



Item
Meeting2020 September 28

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2020 September 23

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 46000 06
Reference: Studio Brewing

SUBJECT: STUDIO BREWING LOUNGE ENDORSEMENT
5792 BERESFORD STREET (SEE ATTACHED SKETCHES #1 AND #2)

PURPOSE: To provide Council with a recommendation regarding the subject brewery lounge endorsement.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to gather public input regarding a requested brewery lounge endorsement for Studio Brewing at 5792 Beresford Street, (see *attached* Sketches #1 and #2), as described in Section 4.1 of this report.
2. **THAT** a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to the applicant, Andrew Somers, 3938 35th Ave W, Vancouver, BC, V6N 2P2.

REPORT

1.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

An Inclusive Community

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.

2.0 BACKGROUND INFORMATION

- 2.1 This Department has received an application for a lounge endorsement application for Studio Brewing, which has a manufacturer's (brewery) licence from the Liquor and Cannabis Regulation Branch (LCRB), and is located at 5792 Beresford Street.
- 2.2 The LCRB, as part of its assessment process for lounge endorsements as part of liquor manufacturers, requests that local government provide comment on such applications. If a local government opts to provide comment, the LCRB requires that local government gather public input for the community near the proposed establishment.
- 2.3 On 2003 May 05, Council adopted recommendations for processing procedures and guidelines for liquor license applications, in which Council would continue to receive reports on applications for new or amended liquor primary licences that propose a permanent extension of hours, an increase in person capacity, or the addition of a patio. Lounge endorsements, which have only permitted by the LCRB since 2013 and are considered accessory to a manufacturing use, are not specifically referenced in the 2003 Council adopted procedures and guidelines. Nevertheless, it is considered appropriate that staff evaluate lounge endorsements against pertinent Council adopted guidelines for evaluating liquor primary applications as part of an application for Council consideration.

3.0 NEIGHBOURHOOD CONTEXT

Studio Brewing is located at 5792 Beresford Street. The subject property, zoned M2 General Industrial District, is located within the Royal Oak Urban Village Plan area and is designated for Medium Density Multiple Family Residential use. The property is improved with a two-storey industrial building. Properties surrounding the subject property to the west, east and south are also zoned M2 General Industrial District and are improved with one and two storey industrial buildings. To the north of the property, across Beresford Street, is the Expo Skytrain guideway.

4.0 SUBJECT APPLICATION

- 4.1 Studio Brewing is applying to the LCRB for a lounge endorsement to its manufacturing licence in order to open a lounge. Studio Brewing currently occupies a total area of 307.64 m² (3,311.45 sq. ft.) and has an accessory retail / tasting room with an area of 76.9 m² (827.86 sq. ft.), approved under PPA #18-00180. The proposed accessory lounge would have a total area of 52.95 m² (570 sq. ft.) and a maximum occupant load of 48. The proposed hours of operation for the lounge are 11:00 a.m. to 2:00 a.m., seven days a week.

The following is an assessment of the proposal's consistency with pertinent Council adopted guidelines:

(a) *Observance of a sufficient distance from, or physical separation from:*

- *Existing liquor primary establishments*

The closest liquor primary establishment is the Great Bear Pub located at #170-5665 Kingsway, approximately 0.6 km (0.37 miles) to the north.

- *Residential uses*

The nearest properties with single and two-family homes, zoned R5 Residential District, are located approximately 280 m (920 ft.) to the south, and are separated by two streets, an industrial building, and several low rise apartment buildings. A four-storey apartment building is located approximately 130 m (425 ft.) to the south, and is separated from the brewery by an industrial building and street. A three to four-storey apartment development is located approximately 130 m (425 ft.) to the west, and is separated by industrial buildings and a street.

- *Schools*

The nearest secondary school (Burnaby South Secondary) is located approximately 0.4 km (0.25 miles) to the southwest. The nearest elementary school (Windsor Elementary) is located approximately 0.5 km (0.31 miles) to the northeast.

- *Care facilities*

The nearest child care facility is located approximately 260 m (853 ft.) to the west.

- *Other uses such as gaming facilities, cyber centres, amusement arcades and billiard halls*

The Grand Villa Casino is located more than 4 km (2.49 miles) to the northwest. A cyber centre is located approximately 1.2 km (0.74 miles) to the northwest. A public hall is located approximately 0.6 m (0.37 miles) to the southwest.

