



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 13, 2006
Author: Bill Boons
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Meeting Date: June 29, 2006

TO: Standing Committee on Planning and Environment
FROM: Director of Current Planning
SUBJECT: 1277 Robson Street - Private Liquor Store
Development Application Number DE409877

CONSIDERATION

A THAT the Director of Planning be advised that Council would not favour approval of Development Application Number DE409877 for a Private Liquor Store (Type 1 - Wine Only) at 1277 Robson Street.

OR

B THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE409877 for a Private Liquor Store (Type 1 - Wine Only) at 1277 Robson 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 proposal does not comply to the Liquor Store Guidelines with regard to the separation from other Liquor Stores, and the application has generated some concern 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 ground level of an existing hotel 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 building located on the north side of Robson Street, between Jervis Street and Bute Street. The site contains a 22-storey Hotel/Restaurant/Retail building. The site is zoned Downtown District (DD). 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 defined in the Liquor Store Guidelines.

DISCUSSION

The applicant seeks approval to alter and change the use of a portion of the ground floor in this existing building to provide for a new private Liquor Store (Type 1 - Wine only), having a total area of approximately 48 m² (520 sq. ft.). The hotel building provides a total of 72 off-street parking spaces and 2 off-street loading spaces.

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 10:00 a.m. to 10:00 p.m. seven days a week. The applicant's operational letter is 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 these types of applications involving Liquor Stores. The following summarizes the results of the review process:

Liquor Stores in the Downtown Core (not within a Local Shopping Area)

The guidelines allow for consideration of Type 1 Stores in the Downtown core, not within a Local Shopping Area, provided that each is 500 m or more away from any other liquor store (either Type 1 or Type 2). The proposed location is not within a local shopping area and has two other existing liquor stores within this 500 m separation. The closest existing liquor stores are: and Government Liquor Store at 1120 Alberni Street (located within LSA "D") which is approximately 385 m (1,100 ft.) from this location and an existing private liquor store (wine only) at 1610 Robson Street which is approximately 450 m (1,480 ft.) from this location.

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.

Parking/Loading Provisions

The Hotel development provides two levels of off-street parking having a total of 77 spaces, 24 of which are accessible from Jervis Street and 48 of which are accessible from the lane. There are also 2 off-street loading spaces and garbage facilities accessible from the lane. The proposed liquor store use does not increase the parking requirements for the site and 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, 535 neighbouring property owners were notified of the proposal. The Director of Planning received 7 individual letters, 5 expressing concerns and 2 in favour of the proposal. 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; and
- (ii) a government liquor store is located only 2 blocks away and no need for more.

The letters received that indicate support for the proposal indicated that they felt there was a general shortage of liquor stores within the City.

POLICE DEPARTMENT COMMENTS

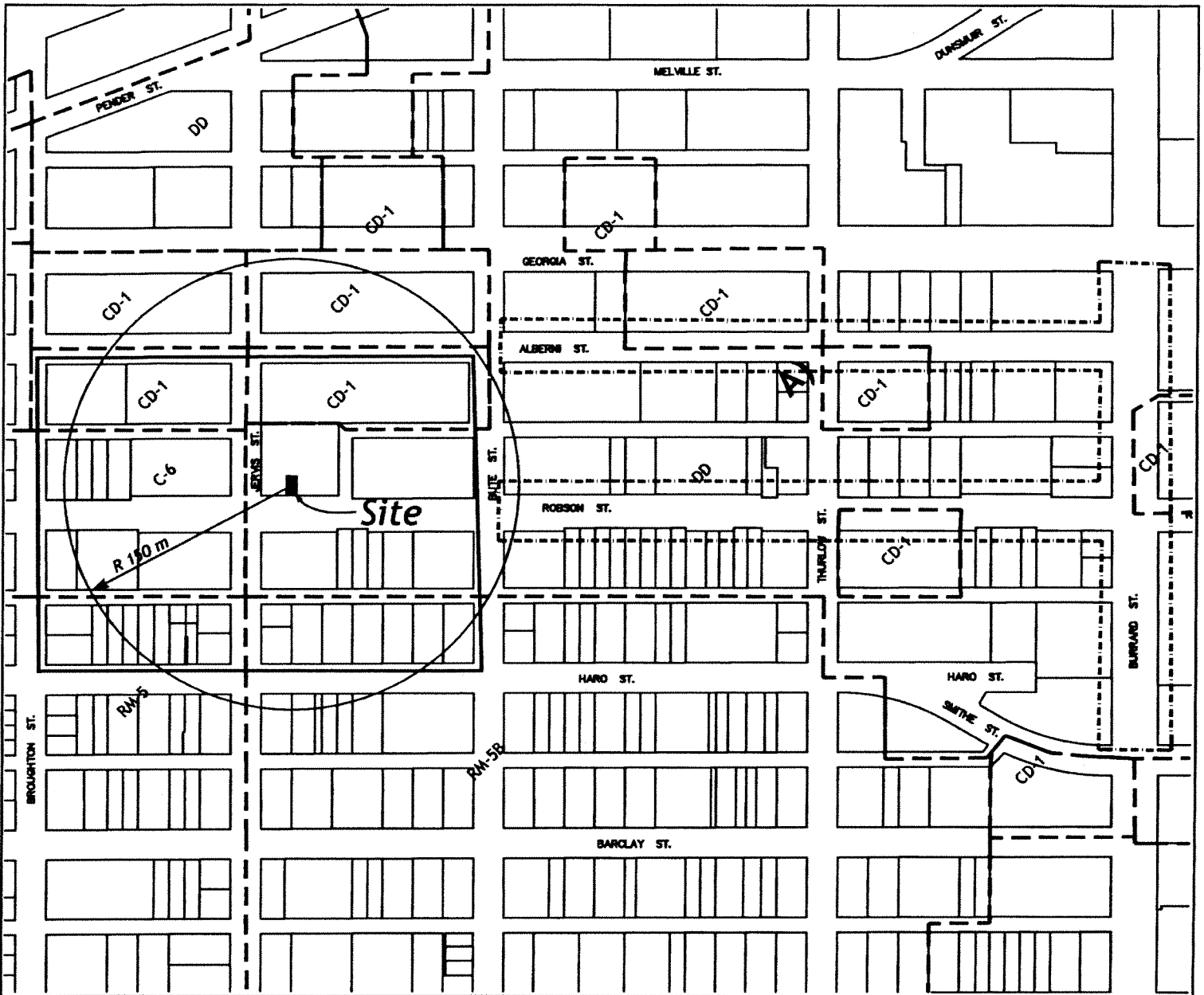
The Vancouver Police Department has reviewed this proposal and has not expressed any concerns.

