

TO: MUNICIPAL MANAGER 1990 NOVEMBER 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: LIQUOR LICENCE APPLICATION #7/90
BLUE BUTTON CLUB
3787 CANADA WAY (REFER TO ATTACHED SKETCHES #1 & #2)

PURPOE: To provide Council with this Department's recommendation
on the subject liquor licence application.

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RECOMMENDATIONS:

- 1) THAT Council resolve not to give favourable consideration to the request for a Class "A" liquor licence at 3787 Canada Way.
- 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., and the applicants, Mr. Waisman and Mr. Moustakas, 782 West 52nd Avenue, Vancouver, B.C., V6P 1G4.

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: 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 The subject site is located within Community Plan Area 8. The site is part of the primary pedestrian commercial core area and is designated for redevelopment utilizing CD Comprehensive Development District zoning, based upon the C2 Community Commercial District zone (refer to attached sketch #2).

2.0 GENERAL DISCUSSION:

2.1 The subject application involves a request for a Class "A" liquor licence to be issued to the Blue Button Club, which is a proposed private club for Local 40, the Hotel and Restaurant Employees Union. The location of the proposed club is at the rear of a large commercial building at the north-west corner of Canada Way and Smith Avenue. The applicant has indicated the club would include meeting space, drinking, dining and recreation facilities.

The applicant has indicated they wish to obtain approval for 225 seats for the liquor licence facility, with hours of operation being 11:00 a.m. to 1:00 a.m., seven days per week.

2.2 In assessing this application for a liquor licence, this Department would express concern regarding the impact the proposed liquor licence facility could have on the adjacent residential area to the north, east and west of the site, as well as the general attractiveness/livability of the surrounding neighbourhood. Currently, there are three single-family dwellings located across Norfolk Street from the subject site, a three-storey multiple family residential dwelling is located to the immediate north-west and the remainder of the adjacent residential area is characterized by older single-family dwellings. The surrounding residential properties north of the commercial density apartment development in the adopted Community Plan for the area. In this regard, Planning and Building Inspection Department staff have concerns regarding the possible impact the proposed liquor licence facility could have on both the existing adjacent single-family residential neighbourhood and the attractiveness of the area as a developing medium density apartment area. While a screen of mature conifers is located along the north property line of the subject site, the parking area for the proposed club is to the north and west of the building in an area in close proximity to the adjacent residential neighbourhood. The majority of complaints received regarding liquor licence facilities are related to noise and activities in the parking area of the liquor licence facilities.

While this Department would likely be reluctant to recommend the establishment of any major liquor licence facility at this location, with the exception of a restaurant with a Class "B" liquor licence, staff are particularly concerned about the impact a liquor licence facility with such a large maximum capacity (225 persons) and a late closing time (1:00 a.m. seven days a week) could have on the adjacent residences. The issuance of such a liquor licence at this location would increase the probability of disturbances later into the night and the magnitude of any disturbances when the club is busy.

2.3 Pursuant to the adopted processing procedure for applications for Class "A" liquor licences, comments have been solicited on this application from the relevant staff and other Municipal

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Departments. In reply to the circulation, the Social Planning section expressed concern regarding the late closing hour. In addition, the Acting Chief Public Health Inspector advises that based on that Department's knowledge of the area, the information supplied on the club's proposed hours of operation, and that Department's previous experience regarding similar facilities, they have concerns regarding increased noise due to activities related to the proposed facility and would expect to receive complaints from the immediate residents to this effect.

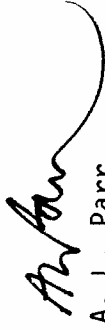
3.0 CONCLUSION:

- 3.1 This application raises significant concerns regarding the impact the proposed liquor licence facility could have on both the existing predominantly single-family residential area to the north and the attractiveness of the neighbourhood as a developing apartment area, particularly considering the club's proposed maximum seating capacity and late closing hour. In light of the comments of the Acting Chief Public Health Inspector regarding noise complaints and the concerns of the Planning and Building Inspection Department, it is recommended that Council not give favourable consideration to this liquor licence application.

