

TO: CITY MANAGER **DATE:** 2006 June 14

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 46000.20
Reference LLA #06-02
X-Ref REZ #05-55

SUBJECT: LIQUOR LICENCE APPLICATION #06-02
 LIQUOR LICENCE ESTABLISHMENT WITHIN BINGO HALL
 BOARDWALK GAMING CENTRE
 X-REF REZONING REFERENCE #05-55

PURPOSE: To provide Council with recommendations on the subject liquor licence application in line with the adopted Rezoning Reference #05-55.

RECOMMENDATIONS:

1. **THAT** Council resolve to support this application for a liquor licence establishment within the bingo hall on the site.
2. **THAT** a copy of this report be forwarded to the General Manager, Liquor Control and Licensing Branch (LCLB), P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8 and to the applicant, Alan Dyck, Boardwalk Gaming & Entertainment Inc., #401-7093 King George Highway, Surrey, BC, V3W 5A2.

REPORT

1.0 BACKGROUND

On 2006 May 29, Council gave final adoption to Rezoning Reference #05-55 to permit a liquor licence establishment within the bingo hall on the subject site (see attached Sketch #1). The liquor licence establishment approved by Council was for 85 seats, including 16 seats on the balcony (see attached Sketch #2). The applicant is now seeking final local government approval of the liquor licence establishment by means of this Liquor Licence Application.

2.0 PUBLIC INPUT PROCESS

The Public Hearing process for the rezoning satisfies the necessary provincial public input process for new liquor licence establishments. The input at the Public Hearing consisted of two written submissions and one speaker. A petition containing 36 signatures was submitted from residents of Stanford House, 7138 Collier Street located a block north of the subject premises, who were opposed to the rezoning application. The petition noted the close proximity of the proposed liquor licence establishment to residential dwellings, the noise that would be generated from the balcony seating

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Boardwalk Gaming Centre

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area, the availability of other licenced establishments in the neighbourhood, and the historic operation of the bingo hall without any licenced seating. A letter was also received from Mr. Rick Yu, 6732 Salisbury Avenue, opposing the rezoning application noting the availability of other licenced establishments in the neighbourhood and citing concerns about increased traffic and noise in the area. Mr. Rod Munch appeared before Council at the Public Hearing stating his opposition to the rezoning application due to concerns about additional traffic and noise and the potential negative impact of the rezoning proposal on property values in the neighbourhood.

3.0 DISCUSSION

Following its consideration of these concerns, Council adopted the rezoning application to permit an 85-seat liquor licence establishment within the bingo hall on the subject site, including 16 seats on the balcony. Council-adopted guidelines for assessing applications for liquor licence establishments were applied in assessing the rezoning application and pertinent City staff and other Departments, including Social Planning and the Burnaby RCMP, did not object to the proposed facility. It is also noted that the bingo hall is situated within the Highgate Village shopping centre, distinctly separated from residential uses, and that any noise from the patio would dissipate into the ambient noise generated from the commercial plaza below. Stores such as the Save-On-Foods and Shoppers Drug Mart are open for extended daily hours. Furthermore, a Section 219 Covenant is in place limiting the hours of liquor sale on the patio from 10:00 a.m. to 9:30 p.m., seven days per week, with the patio to be vacated and locked by 10:00 p.m., seven days per week, and prohibiting any music or amplification on the patio at any time. With regard to concerns about increased traffic in the neighbourhood, this is attributed to the Highgate development as a whole rather than to the proposed liquor licence facility, which does not increase the overall number of seats in the bingo hall.

