

a) St. James Church/ Community Centre

———— Notification Area

b) Gordon Elementary School

----- Zoning Boundary

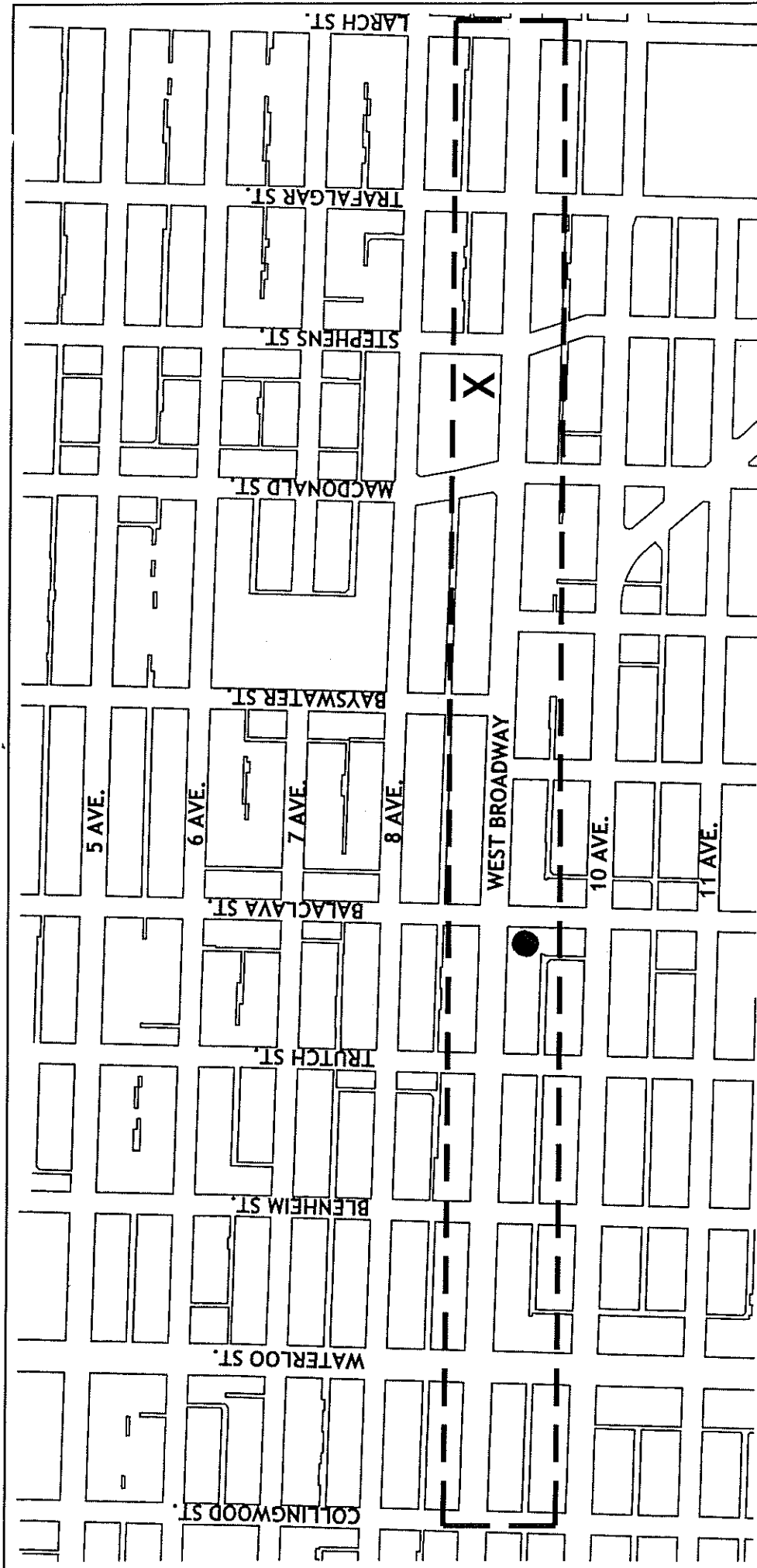
Site: 3102 W Broadway DE 408796

Date: 2005 February 14

City of Vancouver Planning Department

Scale: 0 25m 50m 100m





- Proposed Location of Beer Store
- X Location of Existing Wine Store (2752 W. Broadway)
- - - Local Shopping Area Boundary

Date: 2005 February 14

Site: 3102 W Broadway DE 408796



Scale:

City of Vancouver Planning Department



Avanti's On The Drive

Project Coordinator,
Development Services Department
City of Vancouver.