CONCLUSION




The proposal meets the technical requirements of the Zoning and Development By-law and the Parking By-law, but does not meet the requirements in the Council-approved guidelines for separation from other liquor stores in the Downtown core. The proposal has generated some concerns within the community. The Director of Planning is not inclined to support the proposal, but is seeking any advice which Council may wish to provide.

* * * * *

APPENDIX A



A) - Existing Govt. Liquor Store, 1120 Alberni St.

-  Notification Boundary
-  Local Shopping Area D
-  Zoning Boundary

Site: 1277 Robson St
DE 409877

City of Vancouver Planning Department

Date: 2006 June 12

Scale: NTS



November 4, 2005

Mr. Bill Boons
City of Vancouver – Development Services
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Sir:

**RE: DP Application – Type I Liquor Store
Pacific Palisades Hotel, 1277 Robson Street, Vancouver, BC**

Please accept this letter and attachments as our application for a Type I (boutique) Retail Liquor Store to be located at the Pacific Palisades hotel, 1277 Robson Street at Jervis. In support of this application we respectfully request the following items be taken into consideration.

Rationale

With the closure of the liquor store at Robson and Denman there is a lack of liquor sales and services along Robson Street. From a review of the services offered along Robson Street, there are no other Type I or II retail liquor outlets. To resolve this need we propose the addition of a Type I (boutique) Retail Liquor Store to the hotel's service offering to the community.

We have previously applied to the Liquor Control and Licensing Branch ("LCLB") for approval of a retail liquor outlet at the hotel. The LCLB informed us on May 13, 2005 that approval in principle had been granted and final approval was subject to issuance of a Development Permit by the City of Vancouver. For your ease of reference the LCLB file # for the application is 002302102-001.

The proposed location for the Retail Liquor Store is 1289 Robson Street, which is an existing commercial retail unit that is presently vacant. The area of this unit is approximately 552 square feet and has access directly from Robson Street.

Please note that no additional density or exterior modifications to the building are proposed with this application.

We plan to operate the liquor store seven days a week, from 10am to 10pm.

Building Information

The building was constructed in 1968 and has been in continuous operation as the Pacific Palisades Hotel for 37-years. The existing building is 22 storeys in height, approximately 68,000 square feet in area, is of non-combustible construction and is sprinklered throughout.

The hotel contains the following existing uses: hotel lobby, rooms and ancillary services; street front retail along Robson Street; a full-service restaurant; banquet/meeting facilities; 2nd floor office; and parking.

Pedestrian access is available from Jervis and Robson Streets. Vehicle access is available from Jervis and the lane to the east of the hotel.

Area Summary

The existing uses and areas of the hotel are as follows:

Hotel	52,230 sf. (105 units)
Office	3,000 sf.
Meeting/banquet	5,000 sf.
Restaurant	4,000 sf.
Retail	<u>3,800 sf.</u>
	68,030 sf.