4.0 CONCLUSION

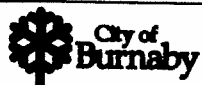
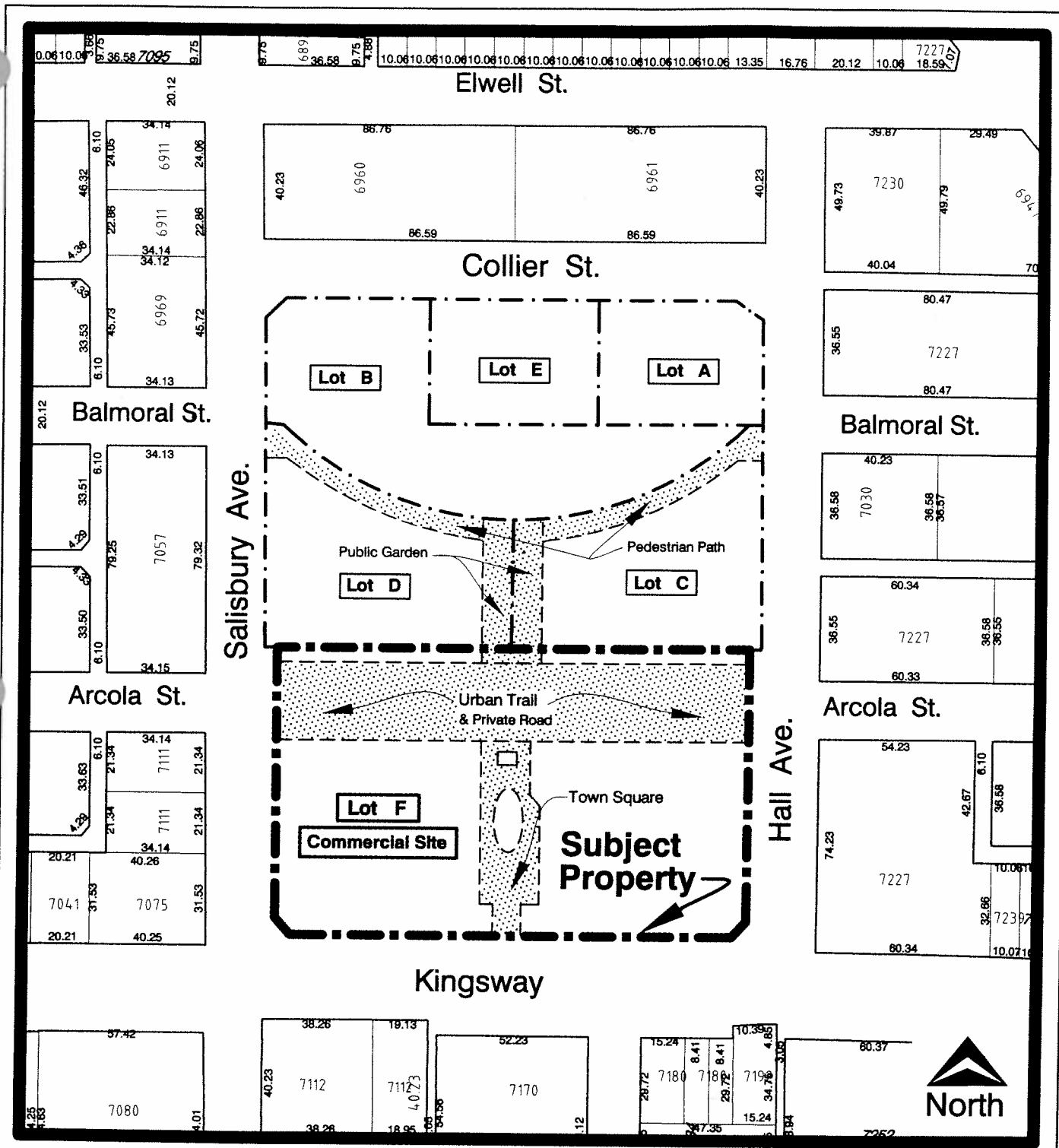
Given these circumstances, and in light of Council's approval of Rezoning Reference #05-55, it is recommended that this liquor licence application be approved.



J.S. Belhouse
DIRECTOR PLANNING AND BUILDING

KH:gk
Attach

cc: City Clerk
RCMP, Burnaby Detachment
Environmental Services, Engineering Department