October 6, 2004

Dear Sir or Madam;

The following information is supplied in support of the application for a "change of use" permit for 3112 West Broadway. Avanti's Pub Inc. is planning to open a Specialty Beer Store in this location. The change of use will be from the existing zoning of "retail" to "retail-liquor store".

Our intention is to run a boutique beer store catering to the residents of the West Broadway Kitsilano neighbourhood. We have been operating in the liquor industry for 20 years and have always been known as considerate and well respected corporate citizens. We understand that with this 'change of use' application you require some specific information regarding the operational aspects of the proposed store.

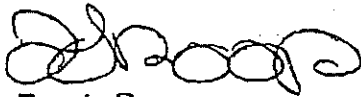
The Hours of operation would be from 11 am to 11pm seven days a week..

Regular deliveries to the beer store would be made by our suppliers, Brewers' Distributors and Okanagan Springs, mid mornings once a week. Okanagan Springs uses a five ton truck, while BDL uses a 33 foot truck. The 33 foot truck is too large for the existing loading space, but could pull into the drive aisle of the parking lot behind the building and load directly into the proposed new back door leading into the walk-in cooler. Empty bottle returns would be taken in our company truck to a local bottle depot.

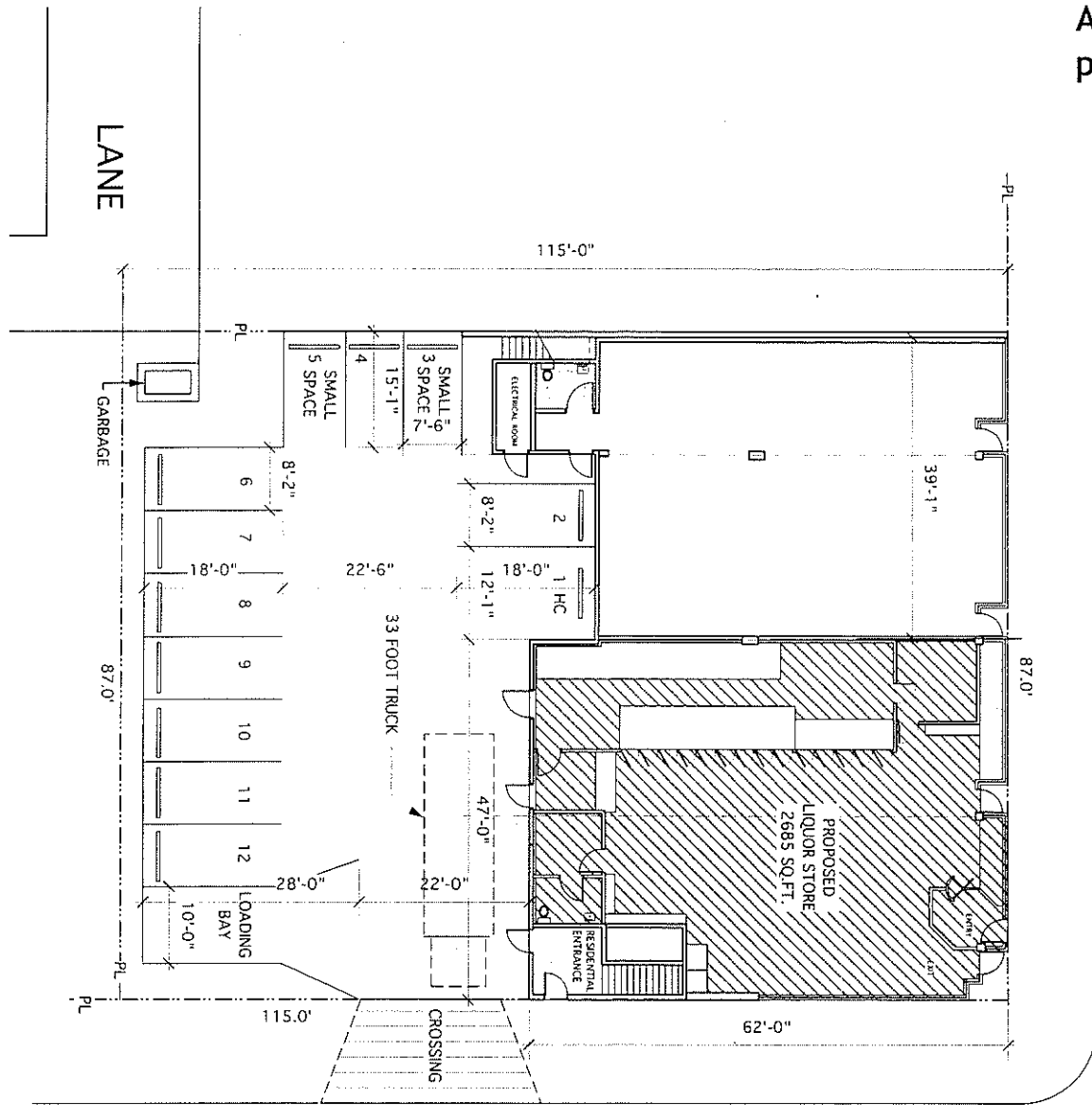
This building does have an existing parking lot with spaces allocated for short term parking for the retail businesses. The former use was for video rentals that also entailed mostly very short term parking. This change of use does not change the parking requirements for the premises as they are the same for a retail liquor store as for other retail uses.

