

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #01-27
4800 KINGSWAY
RESPONSE TO COUNCIL ENQUIRIES

2001 OCTOBER 15

PURPOSE: To respond to the questions raised by Council at the 2001 October 01 meeting.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

R E P O R T

1.0 BACKGROUND INFORMATION:

- 1.1 On 2001 October 01 the subject rezoning application was introduced to Council, which involves a request to rezone 4800 Kingsway to Amended CD Comprehensive Development District (based on C3 and C3a General Commercial District guidelines) in order to permit an internal change of use to allow for a liquor store within Metrotown Centre (see *attached* Sketch #1). At the 2001 October 01 meeting, Council advanced the subject rezoning application to a Public Hearing scheduled for 2001 October 30. However, Council members also raised some points of enquiry, and directed staff to respond to the questions in a subsequent report. This report is in response to that request.

2.0 GENERAL DISCUSSION:

- 2.1 Most of the discussion surrounding the subject rezoning application concentrated on the proposed liquor store's relationship to the existing government liquor store situated at the Old Orchard shopping centre. Assurance has been provided by the BC Liquor Distribution Branch that the liquor store proposal for Metrotown Centre is not intended to replace the existing liquor store at Old Orchard, and that there are no plans to close the Old Orchard liquor store. In fact, the Liquor Distribution Branch is currently negotiating an extension to their current lease for their store at Old Orchard. The BC Liquor Distribution Branch also stated that there are no plans to close the government liquor store in the South Slope shopping centre at Royal Oak Avenue and Rumble Street.
- 2.2 Questions pertaining to the day-to-day operations of the proposed liquor store were also raised. With respect to operating hours, the liquor store will keep the same hours as the shopping centre, which are 10:00 a.m. to 9:00 p.m. Monday through Friday, 9:30 a.m. to 6:00 p.m. on Saturdays, and 11:30 a.m. to 6:00 p.m. on Sundays.

In terms of parking, the liquor store is considered a retail use, and as such would not increase the established parking requirements associated with the shopping centre. The shopping centre's large parking provision is considered appropriate.

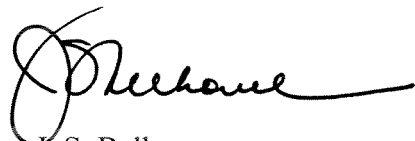
In response to the question regarding the liquor store's location in the shopping centre, it is noted that the proposed outlet is situated on the ground floor level of the three level mall between Zellers and Sears (see attached Sketch #1).

- 2.3 There was also some discussion as to whether the proposed outlet would be a specialty liquor store. The BC Liquor Distribution Branch has indicated that the proposed store would stock some specialty items in addition to its regular offerings, particularly during special events such as the Christmas season.
- 2.4 While Metrotown Centre is a regional shopping mall, it is noted that the liquor store's limited size (approximately 4,000 sq. ft.) would likely ensure it maintains a convenience retail and pedestrian orientation. This community orientation is related to the surrounding medium and high density residential areas adjacent to the mall, in addition to the shopping centre's patrons, its employees and the associated office towers. It is also noted that Metrotown Centre has a strong community relationship, and that it has been voted to be the best enclosed shopping centre in Burnaby by the readership of the *Burnaby Now* for the past three years. The Liquor Distribution Branch has indicated that their existing outlets at the Old Orchard and South Slope shopping centres will continue to function as convenience retail establishments and as integral components of their respective shopping centres.