(b) *Nature of proposed establishment (e.g. entertainment, outdoor patio, hours and person capacity).*

The brewery is a permitted use in the M2 General Industrial District. The applicant is requesting allowable hours of operation from 11:00 a.m. to 2:00 a.m., seven days a week, with a maximum occupant load of 48 persons. Should the recommended lounge operating hours be supported by Council, following public consultation, a Section 219 Covenant would be registered in the Land Titles Office to ensure that person capacity, operating hours, and other relevant considerations are applied.

(c) *Satisfaction of all parking requirements on site*

Sufficient off-street parking is provided.

(d) *Safe and convenient access for vehicular traffic to the site, as well as safe access for pedestrians to the liquor licence establishment*

Safe and convenient vehicular access to the brewery is provided from Macpherson Avenue, Buller Avenue, and Beresford Street. Safe pedestrian access is provided to the north of the property, across Beresford Street by way of the BC Parkway, which is a multi-use path that parallels the Skytrain.

(e) Good proximity (within 250 meters) of public transit

The brewery is located within 400 metres (1312 ft.) of a bus stop on Antrim Avenue and within 660 metres (2165 ft.) of the Royal Oak Skytrain Station.

In general, the proposed development is consistent with the pertinent Council-adopted guidelines.

4.2 The LCRB, as part of its assessment process for lounge endorsement applications, requests that local government provide comments on the following:

(a) The impact of noise on nearby residents

Given the brewery's location within a transitional industrial area, as well as orientation towards the Skytrain guideway and away from the residential neighborhood to the south, staff do not anticipate the recommended brewery lounge operating hours to have potential noise impacts. Furthermore, it is noted that all uses are subject to the Burnaby Noise and Sound Abatement Bylaw.

(b) The impact on the community if the application is approved

The recommended lounge area is recognized as a suitable component of the brewery. Given the context of the brewery and the limited size of the lounge area, it is not expected to have a significant impact on the community, if approved.

In response to this application, input was solicited from relevant City Departments, including the RCMP Burnaby Detachment. The RCMP did not express objections to the recommended lounge operating hours.

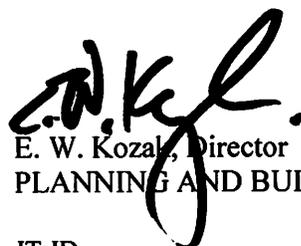
It is noted that the LCRB also requires that local government gather public input for the community within the immediate vicinity of the establishment. It is therefore recommended that staff gather public input from property owners and residents, similar to a Public Hearing notification process. The gathering of public input would include: letters being sent to all property owners and occupants within 30 metres of the site, inviting written comments be sent to the Planning Department, notification in two consecutive issues of the local newspaper, and the placement of a sign at the site.

4.3 In summary, the subject lounge generally meets the Council-adopted guidelines for assessing liquor licence establishments. In addition, given the proposed lounge's modest size, orientation away from residential uses, proximity to the Royal Oak Skytrain Station, and the expected minimal noise impact and impact on the community, the recommended lounge operating hours are considered supportable, subject to staff gathering public input.

To: City Manager
From: Director Planning and Building
Re: Lounge Endorsement - Studio Brewing
2020 September 23 Page 5

5.0 CONCLUSION

Based on the information presented above, staff recommend that Council support the recommended lounge operating hours for Studio Brewing, as discussed in Section 4.1 of this report, subject to staff gathering public input. Once this input has been gathered from the public, staff will submit a subsequent report to Council responding to any comments of nearby residents. Staff also recommend that a copy of this report be forwarded to the General Manager, Liquor and Cannabis Regulation Branch, P.O. Box 9292, Stn. Provincial Government, Victoria, BC V8W 9J8; and to the applicant, Andrew Somers, 3938 35th Ave W, Vancouver, BC, V6N 2P2.



