



Item.....
Meeting.....2012 June 25

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2012 June 19

FROM: ACTING DIRECTOR PLANNING AND BUILDING **FILE:** 46000 06
Reference: LLA #12-05

**SUBJECT: LIQUOR LICENCE APPLICATION #12-05
FIREFIGHTERS' SOCIAL & ATHLETIC CLUB
6515 Bonsor Avenue (see attached Sketches #1 & #2)**

PURPOSE: To provide Council with a recommendation to support a new liquor primary licence for the subject pub within the Firefighters' Social & Athletic Club.

RECOMMENDATIONS:

1. **THAT** Council support the request, as described in Section 3.0 of this report.
2. **THAT** a copy of this report be forwarded to the General Manager, Liquor Control and Licensing Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to Mr. Jack Steele, Secretary-Treasurer Firefighters' No. 314 Holding Society, 6515 Bonsor Avenue, Burnaby, BC V5H 3E8.

REPORT

1.0 BACKGROUND INFORMATION

1.1 The Firefighters' Social & Athletic Club has been issued a "liquor primary – club" licence which permits the sale of liquor from 11:00 am to 1:00 am, Monday to Thursday, 11:00 am to 2:00 am, Friday and Saturday, and 11:00 am to midnight on Sunday within the liquor licenced establishment (pub) portion of the building. The licence also permits the sale of liquor within the related outdoor-patio from 11:00 am to 8:30 pm, Monday to Saturday, and 12:00 noon to 8:30 pm on Sundays, from May 01 to September 30 (5 months) each year. The seating capacity of the liquor licenced establishment is limited to 200 persons, including the 30-seat ground-floor seasonal outdoor patio.

The Firefighters' Social & Athletic Club has also been issued a food primary licence with patron participation entertainment (i.e. dinner and dance with live or amplified music) for the 437.0 m² (4,705 sq. ft.) second floor banquet room and 10.7 m² (116 sq. ft.) main floor meeting room at the Firefighters' Social & Athletic Club. The proposed hours of liquor sale within these areas are from 9:00 a.m. to 1:00 a.m., Monday to Saturday, and 9:00 a.m. to 12:00 a.m. midnight on Sundays. The person capacity of the banquet room is 392 persons; and the person capacity of the main floor meeting room is 42 persons. The permitted use of these assembly spaces is to host meetings and events, such as weddings and other private social functions.

Only the liquor primary – club portion of the establishment is the subject of this application. This application is for a new liquor licence classification – liquor primary for the existing pub establishment within the subject site.

- 1.2 The Liquor Control and Licencing Branch (LCLB), as part of their assessment process of liquor primary licence applications, requests that local government provide comment on new liquor primary applications or existing establishments seeking to amend a licence by either of the following:
- a) extending the hours of liquor service for the establishment;
 - b) increasing the person capacity for the establishment; and/or
 - c) adding a patio to the establishment.

LCLB regulations also state that if the amendment to the licence may affect nearby residents, local government must gather the view of the residents.

- 1.3 On 2003 April 28, Council adopted recommendations for processing procedures and guidelines for liquor licence applications. With regard to liquor primary applications, the adopted processing procedures and guidelines require that all new liquor establishments be subject to rezoning approval as a condition of licensing. Under the approved processing procedure which requires all new liquor primary establishments to go through the rezoning process, public input would be gathered through the required Public Hearing. This process satisfies the provincial requirement that the local government must gather the views of residents if the liquor licence proposal has the potential of affecting nearby residents.

With regard to the processing procedures and guidelines for existing liquor primary establishments seeking to amend a licence, Council adopted the recommendation to provide comment on the hours of liquor service, person capacity and addition of a patio, as noted in the above Section 1.2. With regard to the public input process, as required by the LCLB, public input would be sought in a similar manner to the Public Hearing process required for rezoning applications. However, public input into amendments to liquor licences may not be gathered if very few concerns arise, based on the record of the existing liquor licence establishment and the degree of change proposed in the application. The LCLB was advised of these adopted recommendations.