Planning and Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

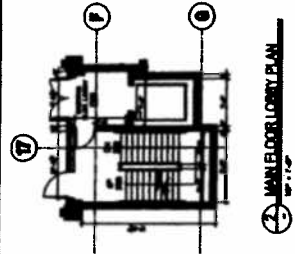
Date: January 2006

REZONING REFERENCE # 05 -- 55
Liquor Licence Facility

Sketch # 1

REZONING REFERENCE # 05 -- 55
Liquor Licence Facility

Sketch # 2



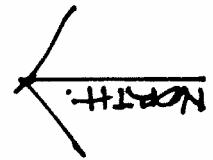
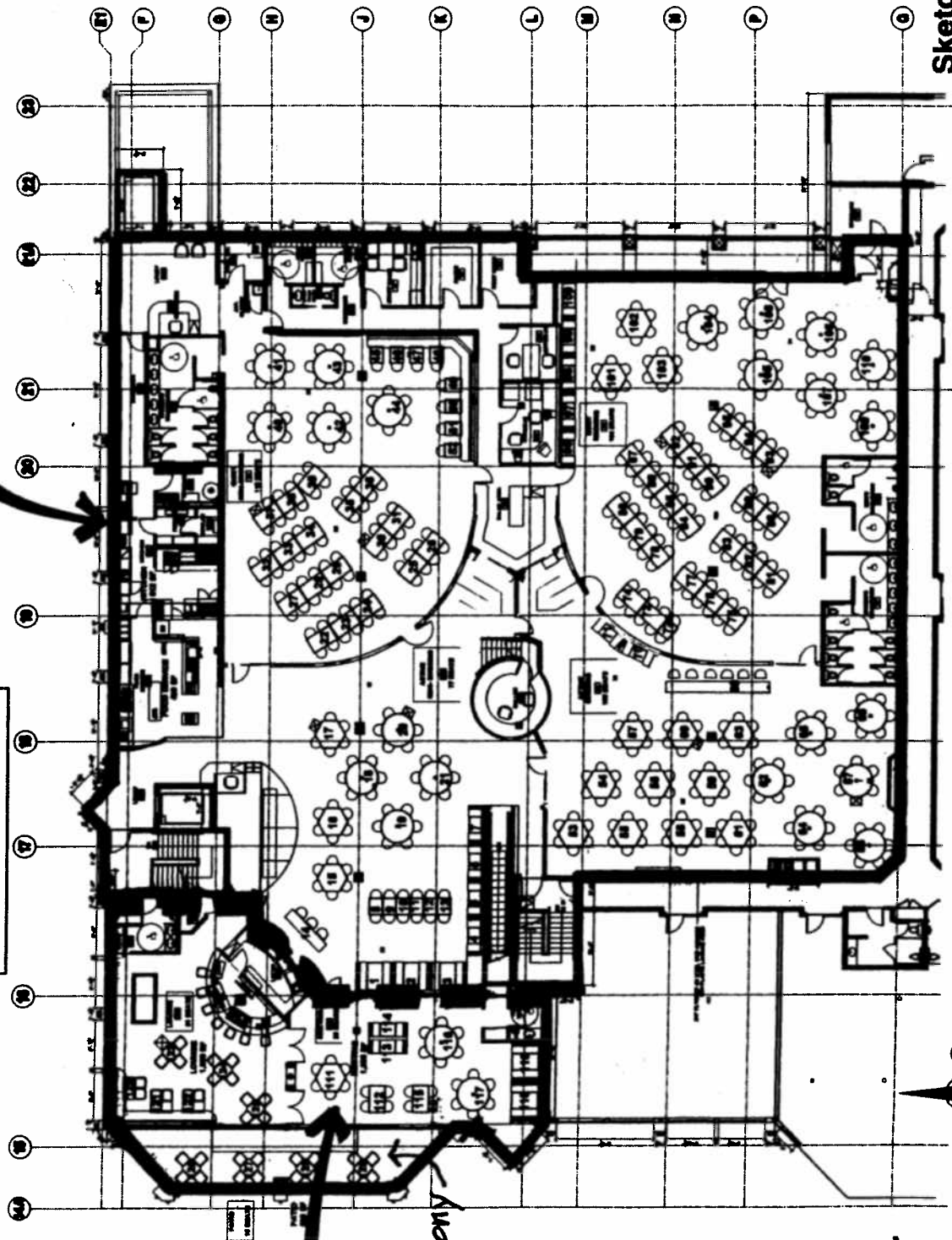
BINGO SEATING	
ACTIVE - NON-SMOKING	- 77 SEATS
QUIET - NON-SMOKING	- 118 SEATS
ACTIVE - SMOKING	- 108 SEATS
QUIET - SMOKING	- 104 SEATS
MEETING ROOM	
	- 38 SEATS
LOUNGE	
	- 31 SEATS
PATIO	
	- 18 SEATS
TOTAL ALL SEATS	- 590 SEATS

Bingo Hall

Proposed Liquor Primary Area

Balcony

2nd Floor



① FLOOR PLAN