3.0 CONCLUSION:

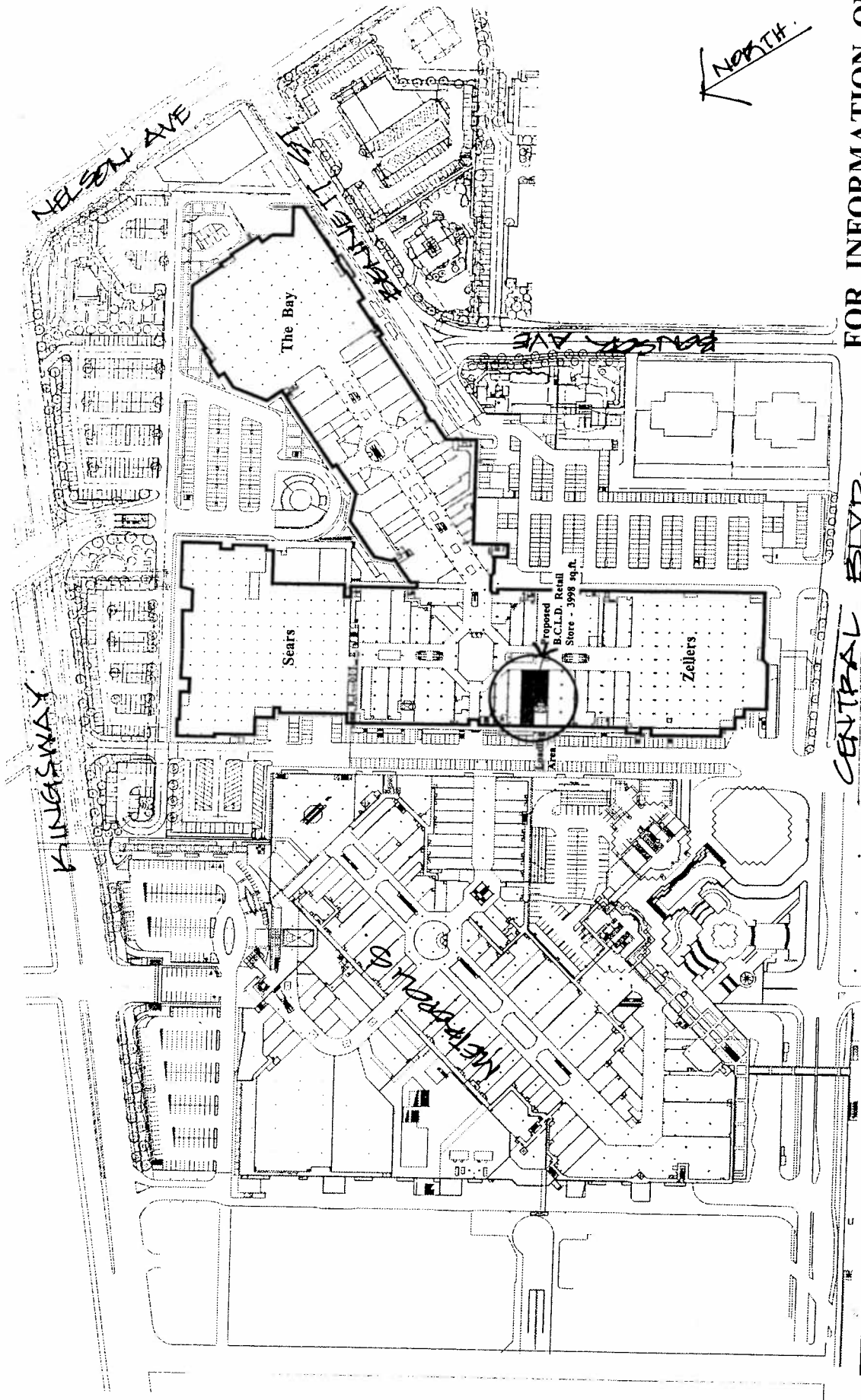
This report responds to the various points raised by Council at the 2001 October 01 meeting. As noted, there are no plans to close the existing liquor stores at the Old Orchard and South Slope shopping centres. The proposed retail use would keep operating hours consistent with the shopping mall, and would not require additional parking. The applicant will be in attendance at the Public Hearing to respond to potential enquiries and concerns regarding this rezoning proposal.

This is for the information of Council.



J. S. Belhouse
Director Planning and Building

EK:gk
Attach.
cc: Director Engineering
City Clerk



FOR INFORMATION ONLY

METROTOWN CENTRE MALL
 TRADE LEVEL - B.C.L.D. BRANCH RETAIL STORE
 AUGUST 31, 2001

ARCHITECTURA
 PLANNING ARCHITECTURE INTERIORS INC.

Sketch #1