2.0 CITY APPROVALS FOR LIQUOR ESTABLISHMENT AT 6515 BONSOR AVENUE

- 2.1 On 1989 January 30, Council adopted Rezoning Reference #54/86 for the development of Phase II of the Metrotown mall site. The proposed development included pub facilities for the Firefighters Social and Athletic Club at 6515 Bonsor Avenue. Under the provincial liquor licensing at that time, the subject pub was issued a “Class A” liquor licence with a person capacity of up to 200 persons. The hours of liquor service of the

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liquor establishment were from 11:00 a.m. to 1:00 a.m., Monday through Saturday. The current provincial liquor licence classification for the subject pub is “liquor primary – club”.

- 2.2 On 2003 October 14, Council supported Liquor Licence Application #03-03 to extend the closing hour of liquor sales of the subject pub from 1:00 a.m. to 2:00 a.m. on Fridays and Saturdays; and liquor service on Sundays from 11:00 a.m. to 12:00 a.m., midnight. No change was proposed to the hours of liquor service from Mondays to Thursdays (11:00 a.m. to 1:00 a.m.).
- 2.3 On 2009 March 02, Council adopted Rezoning Reference #04-44 for a 30-seat open patio related to the subject pub. As a prerequisite of the rezoning, a Section 219 Covenant was registered which limits the hours of liquor sale on the patio from 11:00 am to 8:30 pm, Monday to Saturday, and 12:00 noon to 8:30 pm on Sundays, from May 01 to September 30 (5 months) each year, with the patio to be vacated and locked by 9:00 pm and prohibits any music or amplifications on the patio at any time.

On 2009 April 22, Council supported Liquor Licence Application #09-01 for the service of liquor within the patio of the subject pub, in line with the conditions outlined under the above noted Rezoning Reference #04-44.

- 2.4 On 2012 January 30, Council supported Liquor Licence Application #11-07 for a new food primary licence with patron participation entertainment (i.e. dinner and dance with live or amplified music) for the 437.0 m² (4,705 sq. ft.) second floor banquet room and 10.7 m² (116 sq. ft.) main floor meeting room at the Fire Fighters’ Social & Athletic Club. The hours of liquor sale within these areas are from 9:00 a.m. to 1:00 a.m., Monday to Saturday, and 9:00 a.m. to 12:00 a.m. midnight on Sundays. The person capacity of the banquet room is 392 persons; and the person capacity of the main floor meeting room is 42 persons. The permitted use of these assembly spaces is to host meetings and events, such as weddings and other private social functions.
- 2.5 On 2012 June 06, the Planning and Building Department received correspondence from the LCLB regarding an application from the Firefighter’s Social & Athletic Club to change the classification of the existing pub from “liquor primary – club” to “liquor primary” to allow for liquor service to the general public. No change is proposed to the nature, scale of operation, hours of liquor service, or person capacity of the existing pub. No change is proposed to the existing food primary liquor licence.

From the LCLB liquor licensing viewpoint, the classification change from “liquor-primary – club” to “liquor primary” requires the issuance of a new liquor licence. On that basis, the LCLB is requesting comments from local government regarding the subject application.

This report responds to the above request.

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3.0 SUBJECT APPLICATION

3.1 This application is for a new “liquor primary” licence for the existing liquor establishment (pub) within the Firefighters’ Social & Athletic Club. As noted above, there is no proposed change to the nature, scale of operation, or hours of liquor service within the pub and related 30-seat outdoor patio, or overall person capacity.

3.2 In response to this application, input has been solicited from relevant City Departments, including the RCMP Burnaby Detachment:

The RCMP advises that they have no concerns regarding the new “liquor primary” licence.

3.3 Given that public input was sought for the existing pub establishment as part of Rezoning References #54/86 and #04-44, and that there is no change to the prevailing land use designation of the site as a liquor establishment, its nature, scale of operation, hours of liquor service within the pub and related 30-seat outdoor patio, or the overall person capacity, it is the opinion of staff that the pursuit of a City public input process is not required in connection with the subject liquor licence application. It is acknowledged that the LCLB, as part of their liquor licensing process, may also gather further public input.

4.0 CONCLUSION

Based on the considerations noted in this report, it is recommended that Council support the request for a new “liquor primary” licence for the existing pub establishment at 6515 Bonsor Avenue, described in Section 3.0 of this report and that the LCLB and the applicant be so advised.

