

TO: MUNICIPAL MANAGER 1990 DECEMBER 05

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: LOUGHEED HOTEL - PROPOSED CHANGE IN OPERATING HOURS
4343 LOUGHEED HIGHWAY (REFER TO ATTACHED SKETCHES #1 AND #2)
LIQUOR LICENCE APPLICATION #9/90

PURPOSE: To seek Council approval for the requested change in operating hours for the subject liquor licence establishment.

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RECOMMENDATIONS:

- 1) THAT Council give favourable consideration to the requested change in operating hours to permit sales in the Class "A" lounge from 11:00 a.m. to 1:00 a.m. Monday to Saturday.
- 2) THAT a copy of this report and Council's resolution be forwarded to the General Manager, Liquor Control and Licensing Branch, 1019 Wharf Street, Victoria, B.C., V8V 1X4, and the applicant, Gordon Zavediuk, Lougheed Hotel, 4343 Lougheed Highway, Burnaby, B.C. - V5C 3Z1.

R E P O R T

1.0 INTRODUCTION:

- 1.1 The Planning and Building Inspection Department is in receipt of an application from the Lougheed Hotel to change the operating hours of their Class "A" lounge on Monday to Saturday from 11:45 a.m. - 1:45 a.m. to 11:00 a.m. - 1:00 a.m.

2.0 BACKGROUND INFORMATION:

- 2.1 The subject site is located within Community Plan Area Nine and is designated as a Town Centre site (see attached sketch #2).
This Department is currently processing an application to rezone (Rezoning Reference #5/90) the subject site, along with a number of adjacent properties to CD Comprehensive Development District, to accommodate a major mixed-use development within the Brentwood Town Centre. On 1990 March 26, Council adopted the recommendation that the Planning and Building Inspection Department be authorized to work with the applicant towards a suitable plan of development. This rezoning application is inactive at present, although the applicant indicates that he intends to pursue his proposal more actively in the coming months.
- 2.2 Liquor Control and Licensing Branch regulations for Class "A" liquor licences state that:

"subject to a limitation by the General Manager in the licence, hours of sale shall be a maximum of 14 hours between 9:00 a.m. and 2:00 a.m. of the following day".

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2.3 The subject Class "A" lounge currently is licensed for the sale of liquor between 11:45 a.m. and 1:45 a.m. Monday to Saturday and 11:00 a.m. to 12:00 midnight on Sundays. The lounge has a maximum seating capacity of 60 persons.

This report is submitted to Council in accordance with adopted processing procedure for liquor licence applications. 116

3.0 GENERAL DISCUSSION:

3.1 The applicant has indicated that there is a demand for food service in the licensed hotel lounge for the period immediately preceding the noon hour. The 11:00 a.m. opening time would then coincide with the hotel's Class "B" licensed restaurant. As a consequence of the proposed earlier opening time and the Liquor Control and Licencing Branch regulation limiting the hours of sale to 14 hours per day, the sale of liquor will be required to cease in the lounge at 1:00 a.m., rather than 1:45 a.m.

3.2 It is not anticipated that any problems or land use conflicts should arise as a result of the proposed earlier opening hour as it is likely that the majority of customers patronizing the lounge would be consuming lunch and that patrons are less likely to behave in an unruly manner near the opening time of the liquor licence facility.

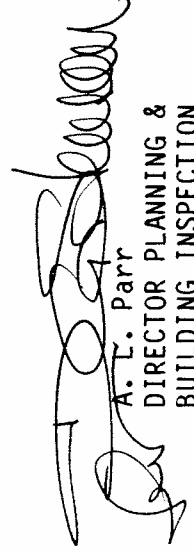
With regard to the lounge being required to close at 1:00 a.m. due to the regulations of the Liquor Control and Licencing Branch, staff would be very supportive of the resultant earlier closing time. The 45 minute earlier closing time should reduce the number of potential late night disturbances in the surrounding neighbourhood, caused by patrons leaving the Class "A" lounge.

3.3 In response to this application, the Planning and Building Inspection Department has solicited input from all relevant staff and other Municipal Departments. No concerns or objections were expressed by any of the Municipal Departments or staff contacted.