If you have any other questions or concerns regarding this application please feel free to contact Dave Crown at 604-240-4866 or Erika Gerson of Boni-Maddison Architects at 604-688-5894 to discuss them.

Yours truly,



Tannis Roop
Avanti's Neighbourhood Pub



BALACLAVA

BROADWAY

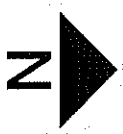
LANE

LEGAL DESCRIPTION:
LOT 6 AMENDED, BLOCK 60
DISTRICT LOT 540

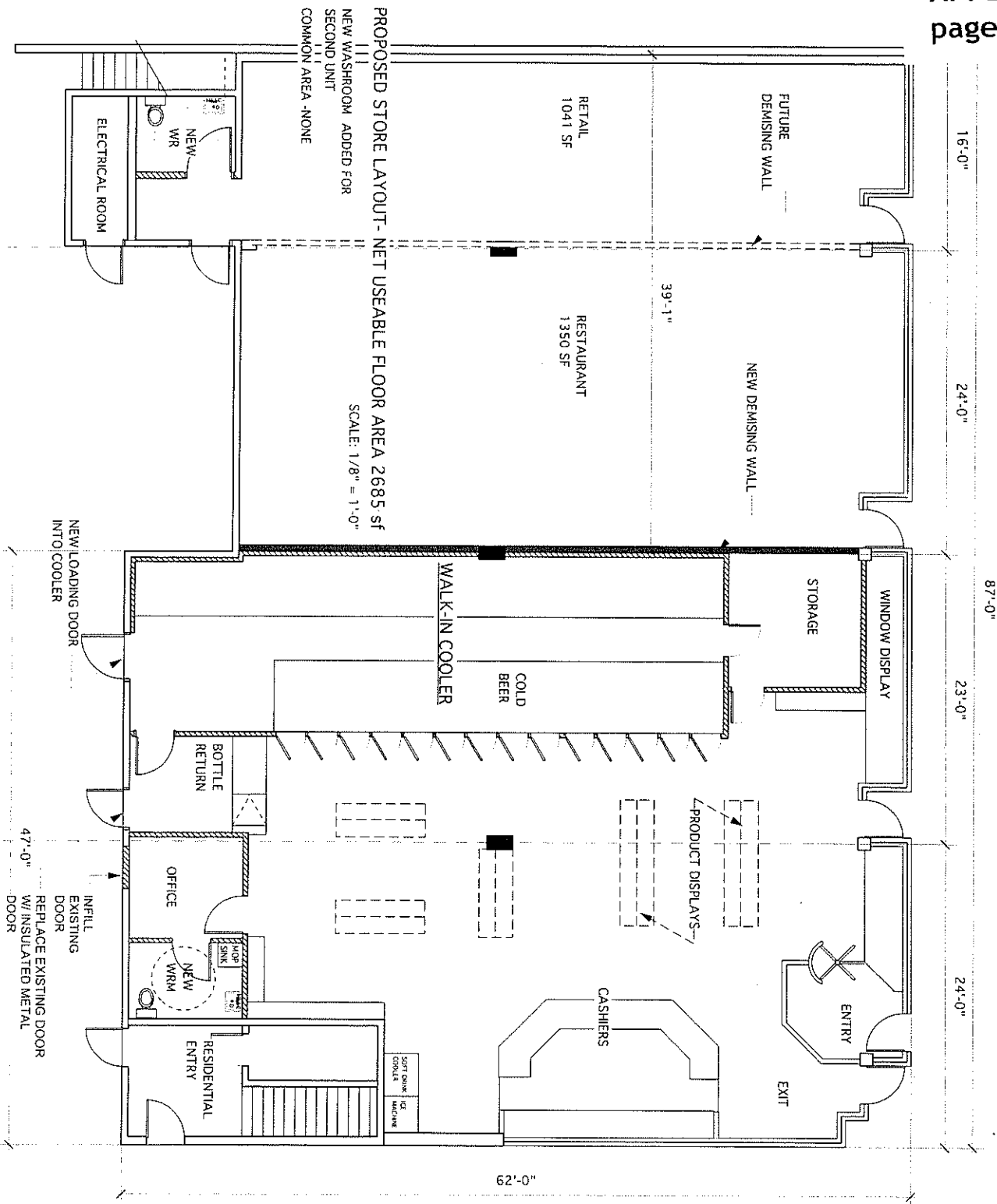
ZONING:
CZC

PARKING REQUIREMENTS:
RETAIL AREA = 3890 SF = 3 FOR FIRST 3229 SF
PLUS 1 PER ADDITIONAL 215 SF = 3.1
PROPOSED RESTAURANT = 1076 SF
2 SPACES
RESIDENTIAL = 5222 SF X 1 PER 752 SF = 6.9

