



Planning and Building Department

INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2017 July 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-49
BYLAW #13709, AMENDMENT BYLAW NO. 5, 2017
Proposed Liquor Store
Third Reading and Final Adoption

ADDRESS: Unit #2 - 2900 Bainbridge Avenue

LEGAL: Lot A, DL 59, Group 1, NWD Plan BCP44468

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

TO: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District, and in accordance with the development plan entitled "Bainbridge Liquor Store" prepared by John McNally Designers Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 February 06;
- b) Public Hearing held on 2017 February 28; and,
- c) Second Reading given on 2017 March 06.

The prerequisite conditions have been satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- b. The provision of any necessary statutory rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite statutory right-of-way has been deposited*

in the Land Title Office.

- c. The granting of a Section 219 Covenant regarding the liquor store operating hours.
 - *The required Section 219 Covenant has been deposited in the Land Title Office.*
- d. The submission of an undertaking regarding the removal of the existing private liquor store.
 - *The required letter of undertaking has been submitted.*

As the prerequisites to this rezoning are now complete as outlined, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2017 July 24.

A copy of the Public Hearing minutes for this rezoning application is ***attached*** for information.


Lou Pelletier, Director
PLANNING AND BUILDING

LS:eb
Attachment

cc: City Manager

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 5, 2017 - Bylaw No. 13709**

Rez. #16-49

Unit #2 – 2900 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District, and in accordance with the development plan entitled "Bainbridge Liquor Store" prepared by John McNally Designers Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a private liquor store.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in response to the proposed rezoning application:

Jeff Unrau, 2962 Bainbridge Avenue, Burnaby

One resident petition was received in response to the proposed rezoning application:

Young Keun Lee, 2932 Bainbridge Avenue, Burnaby (69 signatories)

The following speakers appeared before Council and spoke to the proposed rezoning application:

David Lee, 2932 Bainbridge Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding: inadequate parking for patrons and delivery trucks, increased traffic, loitering, illegal drug use, pan handling, littering, increased home/vehicle crime, and shared overall concerns regarding the safety and well-being of the neighbourhood. Mr. Lee pointed out there are several liquor stores within a five minute drive from the liquor store's proposed new location.

Raj Ho, 2988 Bainbridge Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Ho stated concerns with public safety, traffic noise, traffic safety, illegal drug activity and a lack of parking.

Micah Noble, 2909 Bainbridge Avenue, Kooner Hospitality Group, Burnaby, appeared before Council on behalf of the applicant. In an effort to address and decrease criminal

activity, the applicants have spoken with the RCMP and regularly conduct parking lot patrols. Mr. Noble believes that the undesirable activities currently taking place at the old location of the liquor store will greatly diminish upon the demolition of the old building, as he believes the activity to be related to the location not the businesses that operate there.

His Worship, Mayor Derek R. Corrigan called for a recess at 7:37 p.m.

The Public Hearing reconvened at 7:38 p.m.

Mr. Nobel continued his presentation to Council stating that the applicants have also conducted a parking survey and the proposed parking allotment meets City bylaw requirements.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #16-49, Bylaw #13709 be terminated.

CARRIED UNANIMOUSLY