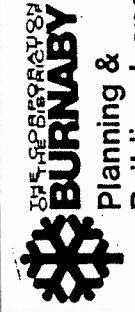
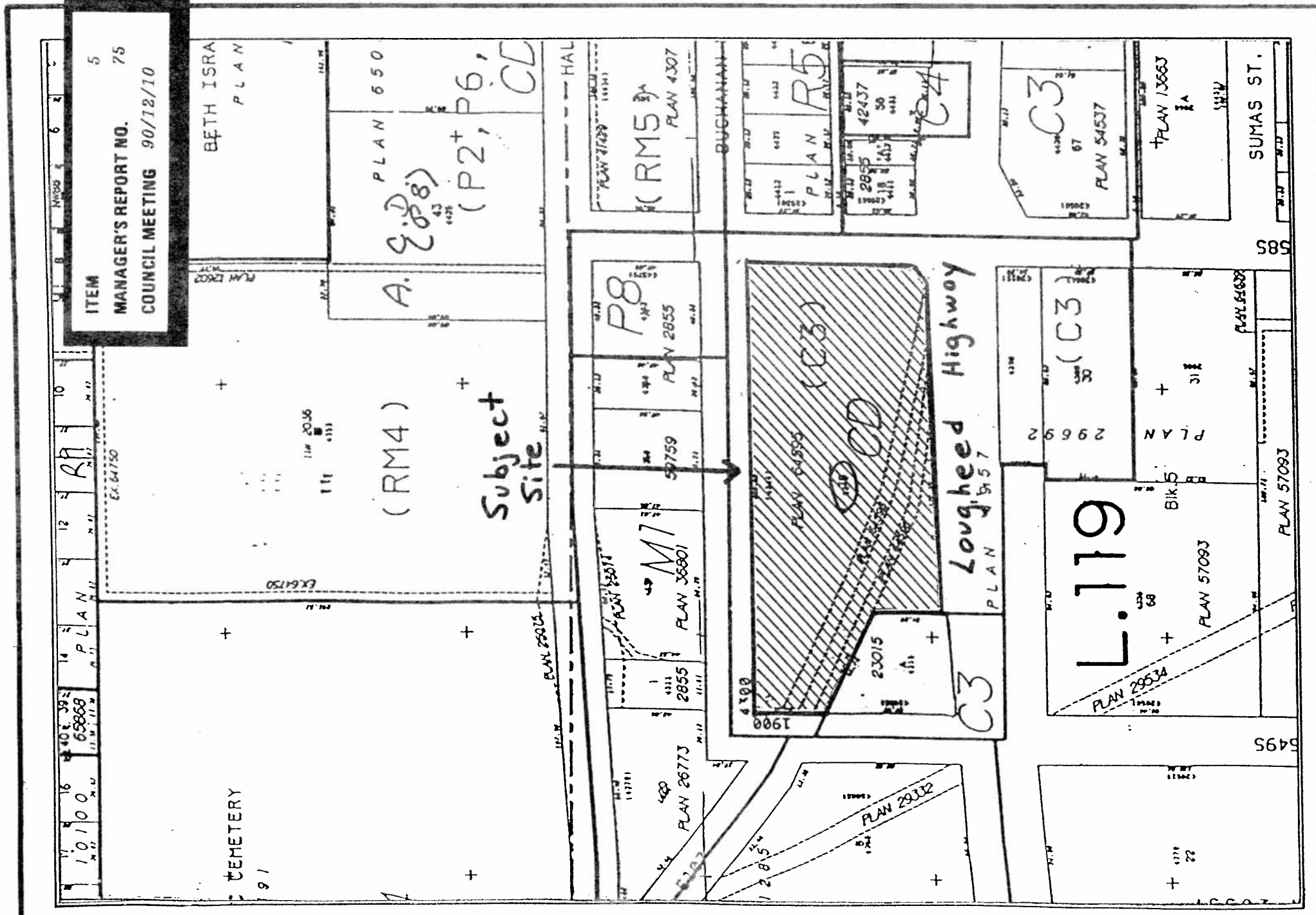
4.0 CONCLUSION:

4.1 In light of the unlikelihood of any potential problems or land use conflicts as a result of the proposed earlier opening time for the Class "A" lounge and the benefits of the earlier closing time that will result from the proposed change in operating hours, the Planning and Building Inspection Department supports this request to permit the subject Class "A" liquor licence facility to change its operating hours to 11:00 a.m. to 1:00 a.m. Monday to Saturday.

AW
BW:ap
Attach.


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

c.c. Chief Public Health Inspector
Chief Licence Inspector
O.I.C. Operation, R.C.M.P., Burnaby Detachment



THE CORPORATION OF
BURNABY
 Planning &
 Building Inspection
 Department

Date: 1990 Nov.

