

CITY OF VANCOUVER

ADMINISTRATIVE REPORT



Report Date: May 30, 2006
Author: Bill Boons
Phone No.: 604.873.7678
RTS No.: 05926
VanRIMS No.: 11-3500-10
Meeting Date: June 15, 2006

TO: Standing Committee on Planning and Environment
FROM: Director of Current Planning
SUBJECT: 895 Burrard Street - Private Liquor Store

CONSIDERATION

A. THAT the Director of Planning be advised that Council would not favour approval of Development Application Number DE409972 for a Private Liquor Store (Type 1 - Wine only) at 895 Burrard Street.

OR

B. THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE409972, subject to design conditions to the satisfaction of the Director of Planning, for a Private Liquor Store (Type 1 - Wine only) at 895 Burrard 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 number of stores located within a designated Local Shopping Area. In addition, the proposal has generated some concerns in the community.

The Director of Planning is 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 carry out alterations and to change the use of the ground level of an existing Hotel/Multiple Dwelling building on this site to provide for a new private Liquor Store (Type 1 - Wine only).

SITE DESCRIPTION AND CONTEXT

The Liquor Store is proposed for the ground level in this existing Hotel (Sutton Place)/Multiple Dwelling complex located on Burrard Street between Smithe Street and Robson Street. The liquor store is proposed on the ground floor of the building located at the south end of the site, adjacent to Smithe Street with the liquor store entrance on Burrard Street. The site is in the Downtown (DD) zoning area. 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 located within a Local Shopping Area (LSA - "D") which includes the area of Robson Street: Bute Street to Burrard Street, Alberni Street: Bute Street to Burrard Street, and Burrard Street: Smithe Street to Georgia Street. The closest existing Liquor Stores are an existing Government Liquor Store at 1120 Alberni Street which is approximately 300 metres (1,000 ft.) away from this site and an existing private liquor store (Beer & Wine) at 1075 Hornby Street which is approximately 365 metres (1,200 ft.) away from this site.

DISCUSSION

The applicant seeks approval to add to/alter/and change the use of a portion of the ground floor in this existing Hotel/Multiple dwelling complex by providing additions and alterations to the Burrard Street frontage at the ground level, to provide for a new private Liquor Store (Type 1 - Wine only) having a total area of approximately 102 square metres (1,100 sq. ft.).

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

The Director of Planning has reviewed this proposed conditional land use with regard to the urban design expectations for this prominent location on Burrard Street and, while the changes to the Burrard Street frontage are supportable in principle, should Council indicate support for the Liquor Store on this site, the Director of Planning would have a number of design conditions to be met, prior to the issuance of any development permit for this use. The attached Appendix "C" provides an overview of these conditions.

The Liquor Store has been assessed against the applicable provisions of the Zoning and Development By-law, the Official Development Plan 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:

Local Shopping Area (LSA) "D" - Robson: Bute to Burrard, Alberni: Bute to Burrard,
Burrard: Smithe to Georgia.

The Local Shopping Area in this portion of the Downtown District is located along a portion of Robson Street, a portion of Alberni Street, and a portion of Burrard Street. The proposed location is within these boundaries, however, there is already an existing Government Liquor Store in the same Local Shopping Area at 1120 Alberni Street.

Separation from Family-Oriented Uses

The location is not within 150 metres of a Park, School, or Neighbourhood House. However, the site is within 150 metres of a site at 955 Burrard Street, where Council has recently approved a rezoning application which will include a Community Centre (YMCA), and the site is also within 150 metres of the First Baptist Church at 969 Burrard Street. St. Andrew's Wesley Church at 1012 Nelson Street is just outside the 150 metre separation.

Parking/Loading Provisions

The Hotel/Multiple Dwelling complex provides a total of 355 off-street parking spaces and 5 off-street loading spaces. The applicant has submitted with his operational letter, a summary of how and where the liquor product deliveries would be made, utilizing the existing loading bays adjacent to Smithe Street and indicating short term parking to be available within the Hotel parking component.

