

ITEM 5  
MANAGER'S REPORT NO. 55  
COUNCIL MEETING 89/09/05

RE: LIQUOR LICENCE APPLICATION NO. 6/89  
FIREFIGHTER'S SOCIAL AND ATHLETIC CLUB  
6515 BONSOR AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 AUGUST 25  
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: LIQUOR LICENCE APPLICATION #6/89  
FIREFIGHTER'S SOCIAL AND ATHLETIC CLUB  
6515 BONSOR AVENUE  
(REFER TO ATTACHED SKETCH)

PURPOSE: To seek Council approval for the subject liquor  
licence application.

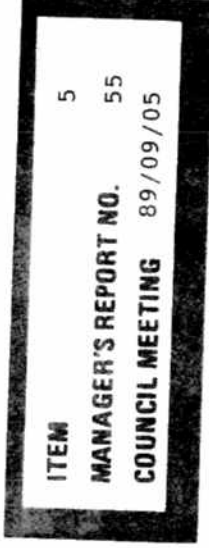
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RECOMMENDATIONS:

1. THAT Council resolve to approve the request for a Class "A" Liquor Licence at 6515 Bonsor Avenue.
2. THAT Council's resolution be forwarded to the General Manager, Liquor Control and Licensing Branch and to Mr. Doug Beckett, Firefighter's #314 Holding Society.

R E P O R T

**1.0** BACKGROUND INFORMATION:

- 1.1 On 1987 October 26, Council received a report from the Director Planning and Building Inspection regarding the processing of Class "A", "C", "D" and "F" Liquor Licence Applications. The report noted that the Liquor Control and Licensing Branch was now indicating that it would not accept applications for the above-noted classes of liquor licences unless there is a written resolution by the Municipal Council indicating their position on the application. It was concluded at that time that it would be appropriate to report to Council on each liquor licence application for the above-noted classes of liquor licences.



1.2 Under the existing Provincial Liquor Legislation, a Class "A" liquor licence may be issued to the following establishments: 119  
hotels, resorts, establishments in resort areas, clubs, recreational centres, aircraft, motor vessels, airports, municipally and provincially owned cultural centres, universities and military messes. Subject to limitation stipulated by the General Manager of the Liquor Control and Licensing Branch in the licence, the hours of sale would be limited to a maximum of 14 hours per day between 9:00 a.m. and 2:00 a.m. of the following day and the maximum seating shall not exceed 225 persons or 125 persons in the case of a pub.

1.3 On 1989 May 15, Council received a report from the Director Planning and Building Inspection regarding liquor licence facilities in Metrotown. This report outlined a set of goals and objectives relating to liquor establishments in Metrotown, and provided as well a set of guidelines for staff to assess applications for the establishment and operation of liquor licence facilities in Metrotown. On 1989 May 29, Council adopted the guidelines outlined in the report, as amended.

The adopted guidelines for assessing liquor licence applications in Metrotown were utilized to assess the subject liquor licence application.

**2.0**

**GENERAL DISCUSSION:**

2.1 The subject Class "A" liquor licence is proposed to be located within the new Firefighter's Social and Athletic Club, which is currently under construction at the corner of Bonsor Avenue and Bennett Street. The Firefighter's Club previously held a Class "A" liquor licence for their former Club facility, which was located within the same block as the relocated Club. The relocated Fireman's Club was included in the rezoning application for Metrotown Centre - Phase II (Rezoning Reference #54/86), which was given Final Adoption on 1989 January 30.

The Firefighter's Social and Athletic Club is a private club, in which only members and invited guests are permitted to patronize the liquor licence facility. The previous liquor licence for the Firefighter's Club indicated a maximum capacity of 200 persons and operating hours of 11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to 12:00 midnight on Sunday. The applicant has indicated that there will be no change in the seating capacity or the operating hours from the previous Firefighter's Club liquor licence.