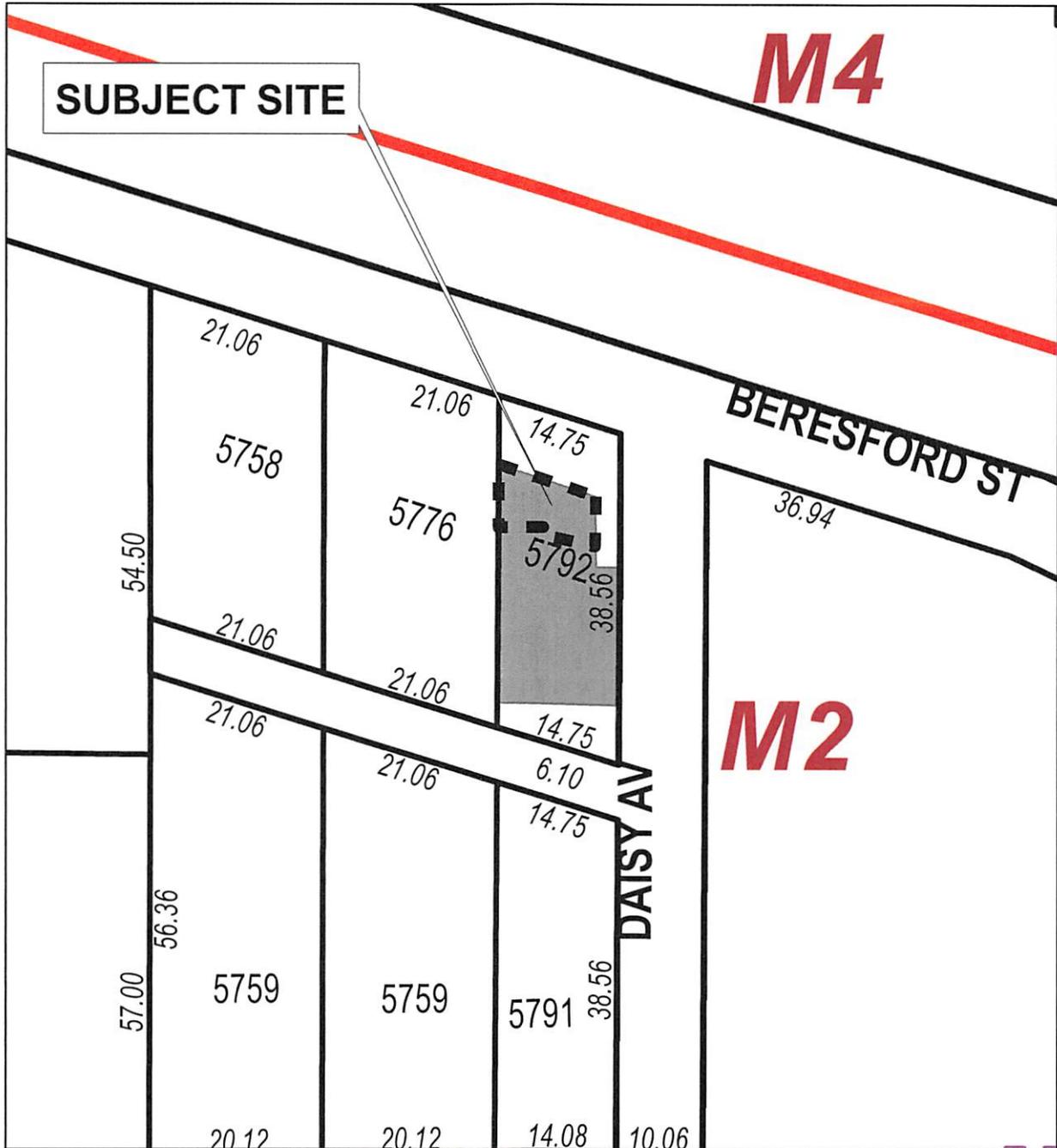
E. W. Kozak, Director
PLANNING AND BUILDING

JT:JD

Attachments

cc:	Director Finance	Director Engineering
	Director Parks, Recreation and Cultural Services	Chief Licence Inspector
	Officer-in-Charge, RCMP, Burnaby Detachment	City Solicitor
	Acting City Clerk	

P:\46000 06 LCRB (liquor and cannabis)\01 Tasting Room and Brewery Lounge\Studio Brewing\Report to Council\Studio Brewing Report to Council 2020.09.28.doc



SUBJECT SITE

M4

BERESFORD ST

M2

DAISY AV



PLANNING & BUILDING DEPARTMENT



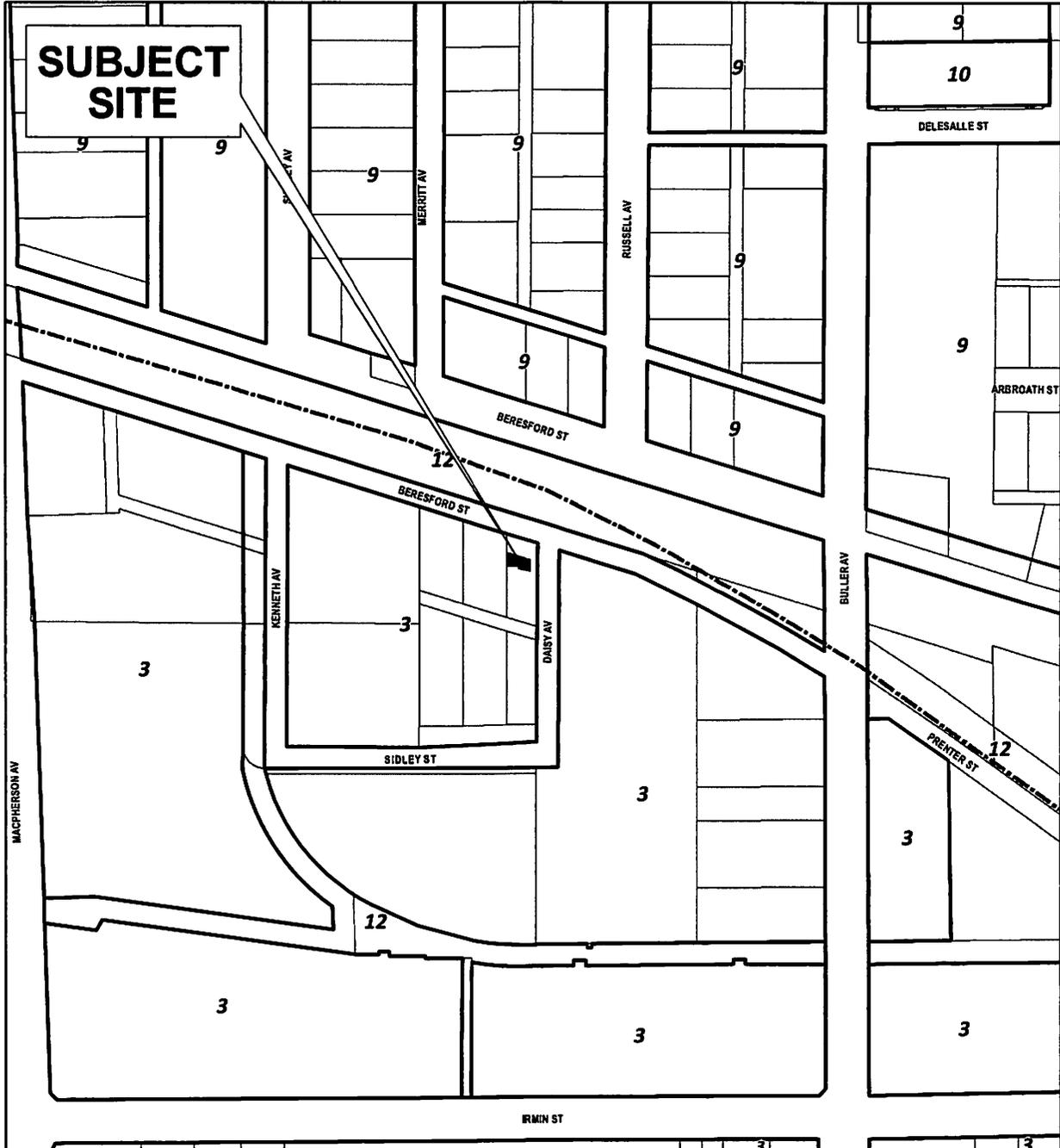
Date:
JUL 29 2020

scale:
1:750

Drawn By:
JS

PROPOSED BREWERY LOUNGE ENDORSEMENT
5792 BERESFORD STREET

Subject Site Subject Building Footprint



**Royal Oak Community Plan
Land Use**



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use

