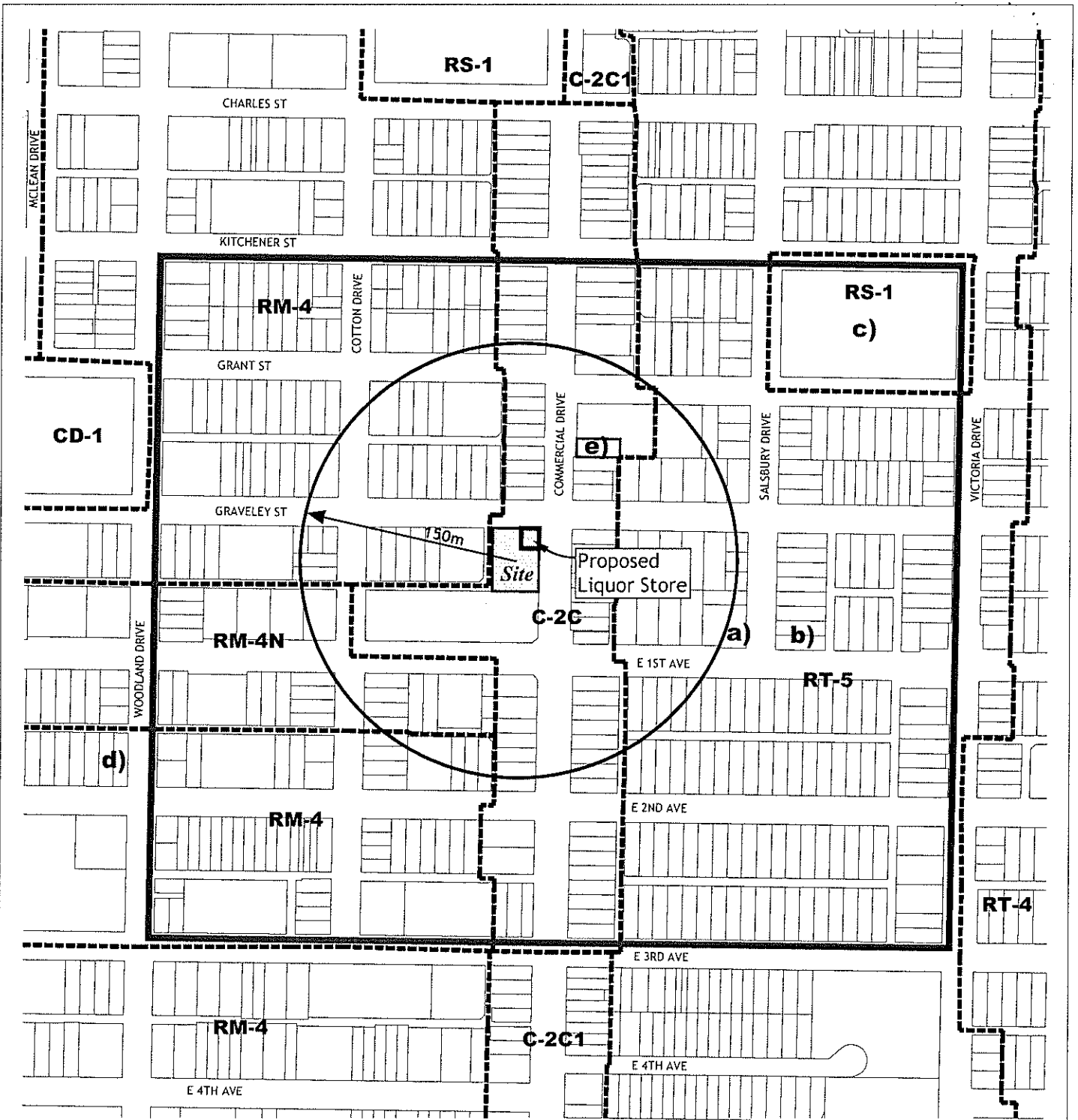


# APPENDIX A



- |                  |                                     |                       |
|------------------|-------------------------------------|-----------------------|
| a) Church        | d) Park                             | Notification Boundary |
| b) Church        | e) Existing Government Liquor Store | Zoning Boundary       |
| c) Victoria Park |                                     |                       |

**Site** : 1641 Commercial Drive

DE407287



# Avanti's On The Drive

Bill Boons  
Development Services  
City of Vancouver  
December 12, 2003

Dear Mr. Boons:

While the City has been reviewing the Development Permit application for the proposed 600 square foot beer store at 1605 Commercial Drive, to be operated by Avanti's Pub Inc., a number of management related questions have come up. This letter is an attempt to summarize that information.

