

CITY OF VANCOUVER

ADMINISTRATIVE REPORT



Report Date: May 30, 2006
Author: Bill Boons
Phone No.: 604.873.7678
RTS No.: 06009
VanRIMS No.: 11-3500-10
Meeting Date: June 15, 2006

TO: Standing Committee on Planning and Environment
FROM: Director of Current Planning
SUBJECT: 610 Granville Street - Private Liquor Store

CONSIDERATION

A. THAT the Director of Planning be advised that Council would not favour approval of Development Application Number DE409961 for a Private Liquor Store (Type 2 - Full Service) at 610 Granville Street.

OR

B THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE409961 for a Private Liquor Store (Type 2 - Full Service) at 610 Granville Street.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

On April 8, 2003, 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 has 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, or 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 proposed location does not comply to the Liquor Store Guidelines with regard to the location of Type 2 - Full Service stores, or with the separation requirements from other Liquor Stores. In addition, the proposal has generated some concerns in the community. The Director of Planning is not inclined to support the proposal; however, before making a final decision, the application is being referred to Council for advice.

PURPOSE

This report seeks Council's advice on a development application to change the use of a portion of the building on this site to provide for a new private Liquor Store (Type 2 - Full Service).

SITE DESCRIPTION AND CONTEXT

The Liquor Store is proposed within the lower concourse retail area in the 35-storey mixed-use development on this site. The site is zoned CD-1 Comprehensive Development District and Liquor Store is a use that can be considered within this CD-1 By-law. The location of the proposed store is within Sub-Area A of the CD-1 zone and 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. This area of the Downtown core does not contain a Local Shopping Area as described in the Liquor Store Guidelines.

DISCUSSION

The applicant seeks approval to alter and change the use of an area in the lower concourse retail area in this existing building to provide for a new private Liquor Store (Type 2 - Full Service) having a total area of approximately 269 m² (2,900 sq. ft.).

The building has been recently constructed and consists of a 35-storey mixed-use Retail/Office and Residential building having seven levels of underground parking accessed from the rear lane, a total of 423 dwelling units, and provides for a total of 507 off-street parking spaces and 5 off-street loading spaces. The proposal also included the retention and restoration of two Heritage facades at 600 and 648 Granville Street.

The applicant's submission includes a declaration that the liquor store would be used for the sale of a full range of liquor products (beer, wine, and spirits) and has indicated proposed hours of operation of the store to be 9:00 a.m. to 11:00 p.m. The applicant had originally applied for a liquor store at ground level, but has since amended the proposal to a location in the sub-ground concourse retail area. The applicant's operational letters are attached as Appendix "B".

The 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 applications involving Liquor Stores. The following summarizes the results of the review process:

Liquor Stores in the Downtown Core, where no Local Shopping Areas exists

The Guidelines allow for consideration of Type 1 Stores in the Downtown core, provided that each is 500 m or more away from any other liquor store (either Type 1 or Type 2). The proposed location has three other existing liquor stores within this 500 m separation. The closest existing Liquor Stores are: an existing Wine Store in the lower level of the Hudson's Bay Company at 650 West Georgia which is approximately 106 m (350 ft.) away from this site, an existing Government Liquor Store at 555 West Hastings which is approximately 396 m (1,300 ft.) away, and an existing Beer and Wine Store at 375 Water Street which is approximately 450 m (1,500 ft.) away from this site.

Type 2 Liquor Stores

The Liquor Store Guidelines do not provide opportunities for new Type 2 Stores in the Downtown core, except in the case of an existing Type 2 store relocating close to its original location. This proposal is for a new Type 2 Store, selling a full range of liquor products.

Separation from Family-Oriented Uses

The location is not within 150 m of an existing Church, Park, Elementary or Secondary School, Community Centre or Neighbourhood House. The Downtown Campus of the British Columbia Institute of Technology (BCIT) at 555 Seymour Street is approximately 90 m (300 ft.) from this site, and Holy Rosary Cathedral is just outside the 150 m separation, located at 646 Richards Street.

Parking/Loading Provisions

The new building on this site provides a total of 507 off-street parking spaces and 5 off-street loading spaces, accessed from the rear lane. The proposed Liquor Store does not generate any additional parking or loading requirements. The applicant has submitted with his operational letter a summary of how and where the liquor product deliveries would be made, such that the trucks would not utilize surrounding streets, or block the lane, during the delivery procedures.

Simplified plans, including a site plan and floor plan of the location, are included in Appendix "C".

