

TO: CITY MANAGER 2007 November 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #07-20
Expansion of existing licensee retail store (private liquor store) within Oliver Twist Neighbourhood Pub
Edmonds Town Centre, Sub-Area 1

ADDRESS: 7555 Edmonds Street (attached Sketches #1 and #2)

LEGAL: Parcel 'One', D.L. 30, Group 1, NWD Plan 80516

FROM: CD Comprehensive Development District (based on C2, C2h Community Commercial District

TO: Amended CD Comprehensive Development District (based on C2, C2h Community Commercial District and Edmonds Town Centre Plan and in accordance with the development plan entitled "Edmonds Street Liquor Store / Oliver Twist Neighbourhood Pub" prepared by DJS Designs)

APPLICANT: Oliver Twist Pub
7555 Edmonds Street
Burnaby, B.C. V3N 1B5
(Attention: John Johnson)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 December 18

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 December 3, and to a Public Hearing on 2007 December 18 at 7:30 p.m.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit expansion of the existing licensee retail store (private liquor store) within the existing building.

2.0 BACKGROUND

On 2007 July 23 Council received a report from the Planning and Building Department concerning the subject rezoning application and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The subject site is occupied by Oliver Twist Neighbourhood Public House and its associated Licensee Retail Store (LRS), Oliver Twist Cold Beer and Wine. A rezoning application is necessary to permit the proposed expansion of the existing LRS within the building.

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

3.0 GENERAL COMMENTS

- 3.1 The development proposal is to expand the existing Licensee Retail Store (LRS) size within the existing Oliver Twist Neighbourhood Pub building (see attached Sketches # 1 and 2). The current LRS area is 146.6 m² (1,578 sq. ft.), and the proposed expansion would see it increased by 60.1 m² (647 sq. ft) for a total area of 206.7 m² (2,225 sq. ft). This would be accomplished through reconfiguration of the existing pub area, and a reduction in pub seating capacity from 89 seats to 81 seats. The proposed change of use will entail no increase of the overall floor area of the existing building, and will result in a minor exterior change to the building – namely, the addition of a new door serving the LRS.
- 3.2 In relation to the Council-adopted Liquor Store Location Framework for Burnaby, it is noted that the LDB Signature store at Highgate Village has been in operation since 2004, and, as such, support for LRS applications within the Southeast Quadrant can be provided. This proposal to expand the LRS floor area within the existing Oliver Twist Pub building is considered to conform to the Council-adopted Liquor Store Location Framework for Burnaby.
- 3.3 Although the subject rezoning application is not for a new facility, the application was assessed in relation to Council-adopted Guidelines for Assessing Rezoning Applications

for Liquor Stores. It was determined that the subject application meets many of the Council-adopted guidelines for new liquor store siting. The facility is located in the secondary core commercial area of Edmonds Town Centre, and is one of only two liquor stores within the Edmonds quadrant, with the Highgate Village Signature Liquor Store located approximately 1 kilometre away. Siting is considered to be appropriate in terms of its separation from other facilities and its location within a Town Centre area. Although the facility is proximate to Edmonds Community School; Cafferky Park, Edmonds School Park, and Richmond Park; and two daycare facilities, it is noted that the subject LRS facility has existed for 15 years without apparent problems in the community, and the proposed minor expansion of the LRS floor area is not expected to significantly change the existing facility's relationship to the neighbourhood.

- 3.4 In terms of vehicular and pedestrian circulation on the site, it is noted that two separate parking lots with two access and egress points via Edmonds Street are provided and sufficient parking is available on site. The increased LRS retail floor area with the concomitant decrease in pub seating capacity would not be expected to change the overall traffic balance. Safe and convenient access is available for both vehicular and pedestrian use of facility, and the site has good proximity to public transit, through the #106 New Westminster Station/Metrotown Station bus route and the N-19 Downtown/Surrey Central Station night bus route on Edmonds Street. No changes to the vehicular access to the site are proposed.
- 3.5 As the subject site is fully serviced, no additional servicing will be required. It is noted that in any future major rezoning application for the subject site, a dedication of 1.5 metres on Edmonds Street will be required to facilitate future road improvements.
- 3.6 The Council-adopted criteria for assessing rezoning applications to the C2h District states that an LRS should not exceed a gross floor area of 418 m² (4,500 sq. ft.) The proposal of an increase of 60.1m² (647 sq.ft.) would meet this criterion, with a total proposed LRS size of 206.7 m² (2,225 sq. ft.).
- 3.7 The liquor store proposal has been assessed by the RCMP and Social Planning staff. There are no specific concerns regarding this application.
- 3.8 The current hours of operation, from 9:00 am to 11:00 pm daily, will remain unchanged with this proposal.
- 3.9 For safety and security purposes, the applicant has indicated that minimum of two employees will be present at all times, and the existing video surveillance system will continue to be operated and maintained as a component of the overall security system.
- 3.10 The applicant is required to submit an "Application for Structural Change" to the BC Liquor Bureau, and meet any other provincial requirements.