PARKING PROVIDED:
12 SPACES
9 FULL SIZE (1 HC)
3 SMALL CAR SPACES
1 LOADING BAY



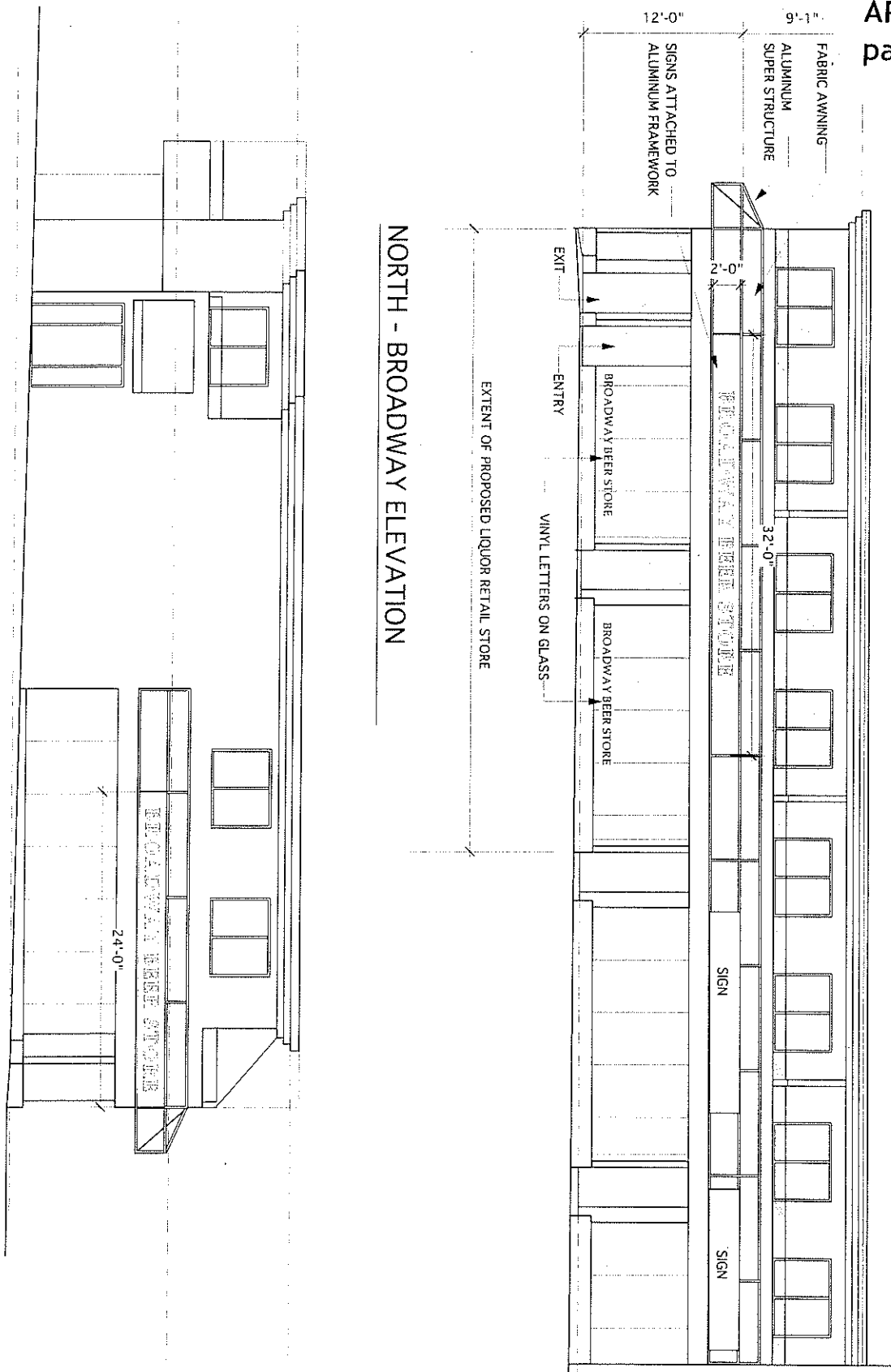
TITLE SITE PLAN		BONI • MADDISON <i>architects</i>	SKETCH # A1
BROADWAY BEER STORE - 3112 WEST BROADWAY		3732 West Broadway, Vancouver, B.C. V6R 2C1 Tel. 688-5894 Fax688-5899	
SCALE 1/16" = 1'-0"	PROJECT # 04-25		
DATE AUG 30/04	DRAWN DL/EG	AUG 30/04 ISSUED FOR DP APPLICATION OCT 6/04 REVISED & REISSUED FOR DP	



BROADWAY

BALACLAVA

TITLE MAIN FLOOR PLAN & STORE LAYOUT BROADWAY BEER STORE - 3112 WEST BROADWAY		BONI • MADDISON <i>architects</i>	SKETCH #
SCALE 1/8" = 1'-0"	PROJECT # 04-25	3732 West Broadway, Vancouver, B.C., V6R 2C1 Tel. 688•5894 Fax688•5899	A2
DATE AUG 30/04	DRAWN EG		
		AUG 30/04 ISSUED FOR DP APPLICATION OCT 6/04 REVISED & REISSUED FOR DP	



NORTH - BROADWAY ELEVATION

EAST - BALACLAVA STREET ELEVATION

TITLE STREET ELEVATIONS		BONI • MADDISON	SKETCH #
BROADWAY BEER STORE - 3112 WEST BROADWAY		<i>architects</i>	
SCALE 1/8" = 1'-0"	PROJECT # 04-25	3732 West Broadway, Vancouver, B.C., V6R 2C1 Tel. 688•5894 Fax688•5899	A4
DATE AUG 30/04	DRAWN EG		