Notification

As part of the review of this development application, 62 neighbouring property owners were notified of the proposal and in addition the applicant advised the pre-purchasers within the new development of the proposal. The Director of Planning received 8 individual letters

expressing concerns with the proposal and 1 letter in support. 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 impacts of such a use: citing expectations this will cause more noise, traffic, loitering and safety issues.
- (ii) some pre-purchasers indicated concern with a liquor store use in the building.
- (iii) plenty of existing liquor outlets in the area, no need to add more liquor stores in this area.
- (iv) concerns about the nearby schools and churches and potential negative impact on the area.

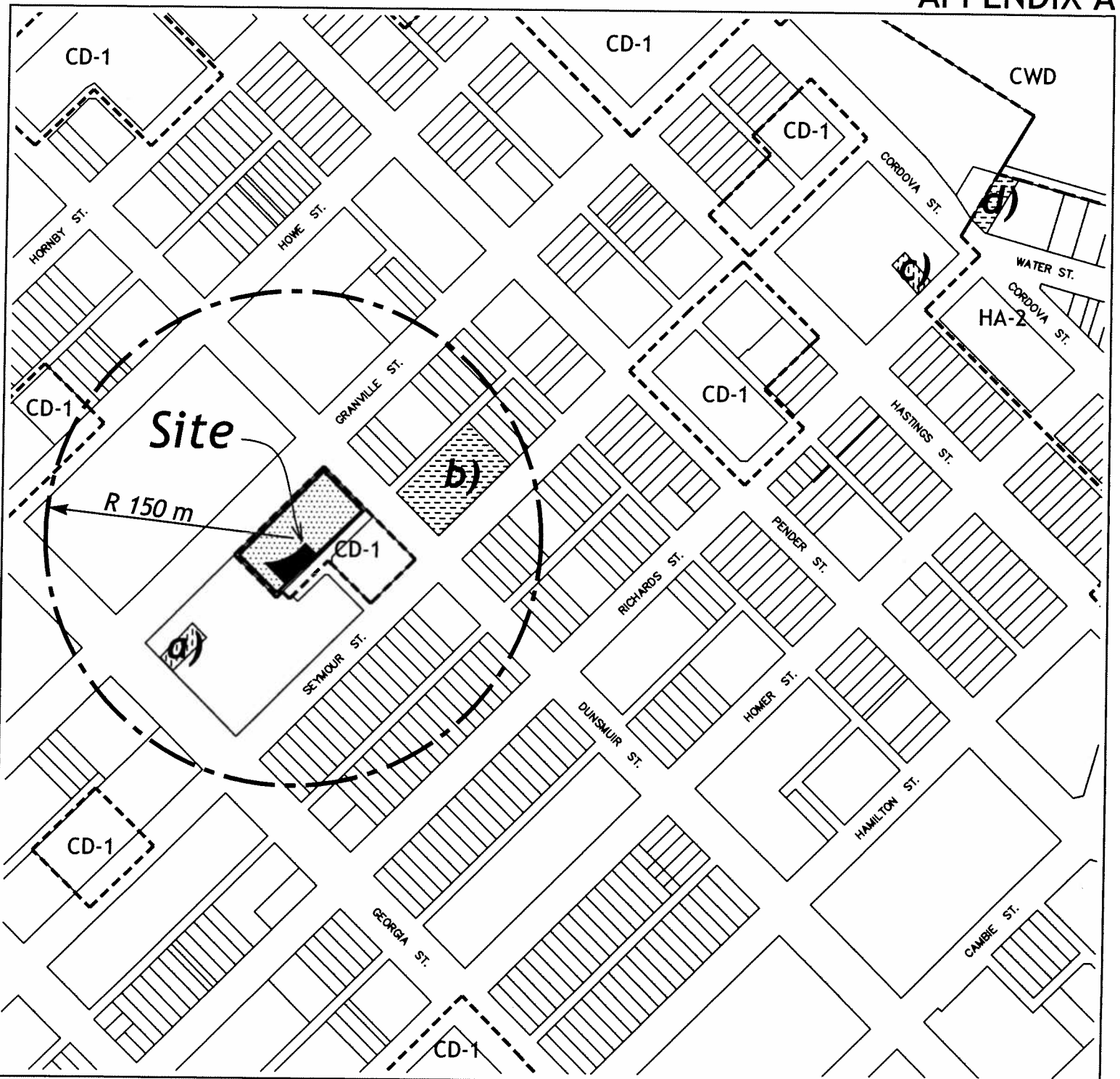
POLICE DEPARTMENT COMMENTS

The Vancouver Police department was concerned initially about the location at street level, but has indicated no concerns with the revised location in the below-grade concourse area.

