

ITEM 1
MANAGER'S REPORT NO. 27
COUNCIL MEETING 91/04/22

TO: MUNICIPAL MANAGER 1991 APRIL 17

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #6/91

ADDRESS: 7557 EDMONDS STREET (SEE ATTACHED SKETCH)

LEGAL: PARCEL ONE, D.L. 30, REFERENCE PLAN 80516;

FROM: C1 NEIGHBOURHOOD COMMERCIAL DISTRICT AND
C4 SERVICE COMMERCIAL DISTRICT

TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON C2a COMMUNITY COMMERCIAL DISTRICT
GUIDELINES AND THE DEVELOPMENT PLAN ENTITLED
"NEIGHBOURHOOD PUB AND PROPOSED BEER AND
WINE STORE", 7557 EDMONDS STREET, BURNABY",
PREPARED BY RAYMOND Y. CHING, ARCHITECTS
AND ASSOCIATES)

PURPOSE: To seek Council authorization to forward this rezoning application
to a Public Hearing on 1991 May 28.

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RECOMMENDATION:

- 1) THAT a Rezoning Bylaw be prepared and advanced to First Reading on
1991 May 06 and to a Public Hearing on 1991 May 28 at 7:30 p.m. and
that the following be established as prerequisites to the completion
of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs
of all services necessary to serve the site and the
completion of a servicing agreement covering all
requisite services. All services are to be designed
to Municipal standards and constructed in accordance
with the Engineering Design. One of the conditions
for the release of occupancy permits will be the
completion of all requisite services.
 - c) The registration of an updated restrictive covenant
limiting vehicle access to the site to Edmonds
Street, with the exception of service access to the
necessary loading bay.
 - d) The completion of the required neighbourhood survey,
as noted in Section 3.3 of this report.

SUMMARY:

The applicant has submitted a plan of development which is suitable for
presentation to a Public Hearing.

R E P O R T

1.0 REZONING PURPOSE:

1.1 The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a retail beer and wine store. 102

2.0 BACKGROUND INFORMATION:

2.1 On 1988 October 11, Council gave final Adoption to a text amendment to the Burnaby Zoning Bylaw, creating the C2a Community Commercial District and the C3a General Commercial District, in order to ensure that all retail liquor outlets in Burnaby are assessed for suitability of location through the rezoning process.

2.2 On 1989 May 23 and on 1990 March 26, Council received reports from the Director Planning and Building Inspection regarding two separate requests to rezone the subject site to C2a Community Commercial District to permit the establishment of a retail beer and wine store.

Both rezoning reports noted that the report recommending the creation of the C2a District and the C3a District stated that the C2 District and the C3 District are considered to be the most suitable zones through which liquor outlet locations should be assessed in terms of the appropriate commercial orientation. In connection with the above-noted text amendment, Council concurred with the general conclusion that liquor stores are most compatible with the orientation of the C2 Community Commercial District and the C3 General Commercial District.

The reports concluded that in view of the site not being appropriate for C2 District-oriented development, the proximity of the site to the existing liquor stores at Middlegate Mall, concerns over the compatibility of the proposed beer and wine store with the adjacent senior citizens' housing development and the Edmonds School site, the Planning and Building Inspection Department recommended that the rezoning requests not be favourably considered.

On both occasions, Council adopted the recommendation to not give favourable consideration to the rezoning requests to the C2a District.

2.3 On 1991 February 04, Council received a liquor licence report (Liquor Licence Application #11/90) regarding a request to establish a retail beer and wine store on the subject site. The report noted that since Council last rejected an application to rezone the subject site to permit the establishment of a retail beer and wine store, the legal representatives for the owners of the property have contended that the proposed beer and wine store could be considered a permitted use in connection with the earlier application for a neighbourhood pub.

That notwithstanding, the Provincial regulations continue to require a specific liquor licence for the operation of a beer and wine store, and require that the local government signify its position on the application for a liquor licence through a Council resolution in order for the Liquor Control and Licensing Branch to even consider an application for a Class "G" liquor licence.