Our intention is to run a small "corner store" type of operation. Our survival depends on the convenience of our location and the friendly, personable service we hope to offer. The proposed beer store would be an extension of the service we have been providing at this location for eighteen years. In fact, we would be moving our existing cold beer retail sales from the pub into the store.

The hours of operation for the store would be from 9am to 11pm seven days per week. We anticipate that approximately 90% of our business would be in the sale of cold beer with the other 10% being soft drinks, snacks, etc.

The deliveries for the retail store would be done together with the deliveries for the pub, using the same suppliers and we do not anticipate the need for any increase in the frequency or changes to the size of the trucks. We have requested, and currently receive AM deliveries in order to cause as little disruption for our

neighbors as possible. The existing delivery schedule is as follows:

<u>Tuesdays</u>	U-Need-A-Bottle Okanagan Springs Commercial Logistics	Liquor Delivery Draft & Bottled Beer Wine & Ciders
<u>Wednesday</u>	BDL	Draft & Bottled Beer

The Tuesday deliveries are all made by five ton trucks which fit easily to one side of the commercial lane behind the pub as illustrated in the photos. The Wednesday deliveries are made by a thirty-three foot truck which cannot go into the lane without blocking it and getting ticketed. They therefor park on Gravely Street. However these deliveries are off- loaded as quickly as possible, taking only a few minutes.

We will be taking bottle returns from our customers and have sufficient space allotted to store the returns. Avanti's Pub returns our empties to a bottle depot daily using a company vehicle and the store returns would be included in the same process.

We have an agreement with the management of Il Mercato, where we are located, to designate four parking stalls at our end of the underground parking as short term parking for Beer Store patrons. These spots are very convenient to the location of the store.

Avanti's Pub Inc. has been in operation on Commercial Drive for eighteen years, and in that time we have not had one formal complaint against our business. We take pride in being good corporate citizens. Our patrons are our neighbors and management and staff all live within the local community.

Avanti's is not a "destination location". The vast majority of our clientele and staff walk to Avanti's as we are a *neighborhood* pub