CONCLUSION

The proposal meets the technical requirements of the Zoning and Development By-law and the Parking By-law, but does not meet the requirements in the Council-approved guidelines for separation from other liquor stores, and for the provisions dealing with Type 2 stores. The proposal has generated some concerns in the neighbourhood. Given the Council Guidelines are quite clear on the limitations involving Type 2 stores, the Director of Planning is not inclined to support a proposal for a Type 2 Liquor Store at this location, but is seeking any advice which Council may wish to provide.

* * * * *



- a) 650 W Georgia St, Existing Wine Store, @ Hudson's Bay Co.
- b) 555 Seymour St, BCIT Downtown Campus
- c) 555 W Hastings St, Existing Government Liquor Store (in Harbour Centre Mall)

- d) 375 Water St, Existing Beer & Wine Store
- Notification Boundary
 Zoning Boundary

Site: 610 Granville St
DE 409961

City of Vancouver Planning Department

Date: 2006 May 26

Scale:



MACDONALD
DEVELOPMENT CORPORATION

April 24, 2006

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: Mr. Hamid Sharifi
Mr. Bill Boons ✓

Dear Sirs:

**RE: Liquor Store Application – 610 Granville Street
Development Permit # DE409961**

We confirm our architects have provided you with our revised layout plan. All matters concerning this application (except for the plan layout) are consistent with our letter to you of December 21, 2005, which we attach for your ready reference.

Total retail space of the boutique liquor store would now be 1800 square feet and storage and office space would be 1155 square feet (approx.). The total amount of retail, office and storage space is 2955 square feet. We will not focus on a large amount of returns as the customer profile and product for sale is not expected to generate many returns to this concourse location, however, we will have the capacity to take returns and we will have a staff person available for this purpose that will also be keeping the premises clean, stocking shelves, etc. Bottle returns will be dispatched once per week or more if necessary and we have storage areas for this purpose.

We confirm that we have spoken, and offered to meet with Constable Ryan. Officer Ryan, we believe, is more comfortable with the concourse location of the liquor store now that it is located off of a public street.

I would be pleased to meet anyone in the City of Vancouver who may wish to discuss this application.

Yours truly,
MACDONALD DEVELOPMENT CORPORATION
for St. Regis Investments Ltd. and Adriatic Projects Ltd.



Robert J. Macdonald

MACDONALD
DEVELOPMENT CORPORATION

December 21, 2005

City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: Mr. Bill Boons

Dear Sir:

RE: Liquor Store Application – 610 Granville Street

Thank you very much for seeing me on December 20, 2005 to discuss our application to build a boutique speciality liquor store. We are pleased to provide information that can accompany your notification to our neighbours and thank you for the opportunity.

We believe this central commercial area to be an ideal location for a speciality boutique liquor store given the number of employees and tourists in the immediate vicinity, who would enjoy convenient access to this store. Our plan is to fit out the store with “Four Seasons” quality finishes or better, and focus on having unique and fine wine products and premium spirits that we feel will appeal to the downtown business community and area tourists. We project the product mix to be 70% wine and 30% beer and spirits.

In compliance with the City of Vancouver Liquor Store Guidelines, the store is not located within 150 meters of any parks, churches, schools or community centres. The hours of operation would generally be 9:00 a.m. to 11:00 p.m. There is thousands of parking stalls in the immediate area and of the 522 parking stalls in our own building, there will be 84 set aside for commercial retail parking for public use. We believe the vast majority of our customers will walk to the store from office buildings and major hotels in the immediate vicinity. There are substantial loading facilities in our own building designed for commercial retail purposes, which are located directly behind the proposed store. The commercial delivery loading bay is approximately 28 feet deep and 24 feet wide to accommodate two delivery trucks so no laneway delays will occur as a result of loading. A lane loading management plan exists between the users of the loading area. All the property in our block is owned by either the Hudson’s Bay or ourselves. The Hudson Bay have their own loading facilities.

Total retail space of the boutique liquor store would be 1850 square feet and storage and office space would be 1900 square feet (approx.). We will not focus on a large amount of returns as the customer profile and product for sale is not expected to generate many returns to this location, however, we will have the capacity to take returns and we will have a staff person available for this purpose that will also be keeping the premises clean, stocking shelves, etc. Bottle returns will be dispatched once per week or more if necessary and we have substantial storage areas for this purpose.