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The report concluded once again, that in light of the proximity of the proposed beer and wine store to the existing liquor stores at Middlegate Mall and the possible land use conflicts with the senior citizens' housing development to the north, the single-family dwellings north of Edmonds Street and the Edmonds School site, that the request for establishment of a retail beer and wine store should not be given favourable consideration.

2.4 At that time, Council defeated the recommendation that Council not give favourable consideration to the subject request to establish a retail beer and wine store. Council directed staff to work with the developer towards a suitable plan of development for Council's consideration and to report back to Council with the pertinent prerequisite conditions, pursuant to advancement to a Public Hearing. CD Comprehensive Development District zoning is appropriate in order for staff to work with the developer towards a suitable plan of development and present the plan for Council's consideration prior to a Public Hearing.

Accordingly, staff informed the applicant that it is Council's desire to have the applicant pursue rezoning the subject site to CD Comprehensive Development District (based on C2a Community Commercial District guidelines) and the subject rezoning application was received in this regard.

2.5 On 1991 March 25, Council received the initial rezoning report from the Director Planning and Building Inspection regarding the subject request to rezone the site to CD Comprehensive Development District (based on C2a Community Commercial District guidelines).

At that time, Council adopted the recommendation that staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL DISCUSSION:

3.1 The Oliver Twist Neighbourhood Pub is an existing two-storey building, with an area approximately 1,290 sq. ft. in size proposed to be utilized as a retail beer and wine store. The beer and wine store is proposed to be oriented toward Edmonds Street, with parking available on the south-westerly side of the newly consolidated property.

3.2 As was previously noted in the 1991 March 25 Council report, the portion of the site which is currently zoned C4 Service Commercial District and is being used for patron parking, was previously a separate parcel, but was consolidated with the neighbourhood pub site directly through the registrar at the Land Title Office after the development approvals were given for the neighbourhood pub.

With the expansion of the site, it would be appropriate to extend any servicing requirements to cover the entire site, and to extend the restrictive covenant which was registered against the property restricting vehicular access to the lane in connection with the rezoning to permit the neighbourhood pub.

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3.3 If Council were to give Second Reading to the proposed rezoning bylaw amendment, the applicant would then be required to deposit sufficient monies to conduct a neighbourhood survey, in accordance with the public input policy on Liquor Licence Applications adopted by Council on 1990 April 30. The public input policy requires applicants for liquor stores, including Class "G" licensee retail stores to deposit sufficient monies to conduct a survey of all residents and businesses within 550 meters of the proposed liquor licence establishment, with the Municipality co-ordinating the neighbourhood survey process.

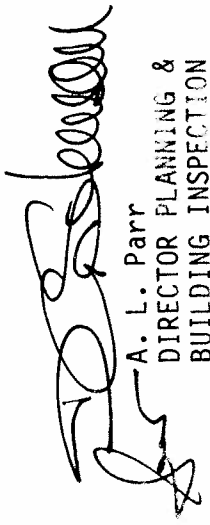
4.0 DEVELOPMENT STATISTICS:

- 4.1 Site Area: 1,556 m² (16,751 sq. ft.)
- 4.2 Floor Area: 460.7 m² (4,960 sq. ft.)
- Floor Area Ratio: 0.29
- 4.3 Building Height: 23 ft. (two storeys)
- 4.4 Required Parking: 20 spaces
- Provided Parking: 25 spaces
- 4.5 Exterior Materials: Stucco and cedar shakes

