

**TO:** CITY MANAGER 2005 JULY 19  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT: REZONING REFERENCE # 05-12**  
**Private Liquor Store**

**ADDRESS:** 7000 Lougheed Highway (See attached Sketch)

**LEGAL:** Parcel "One," D.L.'s 59 & 78, Group 1, NWD, Plan 78006

**FROM:** CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "Bainbridge Licensee Retail Store" prepared by VCC Consultants)

**APPLICANT:** Holiday Inn Metrotown  
4405 Central Boulevard  
Burnaby, B.C. V5H 4M3  
(Attn: Anthony Lecce)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2005 August 30.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 August 15 and to a Public Hearing on 2005 August 30 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The granting of a Section 219 Covenant which limits the operating hours of the liquor store to 11:00 a.m. to 8:00 p.m. Monday to Thursday, 11:00 a.m. to 9:00 p.m. on Friday and Saturday and 11:00 a.m. to 6:00 p.m. on Sundays.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a private liquor store.

### 2.0 BACKGROUND

- 2.1 On 2005 May 16 Council received a report from the Planning and Building Department concerning the subject rezoning application, which involves a request to rezone the property to permit the establishment of a private liquor store on the site. At that time Council tabled the recommendation of the Director Planning and Building that Council reject this rezoning request. On 2005 June 20, Council, in considering the matter, directed staff 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 COMMENTS

- 3.1 Part of the criteria for assessing applications for private liquor stores is an assessment of the appropriate business hours and the appropriate number of employees.

a) Business Hours

The Provincial government permits LRS establishments to be open from 9:00 a.m. to 11:00 p.m., seven days per week. The applicant has requested operating hours of 11:00 a.m. to 10:00 p.m. Mondays through Wednesdays, 11:00 a.m. to 11:00 p.m., Thursdays through Saturdays and 11:00 a.m. to 9:00 p.m. on Sundays.

The earlier noted policy report containing the criteria submitted to Council noted that hours of operation could have significant impacts on adjoining land uses, especially residential. Based on the concerns stated in the earlier Council report on this matter and the conclusions noted in the adopted guidelines for assessing rezoning to the C2h and C3h zoning sub-categories, the following were utilized to determine the recommendation on the operating hours for the proposed LRS.

- i) The proposed location of the licensee retail store in terms of the commercial orientation of the surrounding commercial centre ie. Town Centre vs. local commercial.
  - The location of the proposed liquor store has a local commercial orientation, with a very limited range of commercial services in this centre. Therefore, in concept, this location is considered to be appropriate for more limited operating hours to serve the local neighbourhood.

- ii) The operating hours of the existing commercial businesses in the surrounding commercial centre.
  - As discussed in the policy report on the guidelines for assessing rezoning applications to the C2h and C3h districts and the recommended operating hours, the RCMP have recommended that the operating hours of the LRS's should be based on the concept of not allowing the liquor store to be open later than most other prominent businesses in the commercial centre in order to maintain a secondary, or at least equal relationship to the number of core commercial or non-liquor users. The operating hours of the businesses in this small commercial centre are as follows:

Quick Foods Store: 6:00 a.m. – 9:00 p.m. Monday to Friday  
8:00 a.m. – 9:00 p.m. Saturdays  
8:00 a.m. – 8:00 p.m. Sundays

J. Beethoven's 11:00 a.m. – 8:00 p.m. Monday to Thursday  
Pizza Gourmet: 11:00 a.m. – 9:00 p.m. Fridays  
11:30 a.m. – 8:30 p.m. Saturdays  
Closed Sundays

In light of the above, it is recommended that the operating hours for the proposed private liquor store be set at 11:00 a.m. to 8:00 p.m. Monday to Thursday, 11:00 a.m. to 9:00 p.m. Friday and Saturday and 11:00 a.m. to 6:00 p.m. on Sundays.

While these hours are less than that permitted under the province wide operating parameters, they are reflective of the local commercial nature of the location and the limited commercial businesses in operation in the late evening. By keeping to the recommended hours, rather than the 11 p.m. standard adopted by the Province, it will reduce the potential for the area

around the liquor store becoming a late night hang out and creating land use impacts affecting the adjacent residential neighbourhood.

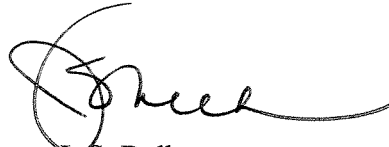
b) Number of employees

For safety and security purposes, there should be a minimum of two employees present at all times.

The applicant has indicated that a minimum of two employees would be present in the store at any time and that there will also be a security guard present 24 hours a day, seven days per week.