We have reviewed other store locations in our area. The only location close to our location is a 150 square foot kiosk in the deli section in the basement of the Hudson’s Bay which sells a small number of Okanagan wines only. This kiosk is located 215 walking metres from our intended store location, and carries products with which we do not intend to compete.

We have significant experience in the responsible selling of liquor products, and have owned and operated several liquor stores. We are also one of the only private liquor store operations that charges the same prices as the Provincial Government stores so our customers are treated respectfully and equitably based on price as well as receiving a high level of service from expert personnel, in a clean and safe environment.

Opening a boutique liquor outlet in the centre of downtown Vancouver with finishes like that of the Four Seasons Hotel or the Gotham Restaurant (which we built) on Seymour Street will help invigorate this area of Granville Street. This store would have no negative impact on this commercial neighbourhood, and will provide highly convenient access to the downtown business community and area tourists.

We appreciate very much your department's consideration of our application. If approved we promise to produce a highly-polished fine wine and liquor outlet that will provide selection, service, cleanliness, safety and good value to our customers.

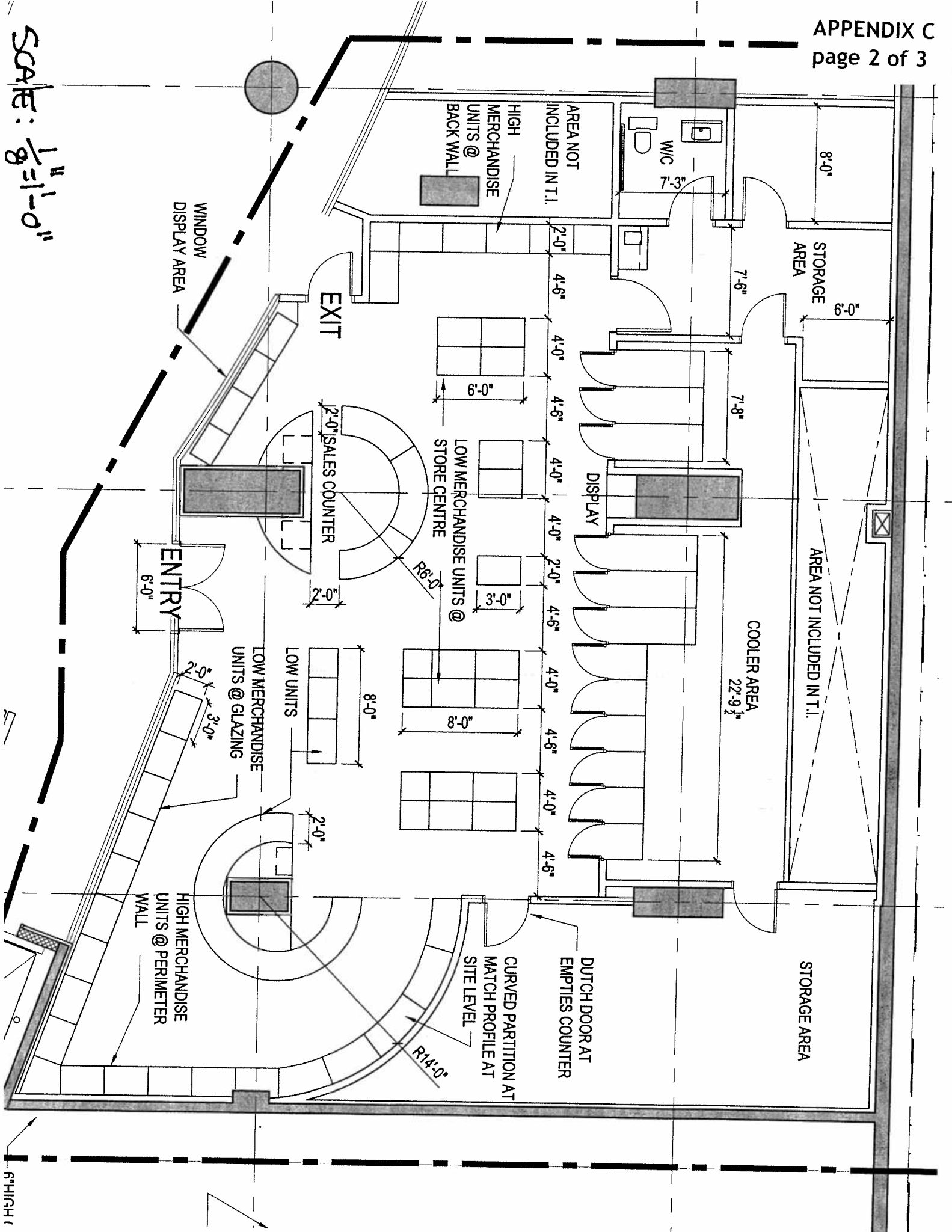
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Yours truly,
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for St. Regis Investments Ltd. and Adriatic Projects Ltd.