BW:ap

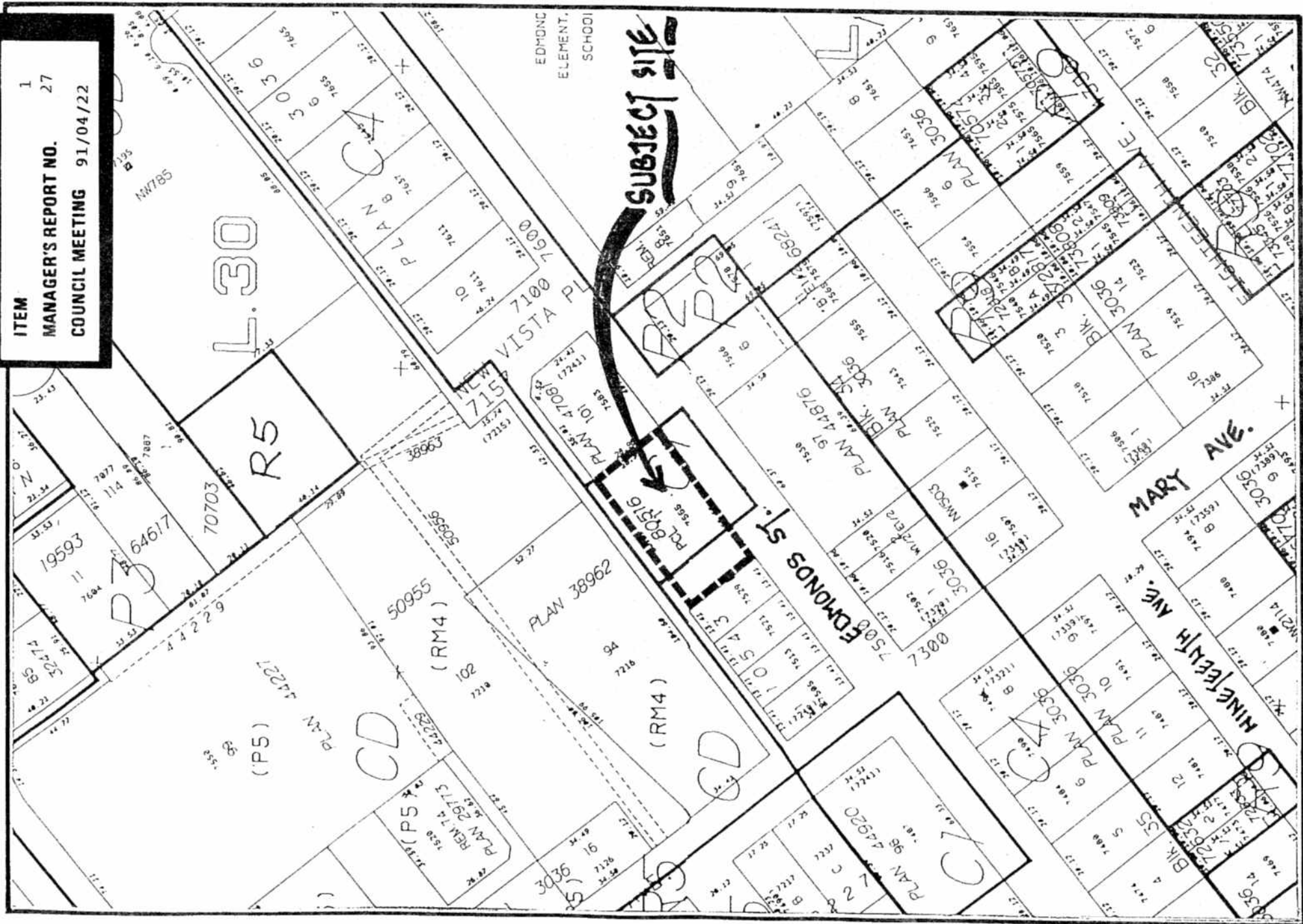
Attach.

c.c. Municipal Clerk
Director Engineering



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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BURNABY
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 Department

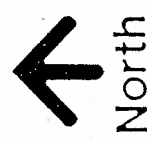
Date:
April 1991

Scale:

N.F.S.

Drawn By:

J.P.C.



North

REZONING REFERENCE # 6/91