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4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area</u>	-	1,544.51m ² (16,625 sq.ft.)
4.2	<u>Site Coverage</u>	-	29.83%
4.3	<u>Height</u>	-	2 storeys
4.3	<u>Floor Area</u>		
	Total	-	484.1 m ² (5,211 sq.ft.)
	Licensee Retail Store (LRS)	-	206.7 m ² (2,225 sq.ft.)
	Public House (Pub)	-	277.4 m ² (2,986 sq.ft.)

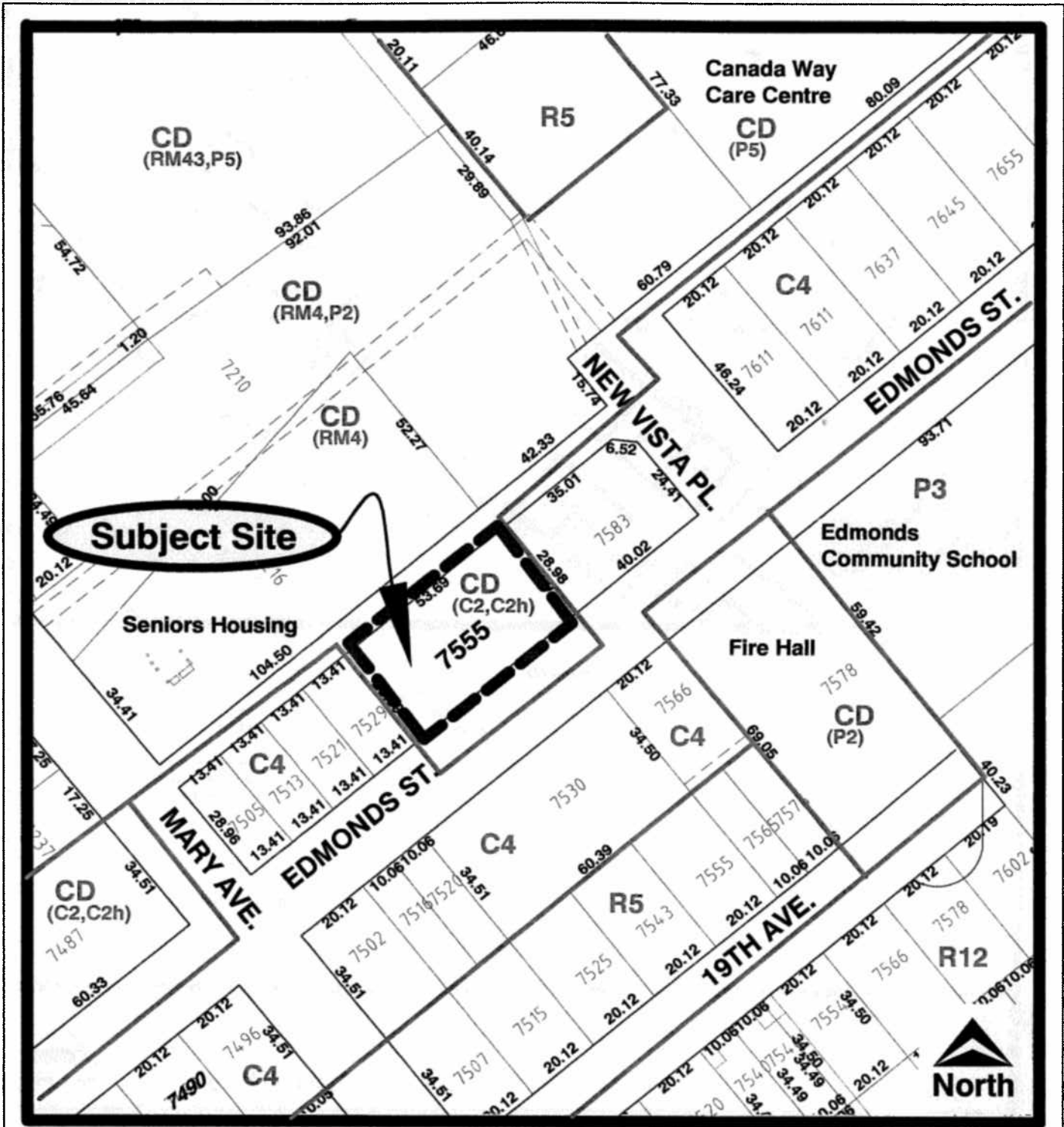
4.5 Use Components and Parking & Loading Required

206.7 m ² of LRS retail floor area @ 1/28m ²	-	8 spaces
81 seat pub @ 1/5 seats	-	16 spaces
Total Parking Required:	-	24 spaces
Total Parking Provided:	-	25 spaces
Loading Bays Required:	-	2 spaces
Loading Bays Provided:	-	2 spaces
Bicycle Parking Provided:	-	1 rack (6 spaces)


 B. Luksun
 Director Planning and Building

MW:gk
 Attach

cc: City Clerk
 Director Engineering
 Director Parks, Recreation and Cultural Services