Simplified plans, including a site plan, floor plan, and elevations, are included in Appendix "D".

Notification

As part of the review of this development application, 1513 neighbouring property owners were notified of the proposal. In addition, the applicant distributed approximately 6,500 flyers and held a public information meeting on the proposal. The Director of Planning received 13 individual letters expressing concerns with the proposal and the applicant submitted 15 individual letters of support received through their own consultation process. The notification area is included in the attached Appendix "A" map.

A summary of the neighbourhood concerns 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) plenty of existing liquor outlets in the area, no need to add more liquor stores in this area.
- (iii) concerns about the potential negative impact on the children in the area.

POLICE DEPARTMENT COMMENTS

The Vancouver Police Department has reviewed this proposal and has not expressed any concerns.

CONCLUSION

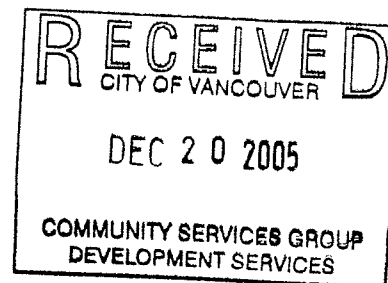
The proposal meets the technical requirements of the Zoning and Development By-law, the Official Development Plan, and the Parking By-law, but does not meet the requirements in the Council-approved guidelines for number of liquor stores in a Local Shopping Area, and does not comply to the separation criteria from family-oriented uses. The proposal has generated some, although not significant, concern in the neighbourhood. Noting "wine only" stores have not tended to generate significant concerns within the community and that the proposed changes to the frontage on Burrard Street could improve the urban design objectives on this important street frontage, the Director of Planning is inclined to support the proposal, but is seeking any advice which Council may wish to provide.

* * * * *



December 21, 2005

City of Vancouver
 Community Services
 Development Services
 453 West 12th Avenue
 Vancouver BC
 V5Y 1V4



To Whom It May Concern:

**Re: Sutton Place Grande Limited 845-855 Burrard Street, Licensed Retail Store
 Application for Change of Use**

Please be advised that we acting on behalf of the Sutton Place Hotel and assisting Mr. Bert Hick of Rising Tide Consultants Ltd in applying for a change of use of existing exterior space of 1060 sf / 98.5 sm. To a Licensed retail Store. This store will be a type 1 Boutique Wine Store known as TBA. The hours of operation will be from 9:00am – 11:00pm seven days a week.

The store will accept bottle and can returns in limited amounts as required by the Liquor Control and Licensing Branch through a bottle and can compactor system at the main entrance doors. The person would receive a voucher from the machine and this would be cashed out by the store clerk. All compacted returns would then be stored for pick up in the hotels receiving department.

The store will be serviced and delivered to by means of of the hotel loading bay off of Smithe Street. Garbage facilities will be shared with the hotel. Short term parking will be available in the hotels underground parking lot as well as a valet service is available through the hotel. There is also ample meter parking stalls adjacent to the retail space as well as several developments with public parking within ½ block of this site.

This type 1 Boutique store will employ aprox 12 people in both full and part time work with 2 clerks on duty and as many as three on busy days.

If there is any additional information required please do not hesitate to call me at your convenience.

Sincerely

Nigel Walker, President
 Nigel Walker and Associates Inc

Nigel Walker and Associates Inc.
 1690 West 2nd Avenue Vancouver BC V6J 1H3
 Ph (604) 738-9759 Fax (604) 683-1459
www.nigelwalker.com

DESIGN/LANDSCAPE CONDITIONS SHOULD COUNCIL INDICATE SUPPORT

- 1.0 Prior to the issuance of the Development Permit, four copies of revised drawings shall be submitted, to the satisfaction of the Director of Planning, clearly indicating:

Design Conditions

- 1.1 design development to provide internal access to loading and washroom facilities for the proposed new liquor store;
- 1.2 Provision of additional information on the drawings to indicate:

- i) all proposed exterior materials;
- ii) continuous weather protection along the Burrard Street frontage;