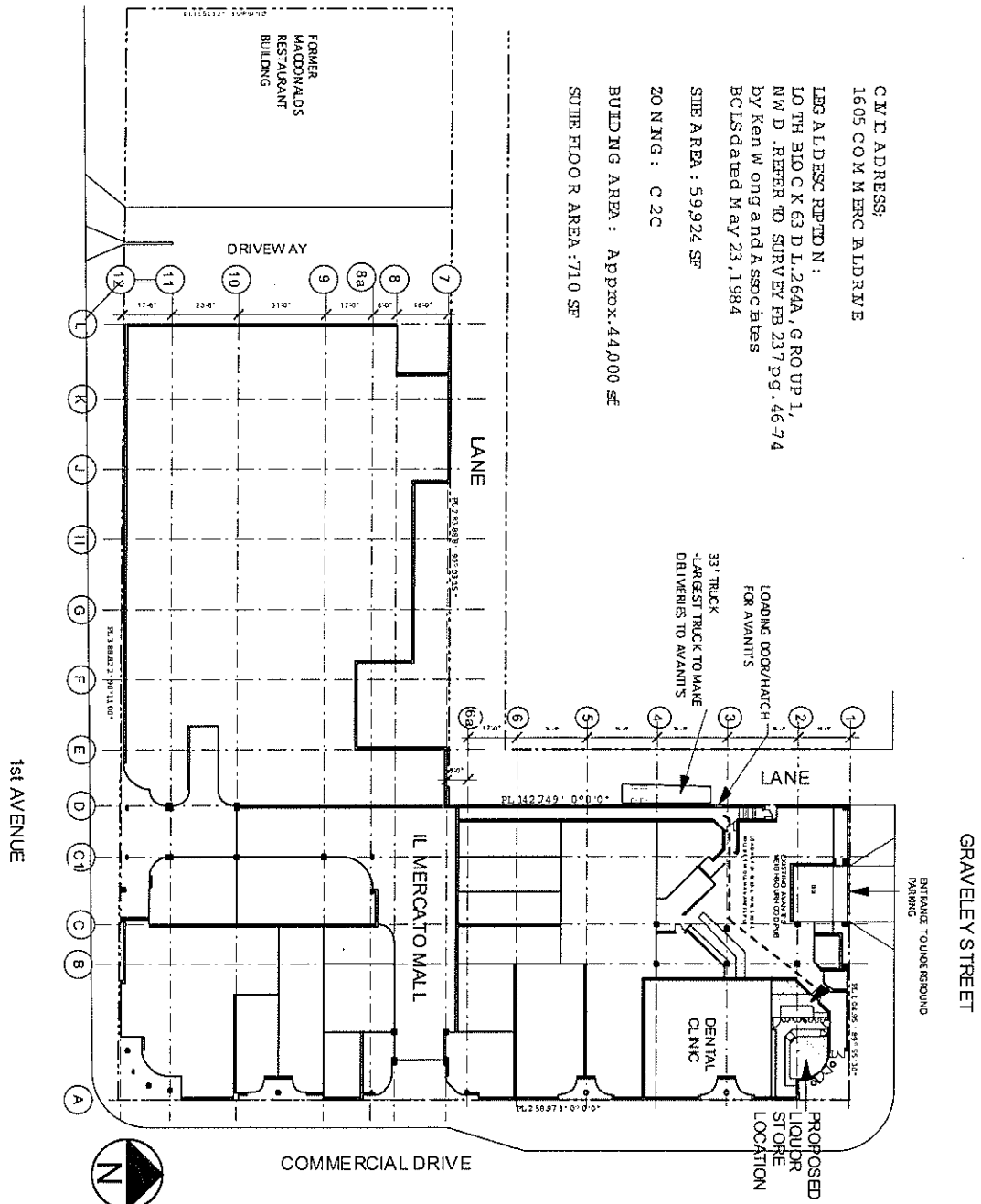
in the true sense of the word. In a poll conducted by our staff one Sunday last October, not a single person out of over two hundred people purchasing off-sales had driven to our location.

If anyone has questions regarding the proposed store I would encourage them to call me at Avanti's.

