

ADMINISTRATIVE REPORT

Date: February 1, 2005
Author/Local: B. Boons/604.873.7678
RTS No.04815
CC File No. 2609
Meeting Date: February 17, 2004

TO: Standing Committee on Planning and Environment
FROM: Director of Current Planning
SUBJECT: 7006 Victoria Drive - Private Liquor Store
Development Application Number DE408597

CONSIDERATION

A. *THAT the Director of Planning be advised that Council would not favour approval of Development Application Number DE408597 for a Private Liquor Store (Type 1 - Beer Only) at 7006 Victoria Drive;*

OR

B. *THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE408597 for a Private Liquor Store (Type 1 - Beer Only) at 7006 Victoria Drive.*

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services submits the foregoing for CONSIDERATION.

COUNCIL POLICY

On April 8, 2003, City Council adopted policies and guidelines for the review of Liquor Store applications in the City of Vancouver, including the following:

- (i) submission of Liquor Control and Licensing Branch (LCLB) preliminary approval letter;*
- (ii) neighbourhood notification of affected neighbours;*
- (iii) that Development Permits be time-limited;*

- (iv) *applications deemed controversial by the Director of Planning may be referred to Council for advice; and*
- (v) *Liquor Stores to be separated by a minimum of 150 m from other Liquor Stores, and Schools (public and private), Churches, and Parks.*

At the same time Council instructed the Director of Planning to favourably consider development applications for Liquor Stores selling beer and wine, or hard liquor to “only” those sites in the city currently approved as Liquor Stores.

On November 2, 2004, Council resolved that the Liquor Store Guidelines be amended as necessary to allow consideration of two categories of Liquor Store as follows:

Type 1 (Boutique) Stores:

- *280 m² (3,000 sq. ft.) gross or less, that sells any combination of beer and wine.*
- *Maximum of one (1) store to be considered in each identified Local Shopping Area (LSA) that currently have no liquor store of any type.*
- *In Downtown and Central Broadway (where there are no identified LSAs), stores to be a minimum of 500 m from any Type 1 or Type 2 store.*

Type 2 (Regular) Stores:

- *More than 280 m² (3,000 sq. ft.) gross, that sells any combination of beer, wine and spirits.*
- *Only where Type 2 stores currently exist, but may be relocated within the same LSA or general commercial area.*

A Type 1 or Type 2 (but not both) to replace each of the two recently closed liquor stores (Robson and Denman Streets, and Victoria Drive and East 49th Avenue, or close by) and in each of the two emerging neighbourhoods (Southeast False Creek and East Fraserlands).

Guidelines to also be amended to provide a separation of 150 m from family-oriented uses including Elementary or Secondary Schools, Community Centres, Neighbourhood Houses, Churches, and Parks.

SUMMARY

In accordance with the Council resolution of November 2, 2004, this development application is being referred to Council for advice as the proposal does not comply to the new policies adopted by Council with regard to Type 1 stores located in a Local Shopping Area, and has generated significant concerns in the community.

The Director of Planning is not inclined to support this proposal, but is seeking advice that Council may wish to provide.

PURPOSE

This report seeks Council's advice on a development application to alter and add to the existing building on this site (previously used as a Self-Service Gasoline Station) and to change the use to a private Liquor Store (Type 1 - Beer only).

SITE DESCRIPTION AND CONTEXT

The Liquor Store is proposed for the existing building located on the southeast corner of East 54th Avenue and Victoria Drive. The site is zoned C-2. The site and surrounding zoning are shown on the attached Appendix 'A'.

Staff carried out a land use survey of the surrounding area, similar to that which would be done for a liquor licensed premises, as covered by Council Policy. The survey area contains a mix of commercial and residential uses. The site is not located within a Local Shopping Area as required under current Council Policy. The closest existing Liquor Stores to this site are the Government Liquor Store at Champlain Mall (3150 East 54th Avenue) and the existing private Beer and Wine Store located adjacent to the Elephant Walk Pub (1439 East 41st Avenue), which are both approximately 1.6 km from this site. A Government Liquor Store at 6399 Victoria Drive (Victoria and East 48th Avenue) has recently closed.