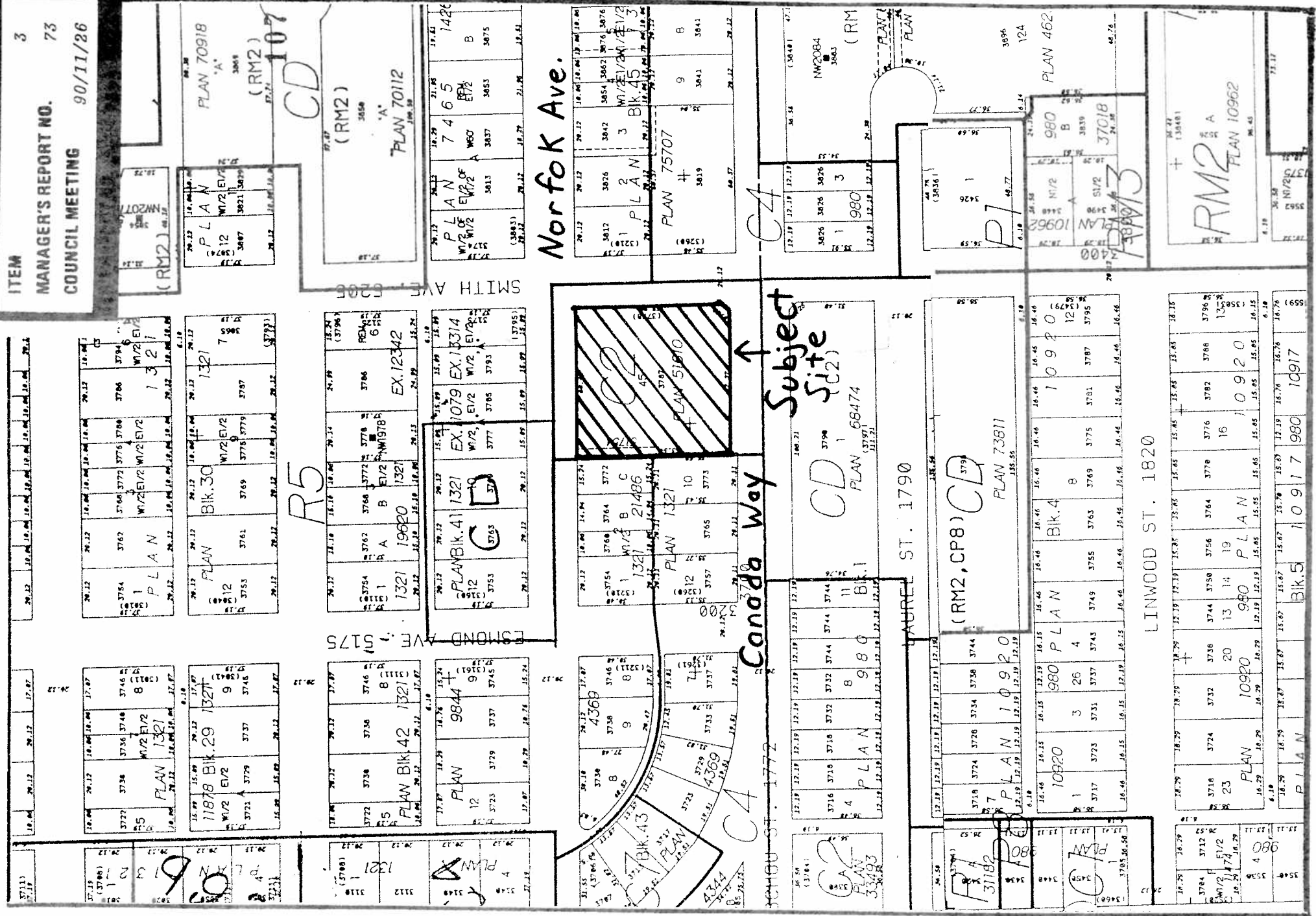
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Attach.