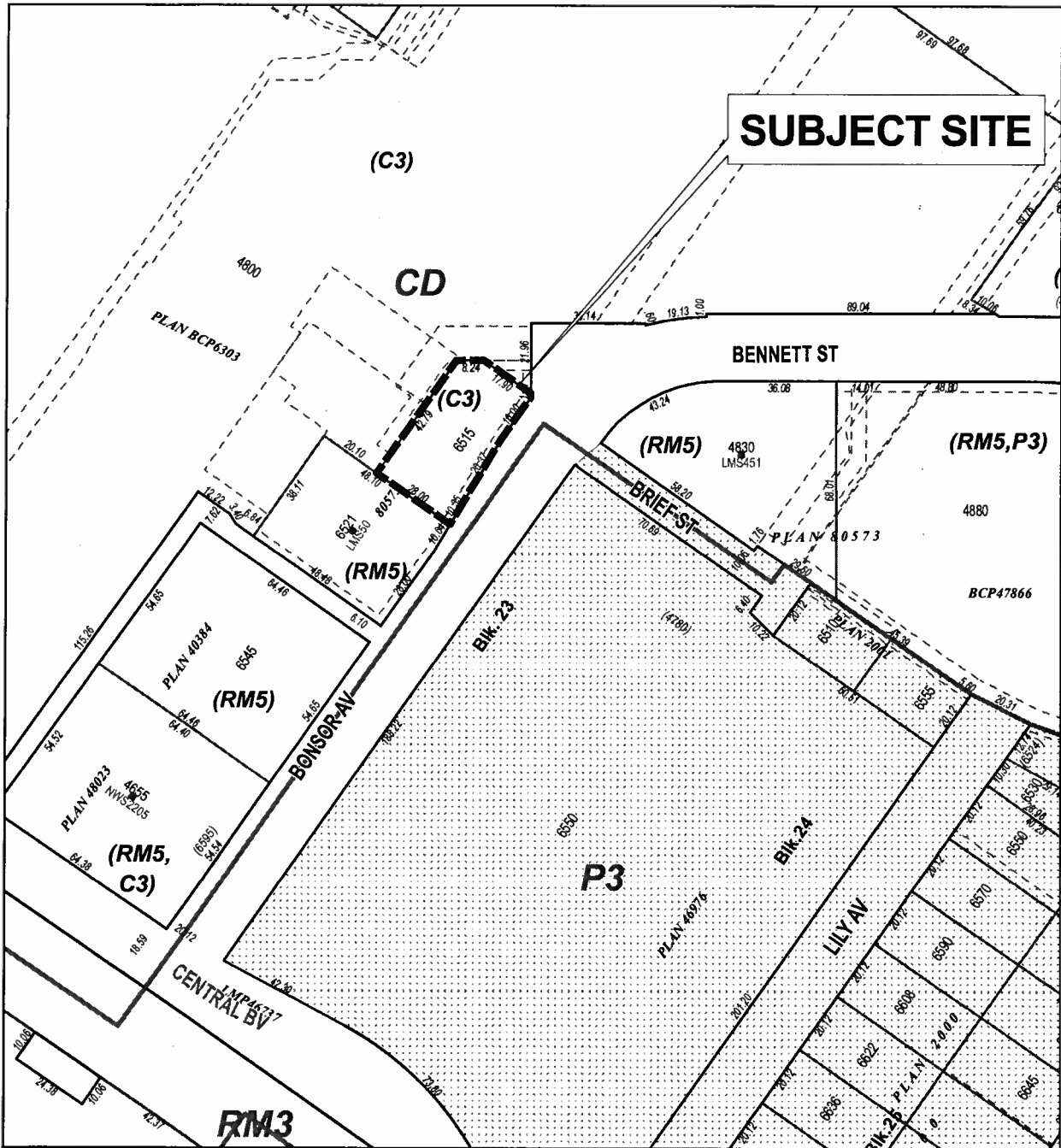


Lou Pelletier, Acting Director
PLANNING AND BUILDING

ZT:spf/tn

Attachments

cc Officer-in-Charge, RCMP, Burnaby Detachment
Director Engineering, Environmental Services Division