PROPOSED DEVELOPMENT

The application seeks approval to alter and add to the existing building on this site and to change the use to provide for a new private Liquor Store (Type 1- Beer only) having a total area of approximately 264 m² (2,840 sq. ft.).

The applicant's submission includes a declaration that the liquor store would be used for the sale of "beer only" and has indicated proposed hours of operation of the store to be 9:00 am to 11:00 pm, seven days per week. The applicant's operational proposal is attached as Appendix ' B '.

The proposed Type 1- Liquor Store has been assessed against the applicable provisions of the Zoning and Development By-law and the Parking By-law. Staff have also reviewed the

application against the guidelines Council amended on November 2, 2004, for the review of these types of applications involving Liquor Stores. The following summarizes the results of the review process:

Local Shopping Area (LSA) "26" - Victoria Drive - East 37th Avenue to East 44th Avenue, and East 47th Avenue to East 50th Avenue.

The Local Shopping Area in this portion of Victoria Drive consists of two areas, one being the area from East 37th Avenue to East 44th Avenue, and the other being the area from East 47th Avenue to East 50th Avenue. The proposed location for this liquor store is about four blocks south and is not within the boundaries of the Local Shopping Area as required by Council Policy.

Separation from Family - Oriented Uses

The location is not within 150 m of any Elementary or Secondary Schools, Community Centres, Neighbourhood Houses, Churches, or Parks, although there are a number of these uses in the general neighbourhood. These nearby locations are noted in Appendix 'A'.

Parking/Loading Provisions

The site is able to provide a total of seventeen (17) off-street parking spaces and one (1) off-street loading space, in compliance with the requirements of the Parking By-law. The applicant has submitted with his operational plan, a summary of how and where the beer deliveries would be made, such that the delivery trucks would not utilize the surrounding streets, or block the lane during their delivery procedures.

Simplified plans, including a floor plan, site plan, and elevations of the proposal, are included in Appendix 'C'.

NOTIFICATION

As part of the review of this development application, 394 neighbouring property owners were notified of the proposal. The Director of Planning received 111 individual letters expressing concerns with the proposal, and several petitions with a total of 1,525 names, objecting to the proposal. Also, a separate petition signed by 25 area businesses and 11 church groups was submitted expressing concerns. In addition, letters of concern were received from the Vancouver School Board and the Parent Advisory Councils from nearby public schools. The Director of Planning also received a petition supporting the application signed by 108 individuals. The notification area is included in the attached Appendix 'A' map.

