

Item	04
Manager's Report No.	06
Council Meeting	98/02/16

TO: CITY MANAGER 1998 February 10

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED CLASS "D" NEIGHBOURHOOD PUBLIC HOUSE
PTN. OF 1136 BOUNDARY ROAD (SEE ATTACHED SKETCH)
LIQUOR LICENCE APPLICATION #2/96

PURPOSE: To respond to the Council request for more details on the proposed Class "D" licenced neighbourhood pub.

RECOMMENDATIONS:

- 1. **THAT** Council receive this report for information purposes.

R E P O R T

1.0 BACKGROUND:

1.1 On 1996 October 21 Council received a report from the Director Planning and Building regarding a liquor licence application for a Class "D" licenced Neighbourhood Public House at 1136 Boundary Road. The report recommendation was that Council not give favourable consideration to the request for a Class "D" liquor licence. The applicant has received Preliminary Site and Applicant Approval from the Liquor Control and Licensing Branch of the Provincial Government. At this stage, the Liquor Control and Licensing Branch looks to the City Council to provide it with a resolution expressing support or otherwise for the proposal.

On 1997 November 3 Council defeated the staff recommendation and directed staff to work with the applicant to provide more details of the proposal, as well as the next steps in the process and report back to Council.

This report is in response to that request.

2.0 GENERAL DISCUSSION:

2.1 The subject site, which is a small portion of the property located at 1136 Boundary Road, is zoned C1 Neighbourhood Commercial District, in which neighbourhood pubs are a permitted use. This small, 50 foot wide, C1 zoned portion of the property is an anomaly in this M3 Industrial District zoned area, relating to the establishment of an industrial-oriented coffee shop in 1979. The applicant has recently provided staff with a letter providing more information on the neighbourhood pub proposal. The main components of the pub proposal are:

- 1) The existing one storey commercial building on the site will be demolished and a new building will be constructed. The new building will have a "heritage" design.

- 2) The pub will have a maximum capacity of 65 persons, which is the maximum permitted for a Class "D" neighbourhood pub. The applicant will also be applying to the L.C.&L.B. for a 20 seat licensed outdoor patio. The applicant has provided a preliminary parking plan which indicates that the property should be able to accommodate the additional parking required for the change of use to a neighbourhood pub.
- 3) The proposed operating hours are: 10:00 a.m. to 12:00 midnight, 7 days per week. The latest closing time currently permitted by the L.C.&L.B. for neighbourhood pubs is 12:00 midnight, with licensees able to apply subsequently for an extension of hours to 1:00 a.m. on Friday and Saturdays.

2.2 In terms of the next steps in the approval process for a neighbourhood pub, Burnaby Council requires the applicant to deposit sufficient monies to conduct a neighbourhood survey of all residents and businesses within 550m (1,804.5ft.) of the proposed establishment, if Council advances the application to that stage. In 1991 Council authorized staff to engage the firm Cinnamon Jang Willoughby & Company as the City's Consultant on the public opinion process for liquor licence applications. Staff recently extended the engagement of Cinnamon Jang Willoughby & Company as the City's Consultant for a two year period.

2.3 The Consultant has been contacted and is preparing to coordinate the neighbourhood survey. As the radius of the required survey area extends into Vancouver, Burnaby and the City of Vancouver are currently both preparing the necessary survey map and list of properties to be surveyed. Once this information is compiled, it will be forwarded to the City's Consultant and the Consultant will recommend a marketing firm to Burnaby to conduct the necessary survey. The recommendation will be based on adherence to an approved methodology, experience in conducting surveys, a reasonable survey price, independence from the applicant and other established criteria. Once Burnaby has approved the marketing firm to conduct the survey, the Consultant will conduct a pre-survey meeting with all parties involved to communicate the established parameters for the survey and approve all activities related to the survey. Once the survey has been completed and the Consultant has verified that the marketing firm has adhered to the approved survey methodology, the results will be reported to Council for Council to consider providing a resolution on the application in order for the L.C.&L.B. to consider granting pre-clearance approval.

This is for the information of Council.