**4.0 DEVELOPMENT PROPOSAL**

The proposal is for the establishment of a private liquor store within a 2,206 sq. ft. tenant space at the north end of the strip commercial development on this property.

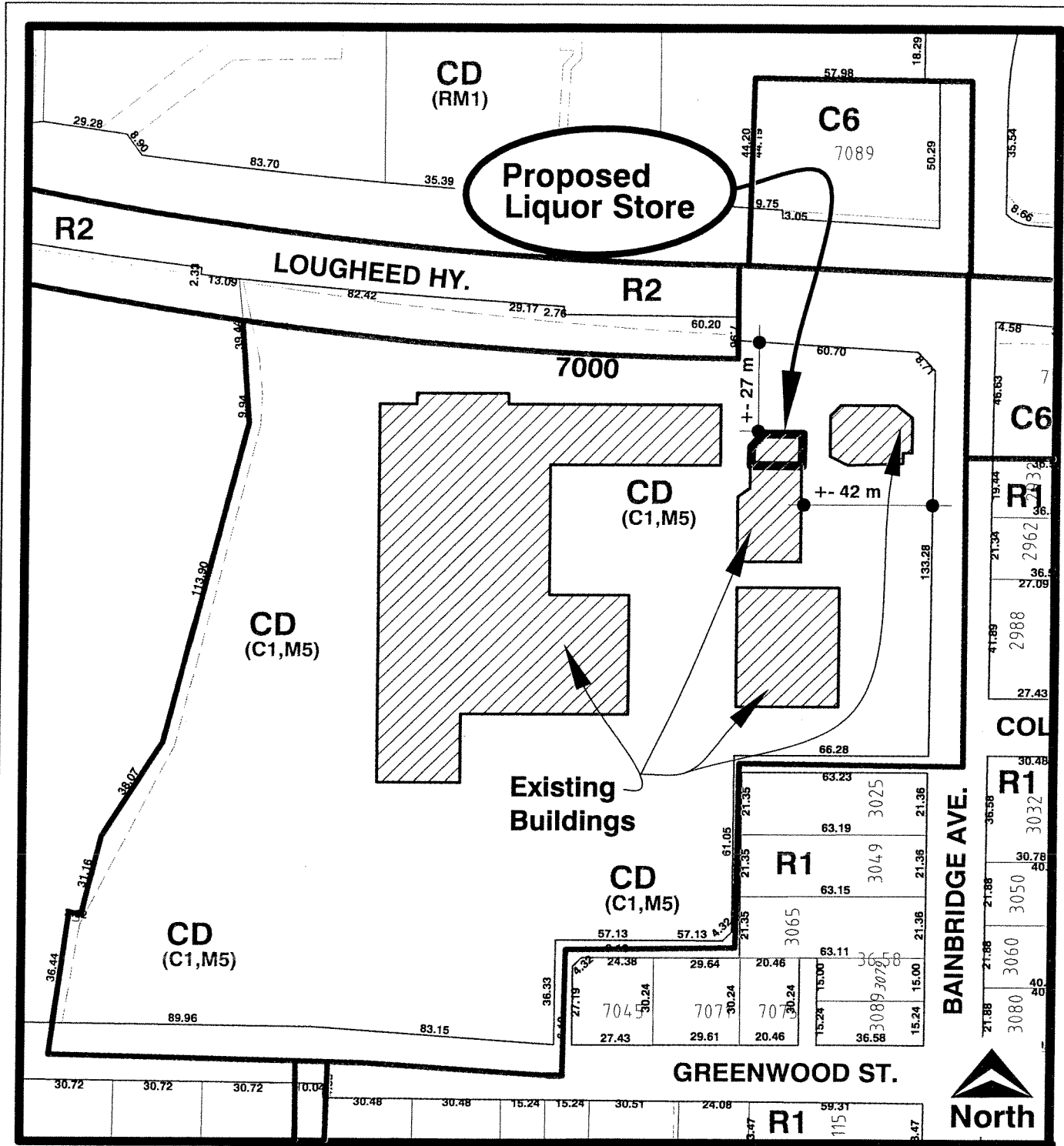


J. S. Belhouse  
Director Planning and Building

BW:gk  
Attach

cc: City Clerk  
City Solicitor  
RCMP, Burnaby Detachment  
(Attn. S/Sgt. Reid Knutson)

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**Planning and Building Department**

Scale: 1 = 2000

Drawn By: J.P.C.

Date: May 2005

**REZONING REFERENCE # 05 -- 12**  
**7000 Lougheed Hwy.**  
**( Private Liquor Store )**

Sketch # 1