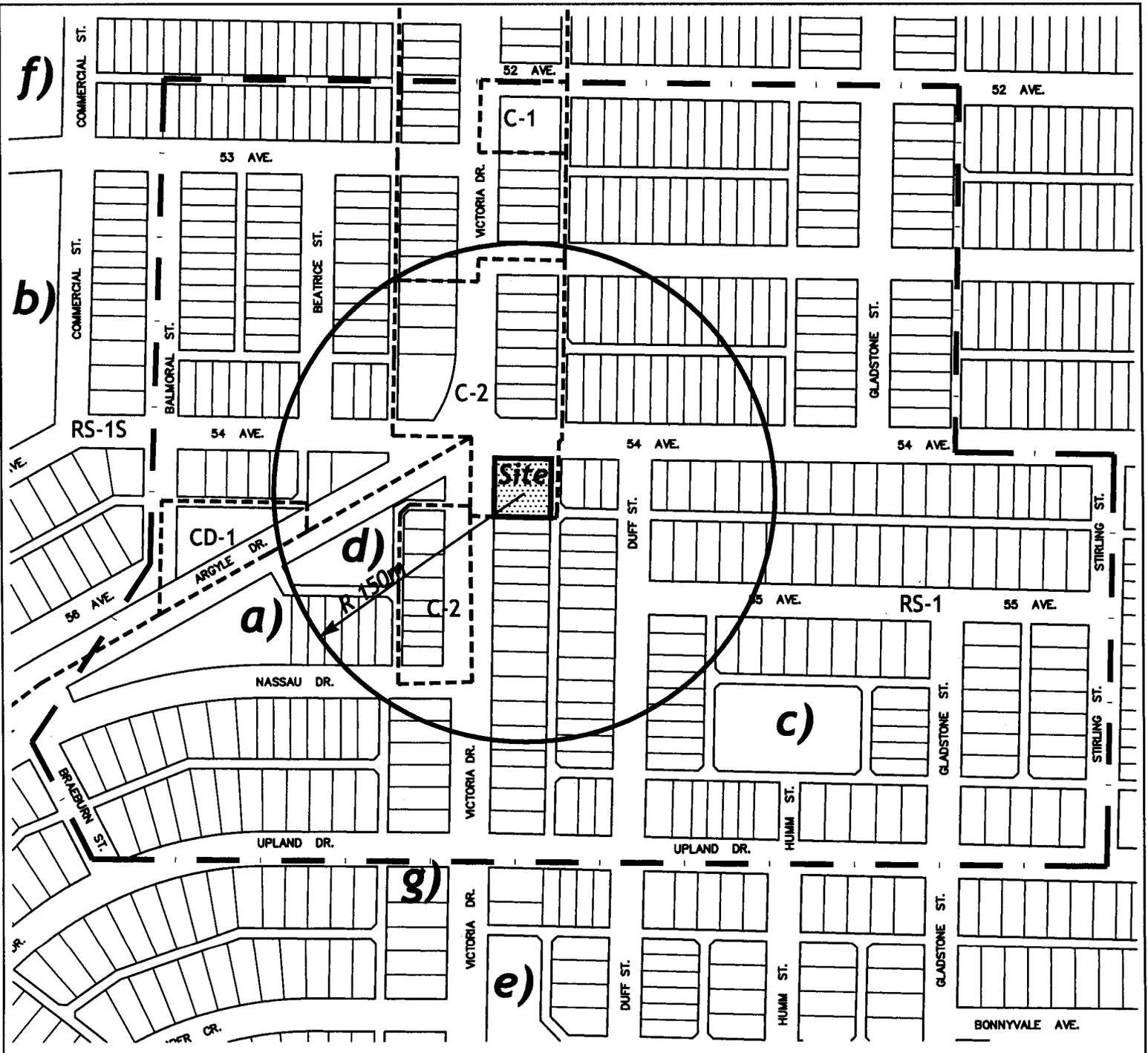
A summary of the neighbourhood objections is as follows:

- (i) concerns expressed about the negative impact of such a use: citing expectations that this will cause more noise, loitering and safety issues in what is generally seen as a residential neighbourhood;
- (ii) too close to existing schools, churches, and residential properties in the area;
- (iii) existing liquor outlets can service the area, no need to add more liquor stores;
- (iv) beer store would draw more traffic and crime to the area and would negatively impact the neighbourhood and the small businesses within it; and,
- (v) potential increased opportunities for at-risk minors to get and use alcohol.

CONCLUSION

The proposal meets the technical requirements of the Zoning and Development By-law and the Parking By-law, but is contrary to Council-approved guidelines which call for new liquor stores to be located only within an established Local Shopping Area. In addition, the proposal has generated significant concerns in the neighbourhood. The Director of Planning is not inclined to support the proposal, but is seeking any advice which Council may wish to provide.

* * * * *



- a) Finnish Church
 - b) David Thompson School
 - c) Humm Park
 - d) Public Library
 - e) Fraserview Pentecostal Church
 - f) Gordon Park
 - g) Young Kwang Presbyterian Church
- Notification Boundary Zoning Boundary

Site: 7006 Victoria Drive DE 408597

Date: 2005 January 13

City of Vancouver Planning Department

Scale: 



Proposed Licensee Retail Store at 7006 Victoria Drive

John Teti and Roger Gibson are proposing to open a licensee retail store at the above location. The hours of operation will be from 9 am to 11 pm daily. This store will focus on serving the local neighborhood, replacing the Government Liquor store, which was recently closed.