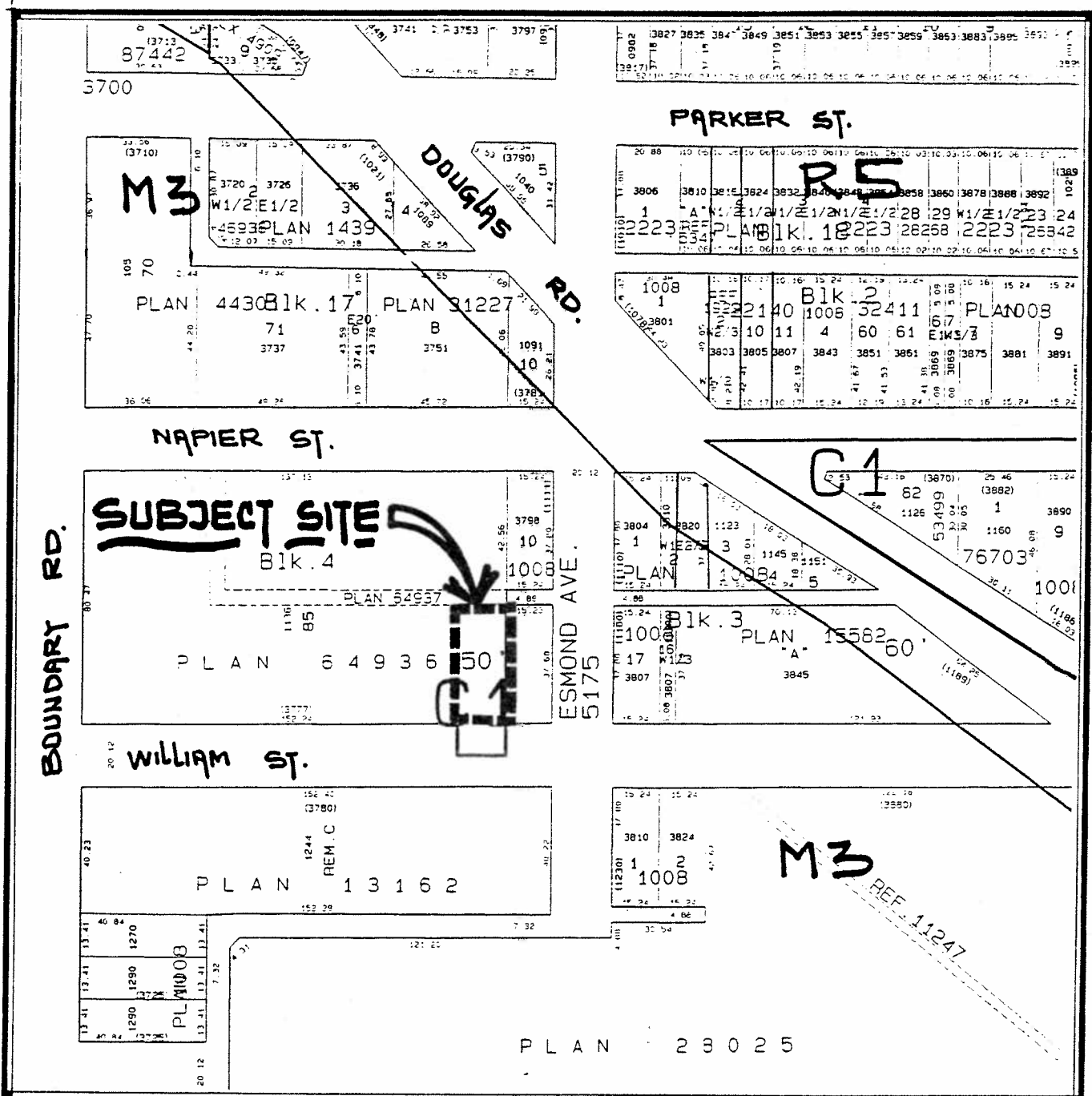


D. G. Stenson,
Director Planning and Building

BW/ds
Attach.
cc:

Timberland Developments Ltd.
559 Kildonan Road
West Vancouver, B.C. V7S 1X4

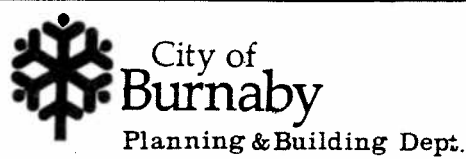
Mr. Doug Frew
Cinnamon Jang Willoughby & Company
900 - 4720 Kingsway
Burnaby, B.C. V5H 4N2



Date:
AUGUST 1996

Scale:
1:2000

Drawn By:
J.F.C.



LIQUOR LICENCE APPLICATION # 2/96
PORTION OF 1136 BOUNDARY RD.