Scale: 1:2000

Drawn By:

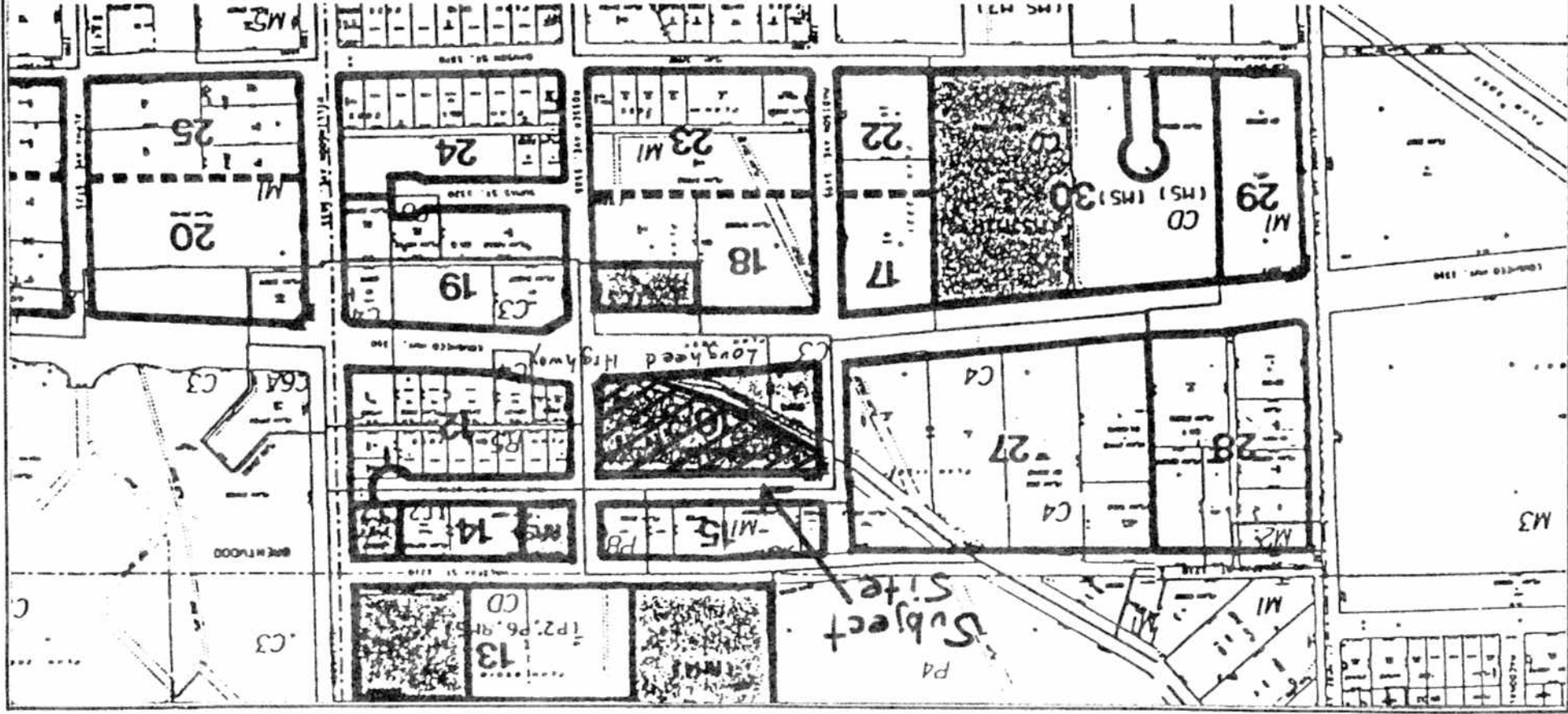
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Loughheed Hotel Site Sketch #1

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BRENTWOOD TOWN CENTRE
 COMMUNITY PLAN NINE PRO



22 to 26	Transitional Commercial/Industrial Sites	Apartment (RM4 Guidelines) Unit Density - 80 UPA Maximum	6
27	Secondary Retail Commercial Site	Mixed Use Development Site (P2, P6 and RM5 Guidelines RZ#36/82).	13
28 to 31	Transitional Light Industrial/Warehouse/Office Sites (M5 Gdins.)	Town Centre Sites	12, 14, 15, 16
	Constructed	High Density Commercial Sites	17 to 21



Date: 1990 Nov.

Planning & Building Inspection Department

Scale: 1:5000

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Drawn By:

Loughheed Hotel Site

Sketch #2