
2.4 In assessing the location of the outdoor court at the rear of the building, the screening and separation provided by the 6 foot high wall surrounding the patio area and the automotive/industrial character of the immediate area surrounding the Army, Navy & Air Force Veteran's Club, staff have concluded that the requested liquor licence for the outdoor patio area is a minor change in the liquor licensing of the establishment and that the proposed licensed outdoor seating area should have a minimal impact on the surrounding area.

2.5 Accordingly, the Planning & Building Inspection Department would recommend that Council resolve to approve the licensing of the outdoor seating area in connection with the Army, Navy & Air Force Veteran's Club at 5455 Imperial Street and that the applicant and the General Manager, Liquor Control and Licensing Branch be notified to this effect.

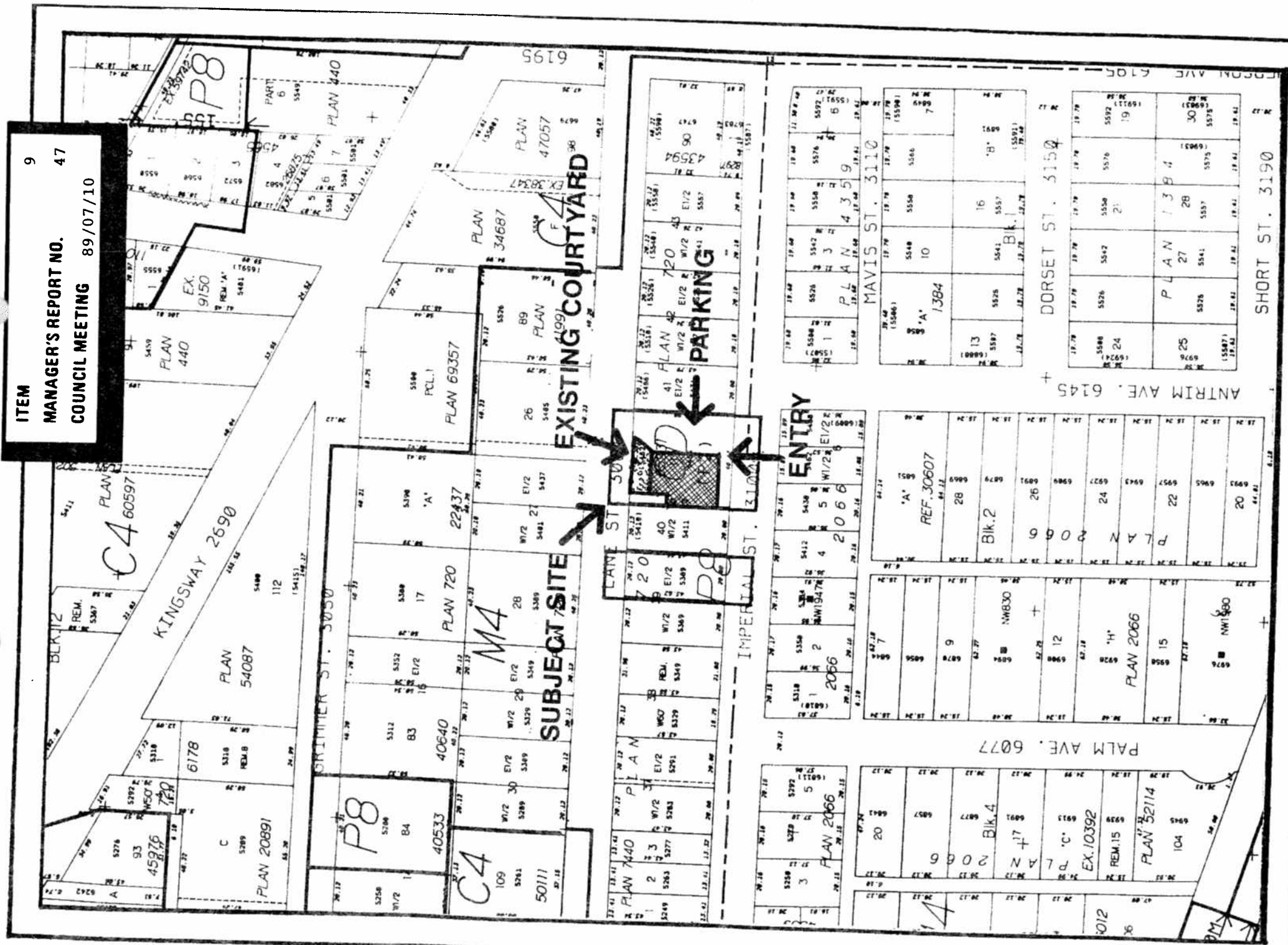
BW:zn

Attachment

cc: Chief Public Health Inspector  
B.A. Beadreau, R.C.M.P. Burnaby Detachment

  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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Planning &  
 Building Inspection  
 Department

LIQUOR LICENCE APPLICATION

# 5/89



NORTH

Date

1989 JUNE

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