Robert J. Macdonald

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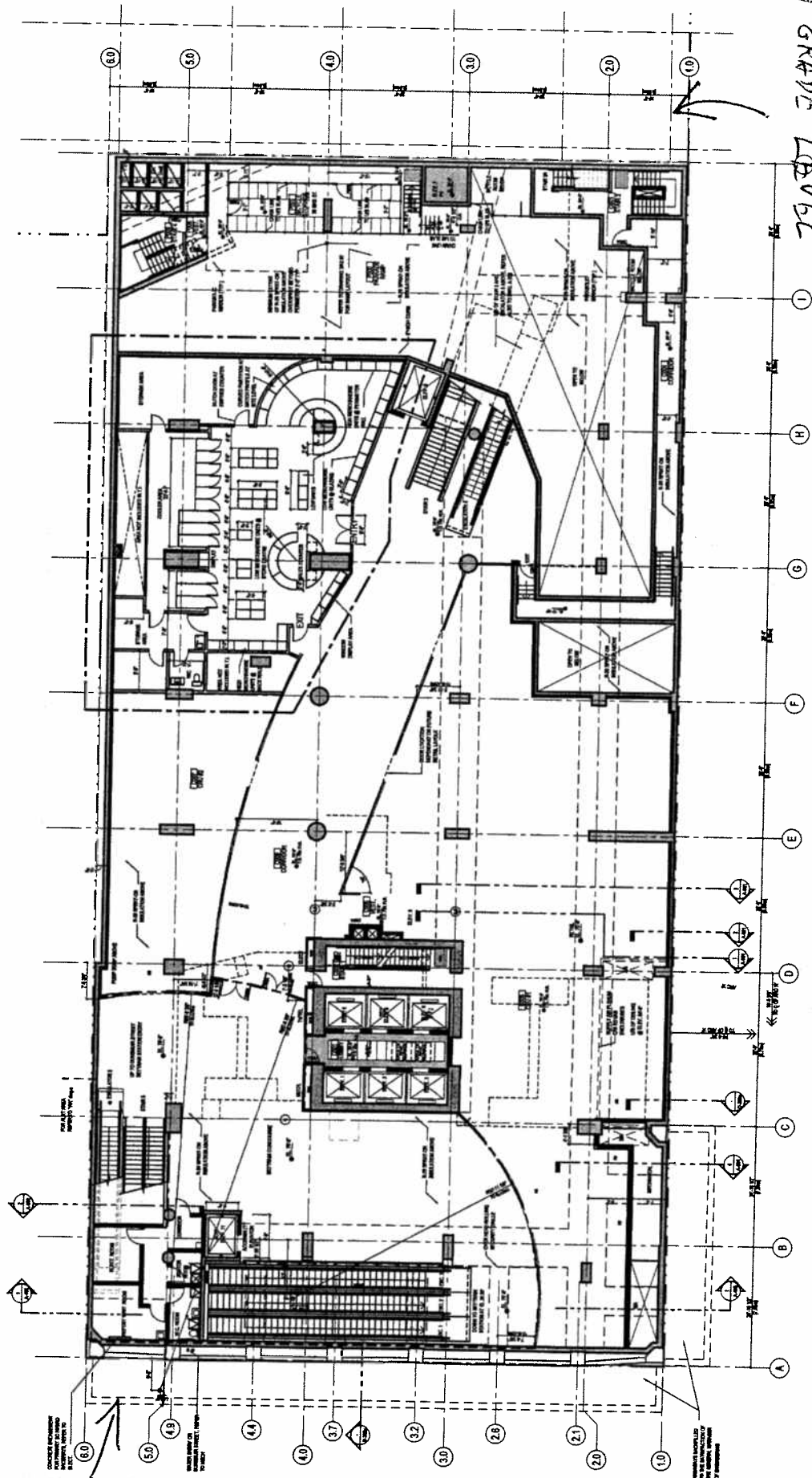
SCALE: $\frac{1}{8}'' = 1'-0''$



6" HIGH

GRANVILLE ST.

ACCESS POINT
AT GRADE LEVEL



ACCESS POINT
AT GRADE LEVEL

DUNSMUIR ST

SCALE: $\frac{1}{32}'' = 1'-0''$