2.2 Pursuant to the adopted processing procedure for applications for Class "A" liquor licences, the Planning and Building Inspection Department has solicited comments on this application from the relevant Municipal Departments, including the R.C.M.P. Burnaby Detachment. None of the Municipal Departments contacted have expressed any objections or concerns regarding the issuance of a Class "A" liquor licence at this location.

2.3 As noted above, this application has been assessed utilizing the Metrotown Liquor Licence guidelines and the following comments are provided in this regard:

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2.3.1 LOCATION CRITERIA

- A) Currently, the only other existing primary liquor licence establishments in Metrotown are the Class "A" lounge within the Holiday Inn at Station Square and the Class "A" lounge and Class "A" pub at the Metro Centre Hotel.
- B) The proposed liquor licence facility is located approximately one block from Maywood School. This is not anticipated to present any land use conflicts however, due to the separation provided by Central Boulevard and the SkyTrain line and the limited private nature of the facility. Bonsor Park and two high-rise apartment buildings are located adjacent the subject site and are considered compatible with the proposed liquor licence facility in the context of the comprehensive development, mixed use nature of the Metrotown commercial core, as well as the limited, private nature of the Club.
- C) Adequate vehicular parking is provided for the Firefighter's Club through the development of Metrotown Centre - Phase II (Rezoning Reference #54/86), with parking available in the adjacent parking structure currently under construction, which is accessed off Bennett Street to the north.
- D) As was previously stated, the proposed liquor licence facility is private and limited in nature, including very modest signage, and is located within the Metrotown commercial core, which is developed with a comprehensive development, mixed use character.

2.3.2 SEATING CAPACITIES

A) Existing Situation

Upon reviewing the adopted guidelines for liquor licences in Metrotown, staff discovered that not all the types of establishments which are eligible to be issued a Class "A" liquor licence were dealt with in terms of recommended seating capacities. The 1989 May 15 liquor licence report dealt solely with Class "A" liquor licences issued to hotels, omitting reference to other less common types of establishments which are eligible to be issued a Class "A" liquor licence such as clubs, motor vessels, airports and municipally and provincially owned cultural centres.

While it is recognized that the Metrotown Liquor Licence guidelines currently do not include the maximum seating capacity for Class "A" liquor licences issued for Clubs, it is considered appropriate to consider the application in the context of the approved Comprehensive Development zoning of the site, including the relocation of the Firefighter's Club, and the fact that the previous Class "A" liquor licence issued to the Firefighter's Club had an identical maximum seating capacity. On this basis, the retention of a maximum seating capacity of 200 persons from the previous liquor licence is considered supportable.

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Staff will be reporting to Council in the next few weeks to include guidelines for maximum seating capacities for other Class "A" liquor licence facilities, besides hotels, as part of the Metrotown Liquor Licence guidelines.

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2.3.3 HOURS OF OPERATION

- A) The proposed hours of operation for the Firefighter's Club (11:00 a.m. to 1:00 a.m. Monday to Saturday and 11:00 a.m. to 12:00 midnight on Sunday) are in conformance with the adopted guidelines for hours of operation of liquor licences in Metrotown, which indicate that Class "A" liquor establishments should have a closing hour no later than 1:00 a.m. from Monday to Thursday, 1:30 a.m. on Friday and Saturday, and 12:00 a.m. on Sundays.

2.3.4 DESIGN GUIDELINES

- A) The design of the Firefighter's Social and Athletic Club was assessed in connection with the Comprehensive Development zoning for Metrotown Centre - Phase II, with the access to the building oriented to the northeast, away from the multiple-family residential dwellings and with very low-key, tasteful signage.

3.0

CONCLUSION:

In light of the Firefighter's Social and Athletic Club previously having operated a liquor licence facility adjacent the proposed liquor facility for a number of years, the development of the Firefighter's Club being included in the Comprehensive Development zoning for Metrotown Centre - Phase II and that no Municipal Departments objected to the issuance of the Class "A" liquor licence, the Planning and Building Inspection Department would recommend that Council resolve to approve the subject liquor licence application.

BW:ap

Attach.

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION



