



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 March 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-14**
AMENDMENT BYLAW NO. 48/2020, BYLAW #14248
LIQUOR PRIMARY ESTABLISHMENT
Third Reading

ADDRESS: #31-06 – 1920 Willingdon Avenue

LEGAL: Lot 1, District Lots 123 and 124, Group 1, New Westminster District Plan EPP40171, Except Air Space Parcels 1 and 2 Air Space Plan EPP55463

FROM: CD Comprehensive Development District (based on C3, C3a, C3f General Commercial Districts, P2 Administration and Assembly District and RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C3 and C3f General Commercial Districts and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Cineplex VIP – The Amazing Brentwood” prepared by Shape Properties)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 November 23;
- b) Public Hearing held on 2020 December 15; and,
- c) Second Reading given on 2020 December 17.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b) The granting of a Section 219 Covenant to ensure that licensed person capacity and operating hours are maintained as described in Section 4.2 of this report.

- *The applicant has agreed to this prerequisite in a letter dated 2021 February 24. A Section 219 Covenant restricting the maximum permitted licensed capacity to 466 persons (including staff), restricting the permitted hours of liquor service to 11:00 am to 2:00 am from Monday to Friday and 3:00 pm to 2:00 am on Saturdays and Sundays, and ensuring the outdoor terrace adjacent the lounge/dining area closes at 12:00 am, seven days a week, will be deposited in the Land Title Office prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2021 March 08, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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


E. W. Rozak, Director
PLANNING AND BUILDING

LS:jz
Attachment

cc: City Manager

BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 48, 2020- BYLAW NO. 14248

Rez. #19-14

#31-06 - 1920 Willingdon Avenue

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Purpose: to permit a liquor primary establishment on the subject site with a maximum person capacity of 466 people (including staff). Proposed hours of liquor service hours inside the establishment would be limited to 11 am to 2 am Monday to Friday, and 3 pm to 2 am Saturday and Sunday.

Applicant: Shape Properties Corp.

Two (2) letters were received in response to the proposed rezoning application:

1. Joel Weise, #4911-4510 Halifax Way, Burnaby
2. E. Man Yeung (no address provided)

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-14, Bylaw No. 14248 be terminated.

CARRIED UNANIMOUSLY