PLANNING & BUILDING DEPARTMENT



DATE:
JUNE 19 2012

SCALE:
1:2,000

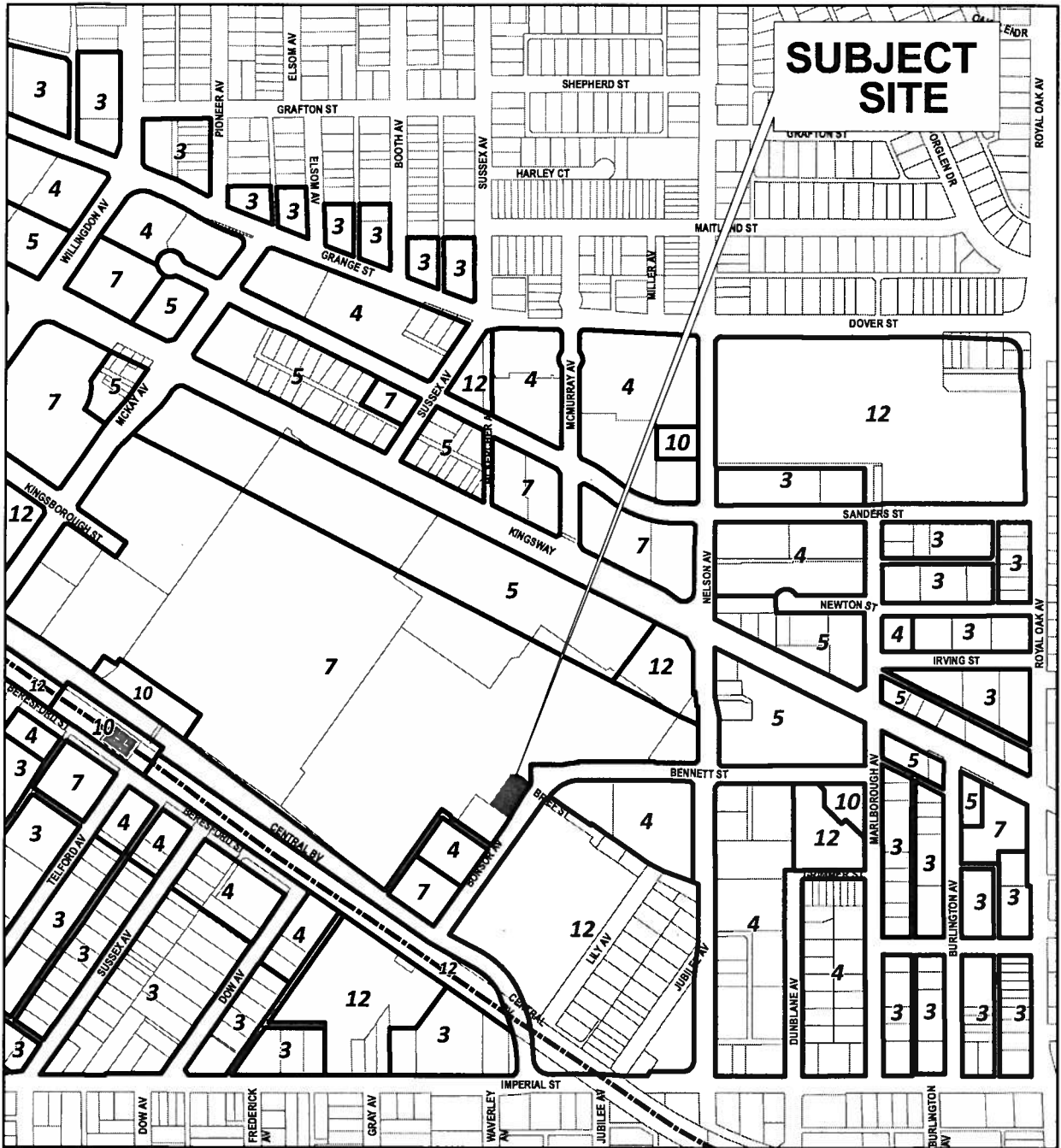
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 Subject Site

LIQUOR LICENCE APPLICATION #12 -- 05

6515 BONSOR AVE

Sketch #1



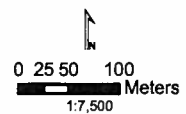
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|--|--------------------------------------|
| 1 Single and Two Family Residential | 7 High Density Mixed Use |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 4 High Density Multiple Family Residential | |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Printed on June 19 2012

Metrotown Plan



Sketch #2