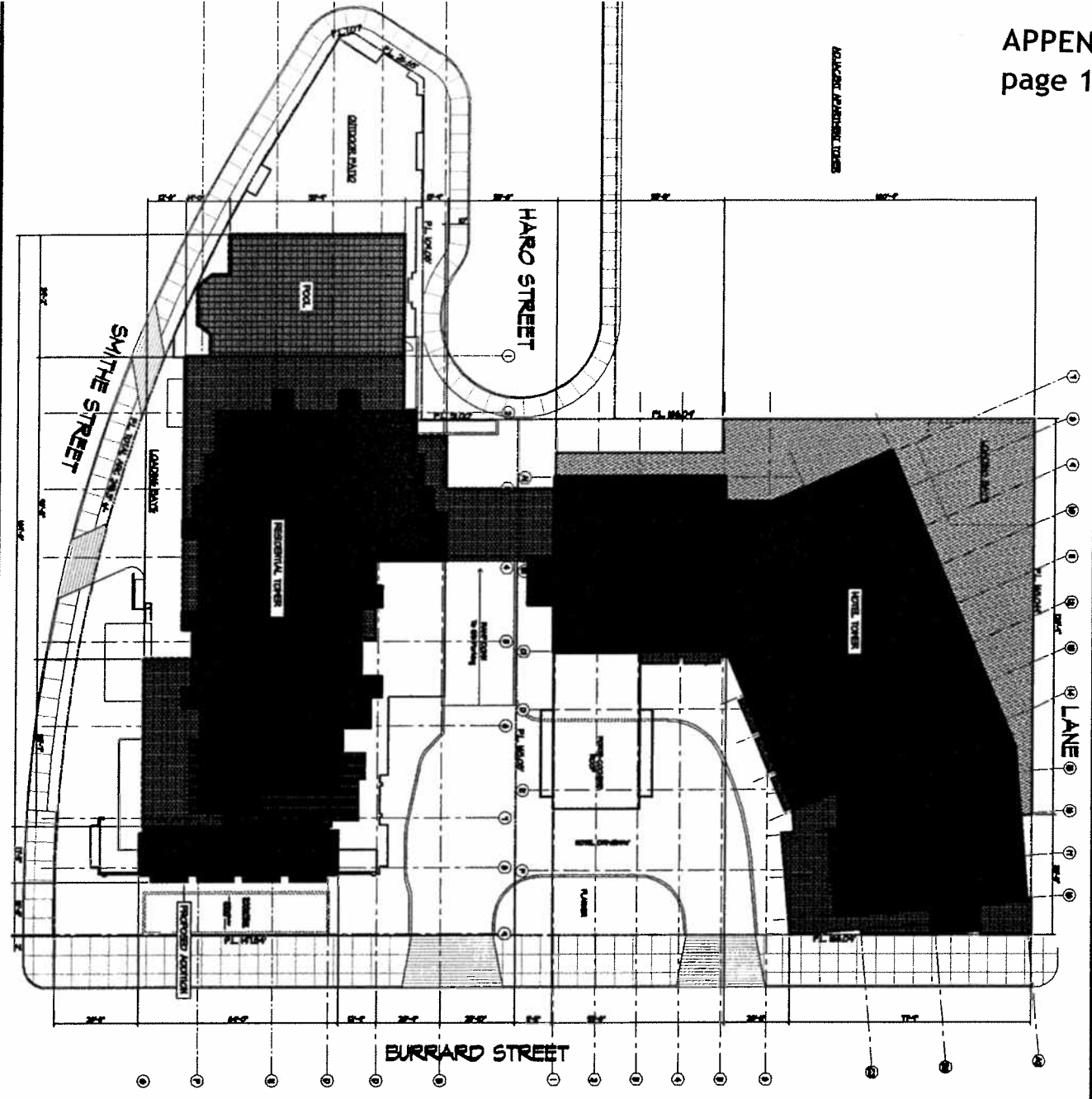
(Note to Applicant: A minimum of five feet of coverage is encouraged. The planters adjacent to the building face may need to be deleted, or provided with irrigation.)