The proposed store will provide niche marketing of specialty products to serve the needs of the diverse population of the neighborhood. The store will provide not only those specialties items, but also will provide more convenient shopping hours.

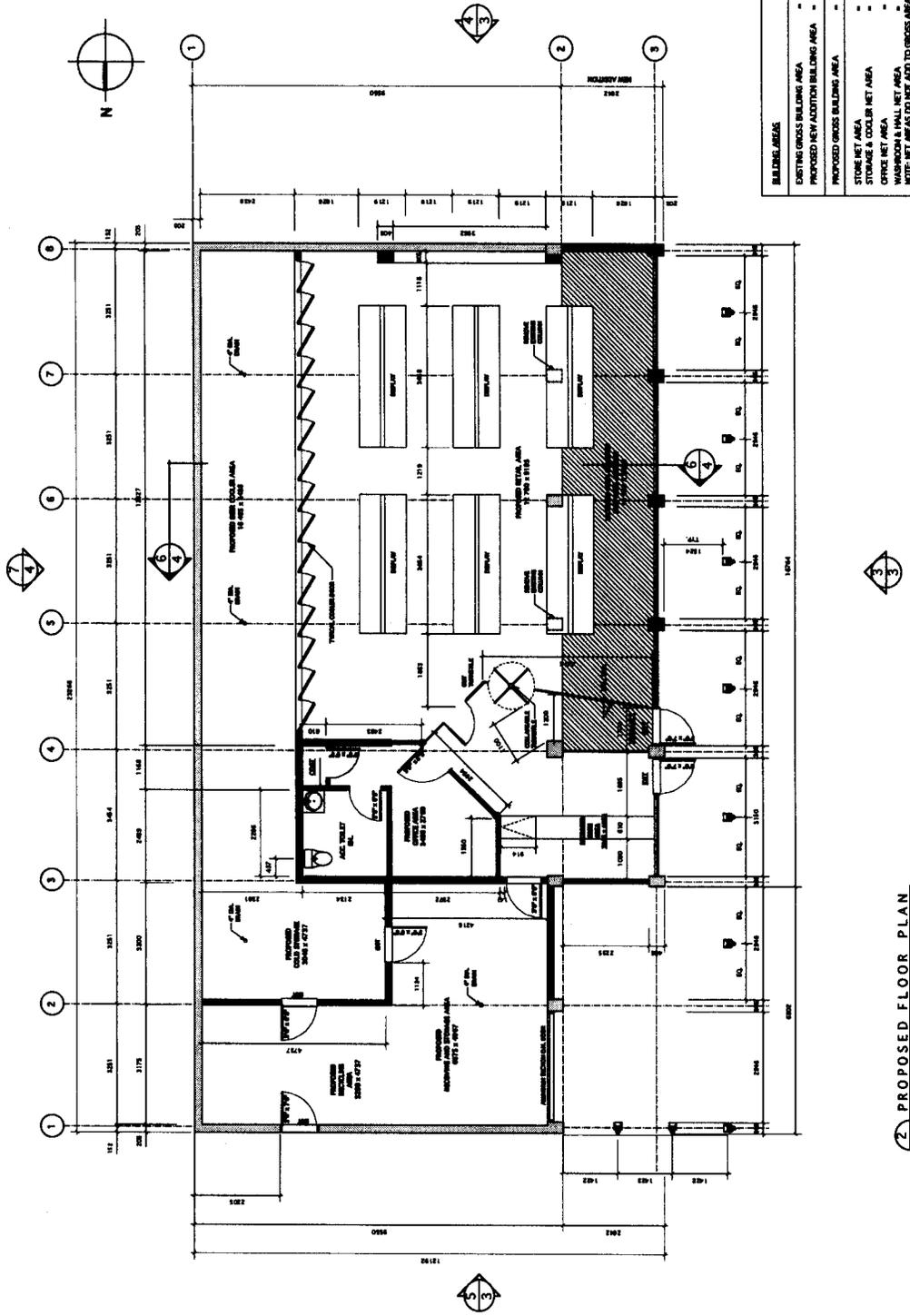
The building on this site (a former service station) will be completely refurbished inside and out and fully landscaped. The site will provide sixteen parking stalls and a large on-site loading bay to accommodate all deliveries. The store will receive deliveries twice weekly on Monday and Thursday between the hours of 9 am and 3 pm. The recycling of bottle returns will be handled inside the store and pick up will be once a week on Monday. Return of bottles will be on a credit basis only, such credits to be used for in store purchases only. The recycling of cardboard products and disposal of trash will be contracted out.