Sincerely,



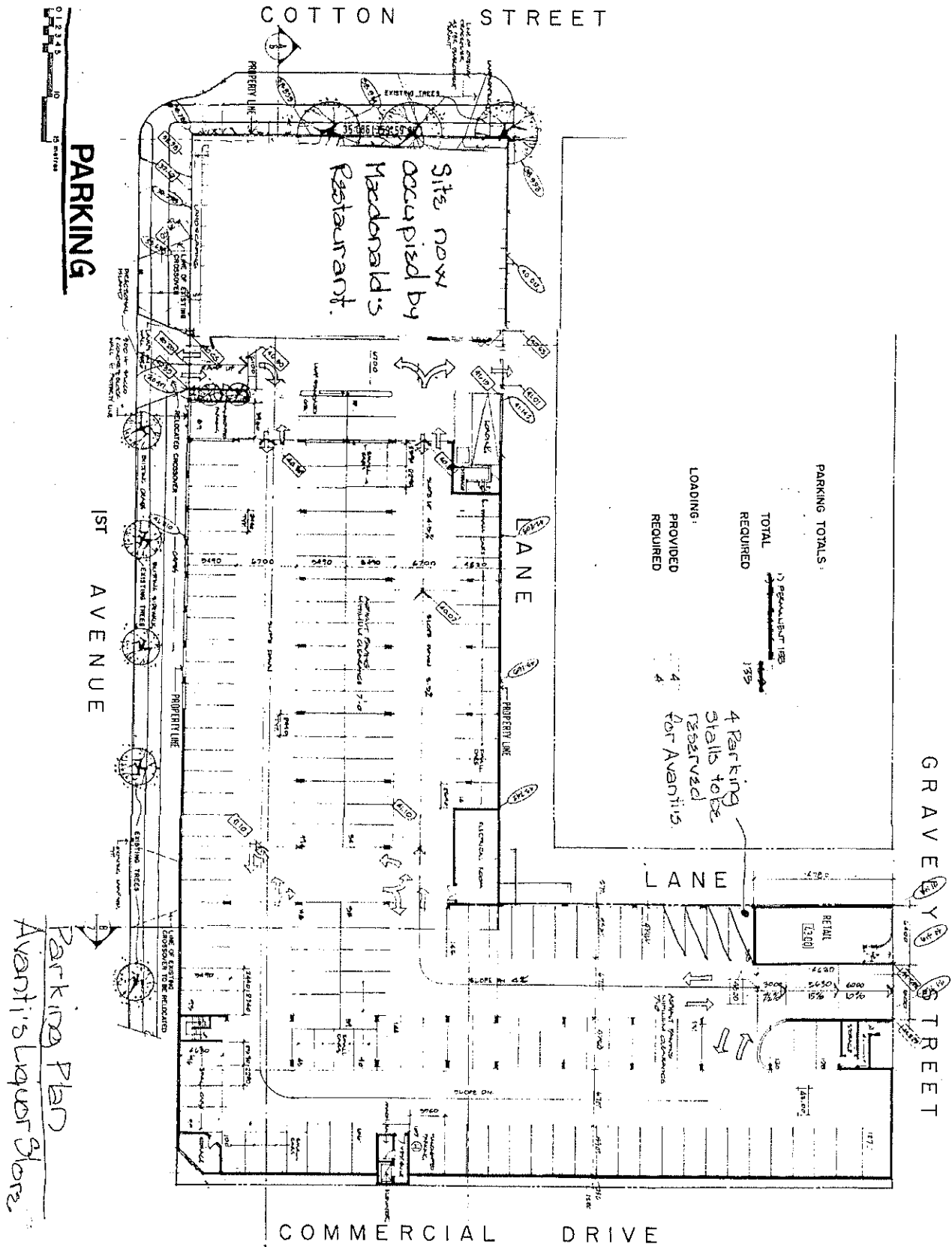
Tannis Roop  
Owner, Operator  
Avanti's Pub Inc.