- iii) any proposed interior or exterior security installations.
(Note to Applicant: See also condition 1.3 below.)

- 1.3 Design development to indicate that all exterior walls shall consist of clear and transparent glazing permitting pedestrian views into the retail space, and that any shelving located within 5 feet of the exterior wall shall not extend more than 3 feet above floor level.
(Note to Applicant: Higher shelving may be considered at the north and south facades only, if it is designed to maintain pedestrian views into the main retail area.)

Landscape Conditions

- 1.4 provide three additional trees within the property line (in order to provide a complete interior colonnade of trees);
- 1.5 design development to provide one additional street tree along Burrard street;
(Note to Applicant: Street trees should line up with Granite banding proposed on site)
- 1.6 an irrigation system shall be specified in all new planters. Notations to this affect should be added to the drawing
(Note to Applicant: The irrigation system design and installation shall be in accordance with the irrigation industry of B.C. standards and Guidelines);
- 1.7 provide planting as a visual terminus to the north of the Arcade (as apposed to gravel) along the Smith street elevation of the building;
- 1.8 reduce or eliminate the planting proposed in the plaza at the corner of Burrard and Smith streets;
(Note to Applicant: easy pedestrian circulation through this area should be maintained)
- 1.9 design development to integrate small trees into the corner plaza in order to strengthen it's presence on the street;



Civic Address
 655 Burrard Street, Vancouver
Parcel Description
 Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Proposed ZSR

Use	Proposed	Permitted
Hotel	Yes	Yes
Residential	Yes	Yes
Office	Yes	Yes
Retail	Yes	Yes
Industrial	Yes	Yes
Public Use	Yes	Yes
Other	Yes	Yes

Proposed ZSR

Use	Proposed	Permitted
Hotel	Yes	Yes
Residential	Yes	Yes
Office	Yes	Yes
Retail	Yes	Yes
Industrial	Yes	Yes
Public Use	Yes	Yes
Other	Yes	Yes

Proposed ZSR

Use	Proposed	Permitted
Hotel	Yes	Yes
Residential	Yes	Yes
Office	Yes	Yes
Retail	Yes	Yes
Industrial	Yes	Yes
Public Use	Yes	Yes
Other	Yes	Yes

Proposed ZSR

Use	Proposed	Permitted
Hotel	Yes	Yes
Residential	Yes	Yes
Office	Yes	Yes
Retail	Yes	Yes
Industrial	Yes	Yes
Public Use	Yes	Yes
Other	Yes	Yes

Proposed ZSR

Use	Proposed	Permitted
Hotel	Yes	Yes
Residential	Yes	Yes
Office	Yes	Yes
Retail	Yes	Yes
Industrial	Yes	Yes
Public Use	Yes	Yes
Other	Yes	Yes

Proposed ZSR

Use	Proposed	Permitted
Hotel	Yes	Yes
Residential	Yes	Yes
Office	Yes	Yes
Retail	Yes	Yes
Industrial	Yes	Yes
Public Use	Yes	Yes
Other	Yes	Yes

Proposed ZSR

Use	Proposed	Permitted
Hotel	Yes	Yes
Residential	Yes	Yes
Office	Yes	Yes
Retail	Yes	Yes
Industrial	Yes	Yes
Public Use	Yes	Yes
Other	Yes	Yes

Proposed ZSR

Hotel

Residential

Office

Retail

Industrial

Public Use

Other

Proposed ZSR

Hotel

Residential

Office

Retail

Industrial

Public Use

Other

Proposed ZSR

Hotel

Residential

Office

Retail

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Public Use

Other

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Industrial

Public Use

Other

Proposed ZSR

Hotel

Residential

Office

Retail

Industrial

Public Use

Other



Solkon Architecture Inc.

300-1000 Burrard Street, Vancouver, BC

PROPOSED SPECIALTY WINE STORE

THE SUTTON PLACE HOTEL
655 BURRIARD STREET
VANCOUVER, BC

SITE / KEY PLAN

A1