The abundance and easily accessible parking will negate the need for customers to park off site or in the laneway. The store will have a maximum of three employees at one time.

The intention is to initially operate a beer store offering a full range of cold products, as per the application with the city of Vancouver. In the event the city allows a type 2 (regular) store, with the ability to sell a full range of products, we will then we request that the application be amended to reflect the change in city policy.

John Teti and Roger Gibson have both been leaders in the hospitality industry in Vancouver since the mid 1960's, owning and operating many facilities including Puccinni's restaurant, Richards on Richards, Shark Club Bar & Grill and the Commodore Ballroom to name a few. They have also for the past seven years operated licensee retail stores in the Lower Mainland.

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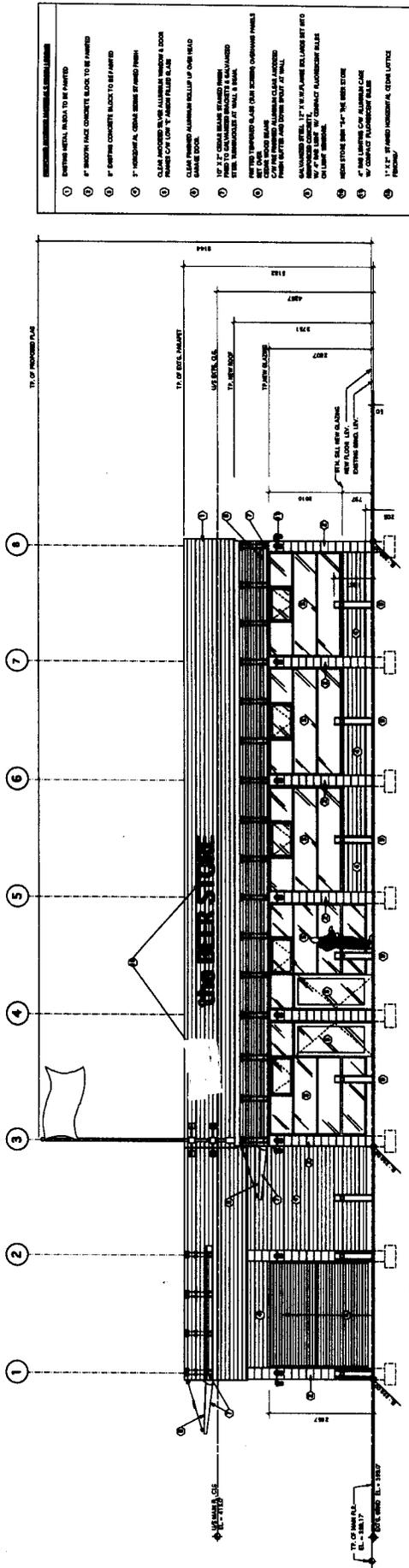