c.c. Acting Chief Public Health Inspector



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



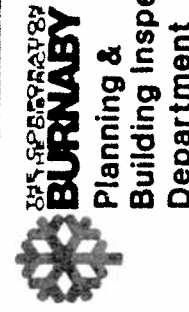
Date

1990 Nov.

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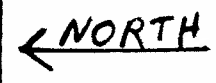
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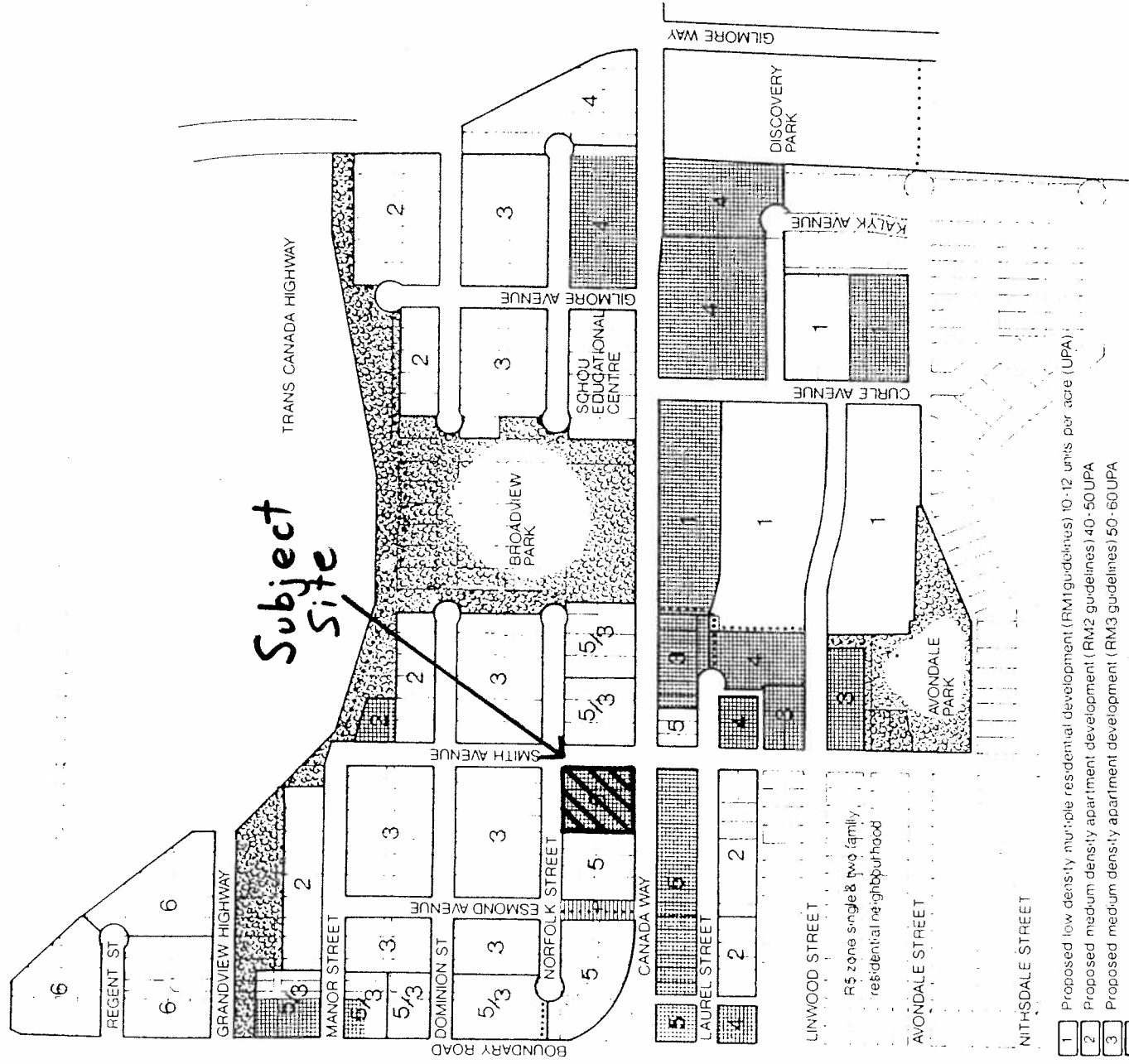


Liquor Licence Application #7/90

Sketch #1



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- 1 Proposed low density multiple residential development (RM1 guidelines) 10-12 units per acre (UPA)
- 2 Proposed medium density apartment development (RM2 guidelines) 40-50 UPA
- 3 Proposed medium density apartment development (RM3 guidelines) 50-60 UPA
- 4 Proposed institutional development (P5 guidelines)
- 5 Proposed commercial development (C2 guidelines)
- 6 Proposed light industrial/office (M5 guidelines)

- Proposed public parking area
- Constructed
- Pedestrian/bicycle trails

Updated to 1985 March
 Reference date 1971 June



COMMUNITY PLAN EIGHT

Date: 1990 Nov.

Scale:

Drawn By:



THE CORPORATION OF BURNABY
 Planning & Building Inspection Department

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Sketch #2 108