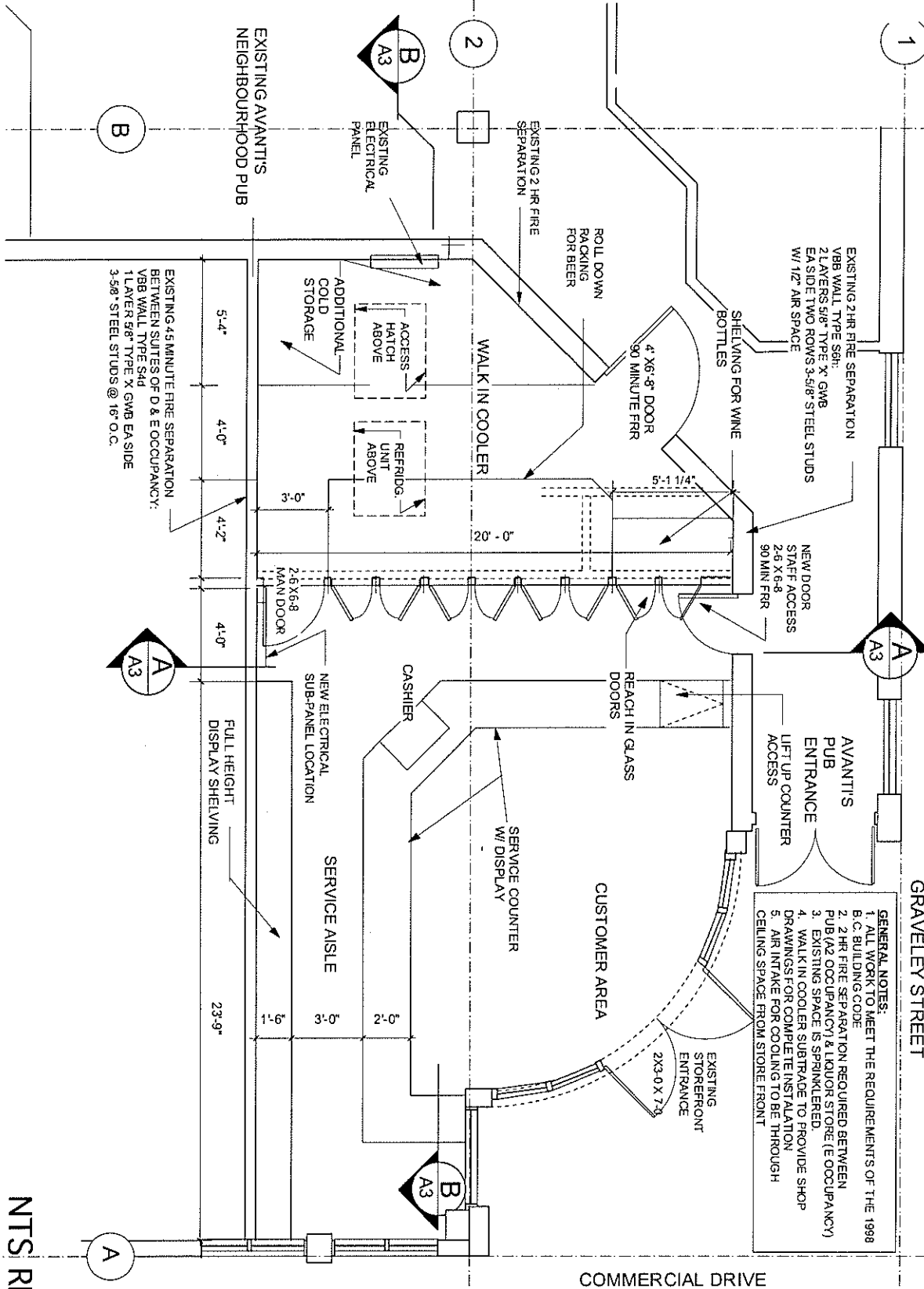


C/M/I ADDRESS:  
1605 COMMERCIAL DRIVE  
LEGALEDESC REPORT NO:  
10 TH BID C K 63 D L.2.64A, G R O U P 1,  
NW D. REFER TO SURVEY PB 237 pg. 46-74  
by Ken Wong and Assoc Bites  
BCIS dated May 23, 1984  
SITE AREA : 59924 SF  
ZONING : C 2C  
BUILDING AREA : APPROX. 44000 SF  
SITE FLOOR AREA : 710 SF

TITLE SITE PLAN		BONI • MADDISON <i>architects</i>	SKETCH #
AVANTI'S LIQUOR STORE			A1
SCALE	1" = 50'	PROJECT # 02-21	REV DEC 1/03 FOR REPORT TO COUNCIL
DATE	10/09/03		DRAWN

3732 West Broadway,  
Vancouver, B.C., V6R 2C1  
Tel. 688-5894 Fax 688-5899





**GENERAL NOTES:**  
 1. ALL WORK TO MEET THE REQUIREMENTS OF THE 1998 B.C. BUILDING CODE  
 2. 2 HR FIRE SEPARATION REQUIRED BETWEEN PUB/42 OCCUPANCY & LIQUOR STORE (E OCCUPANCY)  
 3. EXISTING SPACE IS SPRINKLERED  
 4. WALK IN COOLER SUBTRADE TO PROVIDE SHOP DRAWINGS FOR COMPLETE INSTALLATION  
 5. AIR INTAKE FOR COOLING TO BE THROUGH CEILING SPACE FROM STORE FRONT

NTS REDUCED

TITLE TENANT IMPROVEMENT FLOOR PLAN AVANTI'S LIQUOR STORE		BONI • MADDISON architects	SKETCH # 2
SCALE 1/4" = 1'-0"	PROJECT # 02-21	3732 West Broadway, Vancouver, B.C., V6R 2C1 Tel. 688-5894 Fax 688-5899	JAN 8, 2003, ISSUED FOR RPA REV DEC11, 03 FOR REPORT TO COUNCIL
DATE 06/01/03	DRAWN EG		