2 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

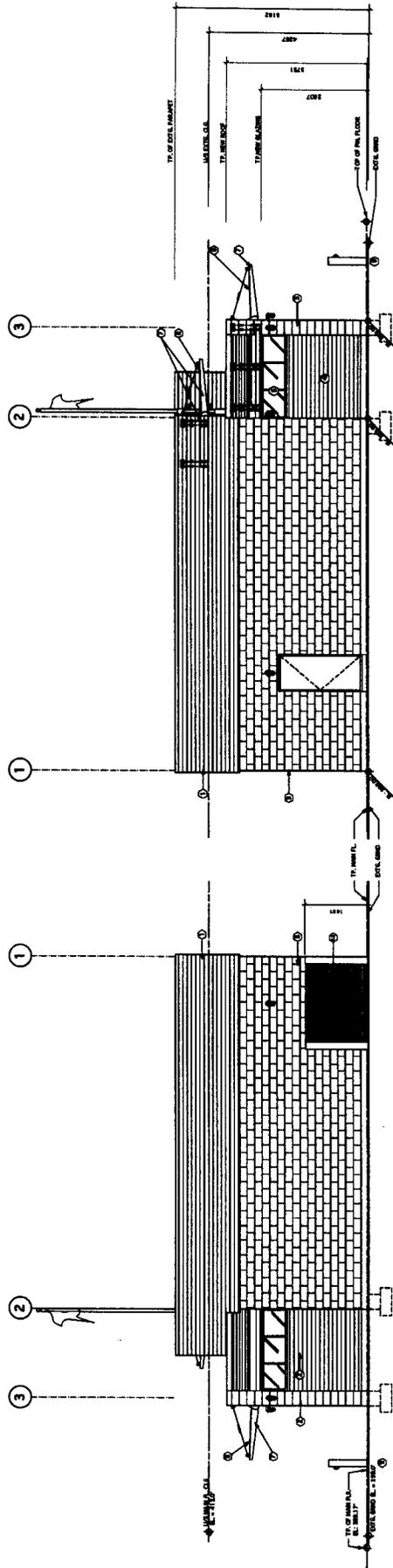
DENOTES NEW WALL
 DENOTES EXISTING CONCRETE BLOCK WALL

CONSULTANTS	PROJECT	PROPOSED	PROPOSED GROUND FLOOR PLAN	SHEET NO.
	the BEER STORE 7000 VICTORIA DRIVE, VANCOUVER, B.C.			A.D.P. 2
	PROJECT	the BEER STORE 7000 VICTORIA DRIVE, VANCOUVER, B.C.		
	ARCHITECT	DRUMBLE ARCHITECTURE LARRY DRUMBLE, ARCHITECT 1000 WEST 10TH AVENUE, SUITE 200 VANCOUVER, B.C. V6H 2Y6		

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3 PROPOSED WEST ELEVATION
SCALE: 1/2" = 1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/2" = 1'-0"

3 PROPOSED SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

- 1 EXTERIOR METAL FLASH TO BE FINISHED
- 2 8" SMOOTH FACE CONCRETE BLOCK TO BE FINISHED
- 3 8" SMOOTH CONCRETE BLOCK TO BE FINISHED
- 4 1" VERTICAL, CORNER BRASS STAMPED FROM
- 5 CLEAR ANODIZED ALUMINUM WINDOW & DOOR FRAMES OF 1/2" ANODIZED ALUMINUM
- 6 CLEAR ANODIZED ALUMINUM WINDOW & DOOR FRAMES OF 1/2" ANODIZED ALUMINUM
- 7 1/2" X 1/2" ANODIZED ALUMINUM WINDOW & DOOR FRAMES TO BE FINISHED
- 8 1/2" X 1/2" ANODIZED ALUMINUM WINDOW & DOOR FRAMES TO BE FINISHED
- 9 1/2" X 1/2" ANODIZED ALUMINUM WINDOW & DOOR FRAMES TO BE FINISHED
- 10 1/2" X 1/2" ANODIZED ALUMINUM WINDOW & DOOR FRAMES TO BE FINISHED

REVISIONS	PROJECT	DRAWING	DATE	BY
	PROPOSED THE BEER STONE 7008 VICTORIA DRIVE, VANCOUVER, B.C.	PROPOSED NORTH, WEST, SOUTH ELEVATIONS	A.D.P. 3	



DEAMBELIS ARCHITECTURE
7008 VICTORIA DRIVE
VANCOUVER, B.C.