

ITEM 13  
MANAGER'S REPORT NO. 29  
COUNCIL MEETING 94/05/02

**TO:** CITY MANAGER 1994 APRIL 26  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** REZONING REFERENCE #60/93  
(PREVIOUS REZONING REFERENCE #6/91)

**OUTDOOR PATIO RELOCATION**

**ADDRESS:** 7555 EDMONDS STREET

**LEGAL:** PARCEL ONE, D.L. 30, GROUP 1, N.W.D. PLAN 80516

**FROM:** CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2a COMMUNITY COMMERCIAL DISTRICT GUIDELINES)

**TO:** "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2a COMMUNITY COMMERCIAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED EXTERIOR PATIO ADDITION" PREPARED BY D.J.S. DESIGN)

**APPLICANT:** GEORGE KOTSOVOS  
7586 GARFIELD DRIVE  
NORTH DELTA, B.C. V4C 4E5

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1994 May 31.



**RECOMMENDATION:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1994 May 09 and to a Public Hearing on 1994 May 31 at 7:30 p.m.
2. **THAT** the following be established as a prerequisite to the completion of the rezoning:
  - a) The submission of a suitable plan of development.

ITEM	13
MANAGER'S REPORT NO.	29
COUNCIL MEETING	94/05/02

## **REPORT**

### **1.0 REZONING PURPOSE:**

The purpose of the proposed rezoning bylaw amendment is to permit the relocation of the licensed patio seating area to the front of the neighbourhood pub.

### **2.0 BACKGROUND INFORMATION:**

- 2.1 On 1993 November 15 Council received a report from the Planning and Building Department concerning the rezoning of the subject site to permit the current approved licensed patio area located at the southeasterly corner of the building on the mezzanine level of the pub to be relocated to the ground level, immediately in front of the neighbourhood pub. Council authorized staff to work with the applicant in the preparation of a suitable plan of development with the understanding that a further report would be submitted at a later date.

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

### **3.0 GENERAL DISCUSSION:**

- 3.1 This rezoning involves a minor change to the existing neighbourhood pub, with no servicing or other requirements necessary.

The Oliver Twist Neighbourhood Pub has an existing licensed patio area on the mezzanine level, which was approved for 20 seats, in addition to the 65 patrons permitted inside, resulting in a total maximum capacity of 85. Sufficient parking is available on the site to satisfy the Zoning Bylaw. Council resolved to approve the existing patio in 1987, subject to restricting the period of operation from May 15 to September 30 between the hours of 11:00 a.m. and 9:00 a.m. Unless otherwise directed, the above conditions will continue to apply to the new patio location.


CITY MANAGER  
REZONING REFERENCE #60/93  
1994 APRIL 26 .....PAGE 3

ITEM	13
MANAGER'S REPORT NO.	29
COUNCIL MEETING	94/05/02

**4.0 DEVELOPMENT PROPOSAL:**

- 4.1 The exterior patio is 360 sq.ft. in size, with a six foot landscape strip remaining between the patio and the property line. The patio is defined by a 4.5 ft. high fence with cedar fence boards above brick to screen and separate the patio from the adjacent public sidewalk. The landscaping in the front yard has been modified to accommodate the patio. No direct public access to the patio area is possible from the sidewalk - access is via the building interior only.

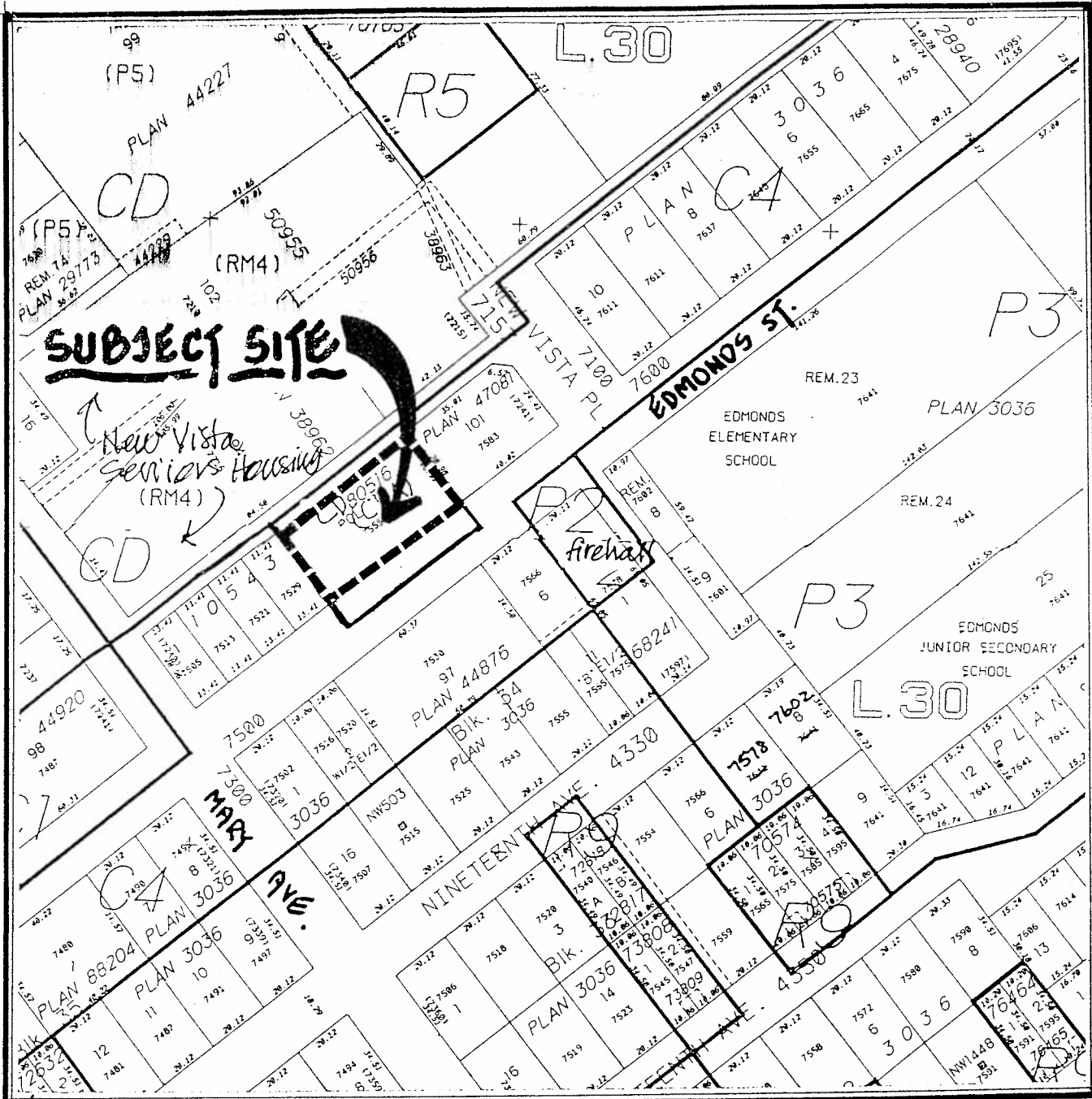
The existing mezzanine patio will be enclosed with windows and used for storage, with blinds to screen the storage use.

  
D.G. Stenson, Director  
Planning and Building

BW:yg

cc: City Clerk


ITEM	13
MANAGER'S REPORT NO.	29
COUNCIL MEETING	94/05/02



Date:  
1994 April

Scale:  
1:2000

Drawn By:  
J.P.C.

 City of  
Burnaby  
Planning & Building Dept.



**REZONING REFERENCE #60/93**