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

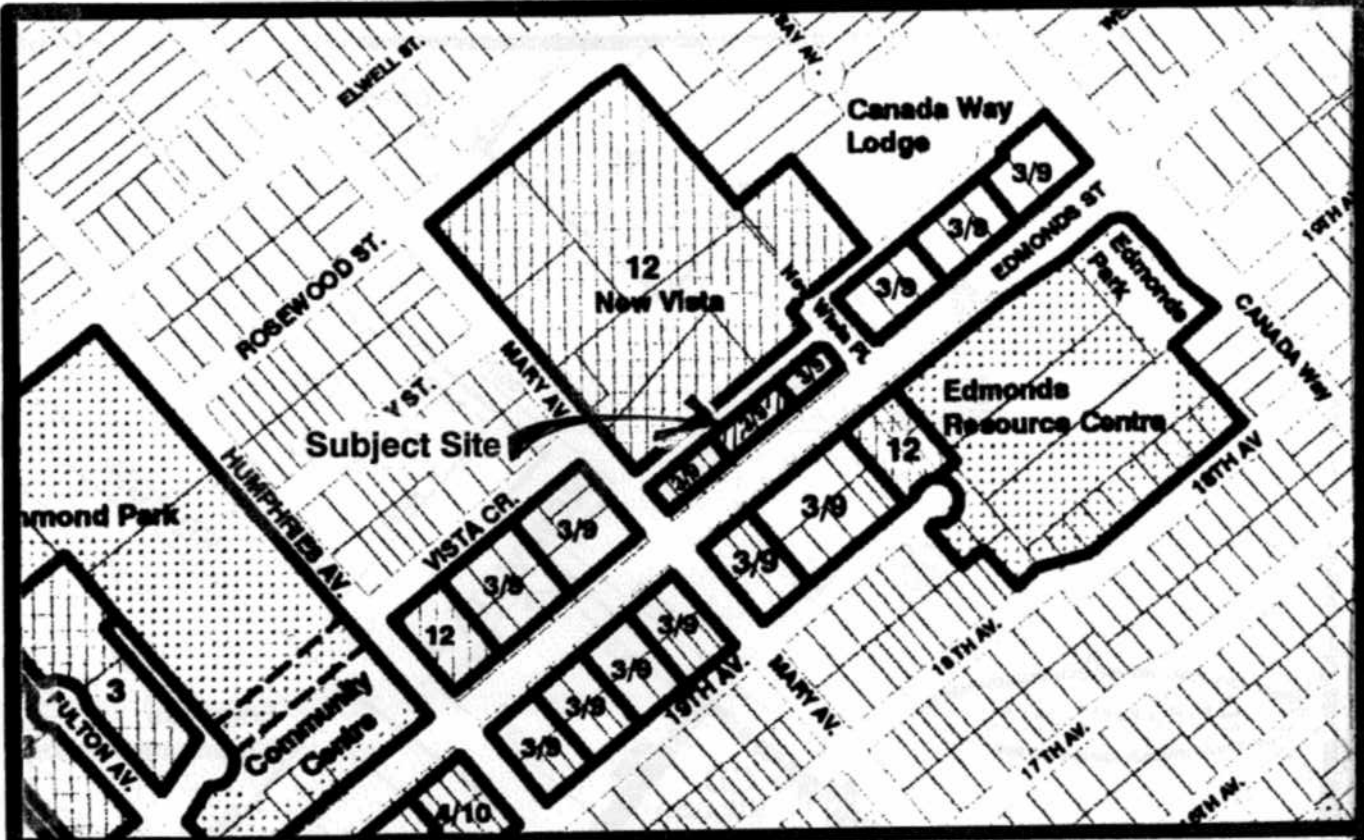
Date: November 2007

REZONING REFERENCE #07 -- 20

7555 Edmonds St.

(Proposed Floor Expansion of Existing Licensee Retail Store)

Sketch # 1



Legend:

High Rise Apartments

- 5 — RM5 — (100 units per acre maximum)
- 4 — RM4 — (80 units per acre maximum)

Low Rise Apartments

- 3 — RM3 — (50 units per acre maximum)

**Low Rise Apartments/
Ground-Oriented multiple Family**

- 2 — RM2 — (40 units per acre maximum)

Ground-Oriented Multiple Family


- 1 — RM1 — (25 units per acre maximum)
- 6 — Townhousing — (12 units per acre maximum)


Single and Two-Family Infill

- 7 — Potential Area Rezoning


Commercial

- 8 — C1 Neighbourhood Commercial
- 9 — C2 Community Commercial
- 10 — C3 General Commercial
- 11 — C4 Service Commercial
- 12 — Institutional (including Seniors Housing, Churches, etc.)
- 13 — Industrial
- 14 — Nikkel Complex (Rez. Ref. # 7/93)
- 15 — B.C. Hydro Headquarters Complex (Rez. Ref. # 36/90)

 Park, School, Trail, Ravine and Open Space Area

 Completed or Rezoned in Accordance with Development Guidelines

Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.

 This Sketch is subject to updating on a Continuous basis.

**Edmonds Town Centre Plan
Development Guidelines**



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: July 2007

REZONING REFERENCE #07 -- 20

7555 Edmonds St.

(Proposed Floor Expansion of Existing Licensee Retail Store)

Sketch #2