Parking/Loading

The hotel has 2 levels of contained parking with a total of 72 existing parking spaces to service the property: 24 spaces are accessible from the Jervis access, with an additional 48 underground spaces accessible from the lane east of the hotel. There are 2 existing loading bays and garbage enclosures are accessible from the lane. The existing drive aisles are 22' in width and the existing parking spaces are approximately 8' x 18'. There is a loading area right in front of the store on Robson Street. The only time loading is not permitted is between 3-6pm, Monday-Friday. The commercial lane next to the building off Robson Street can be used for commercial vehicles loading as well. Another alternative would be the loading bay located at the back of the building of which delivery can be made via the commercial lane to the front entrance on Robson Street. There is no time restriction for both the commercial lane and the loading bay.

As no additional density or substantial modifications to the hotel are being considered with this application we are of the opinion the existing parking, loading, and drive aisles are in compliance with the Parking By-law.

Conclusion

In processing this application please note there is a distinct lack of retail liquor outlets in this neighbourhood, the presence and operation of the hotel is well-established and is a matter of public knowledge, and this application is in substantial compliance with the Province's and City's regulations governing retail liquor stores.

We appreciate your assistance in processing this application and we look forward to your response. Please contact me at 604-488-3632 should you require further information.

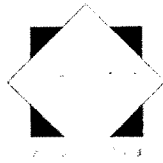
Regards,

ANTHEM PROPERTIES GROUP LTD. acting on behalf of and agent for
ROBSON HOTEL HOLDINGS LTD.



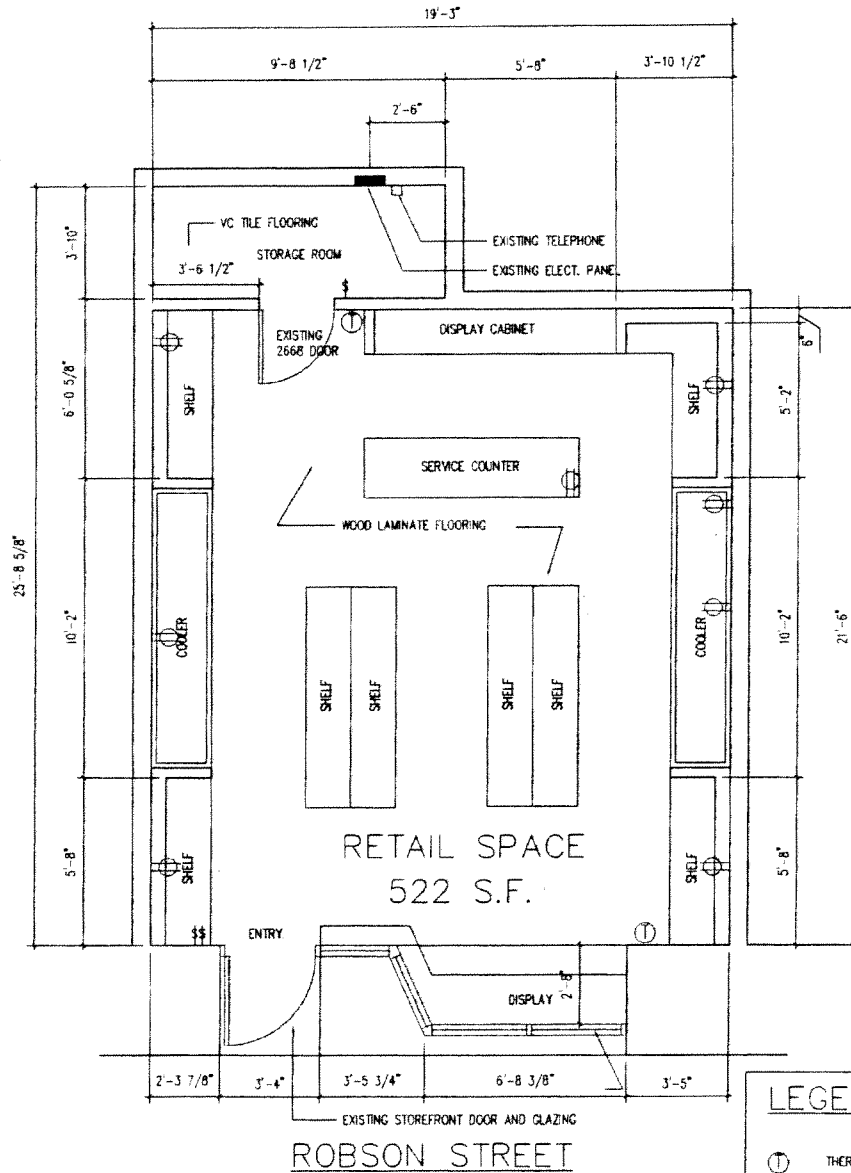
David Ferguson
Senior VP, Investment Group

/attachments



Project PACIFIC PALLISADES
Title 1289 ROBSON STREET
FLOOR PLAN

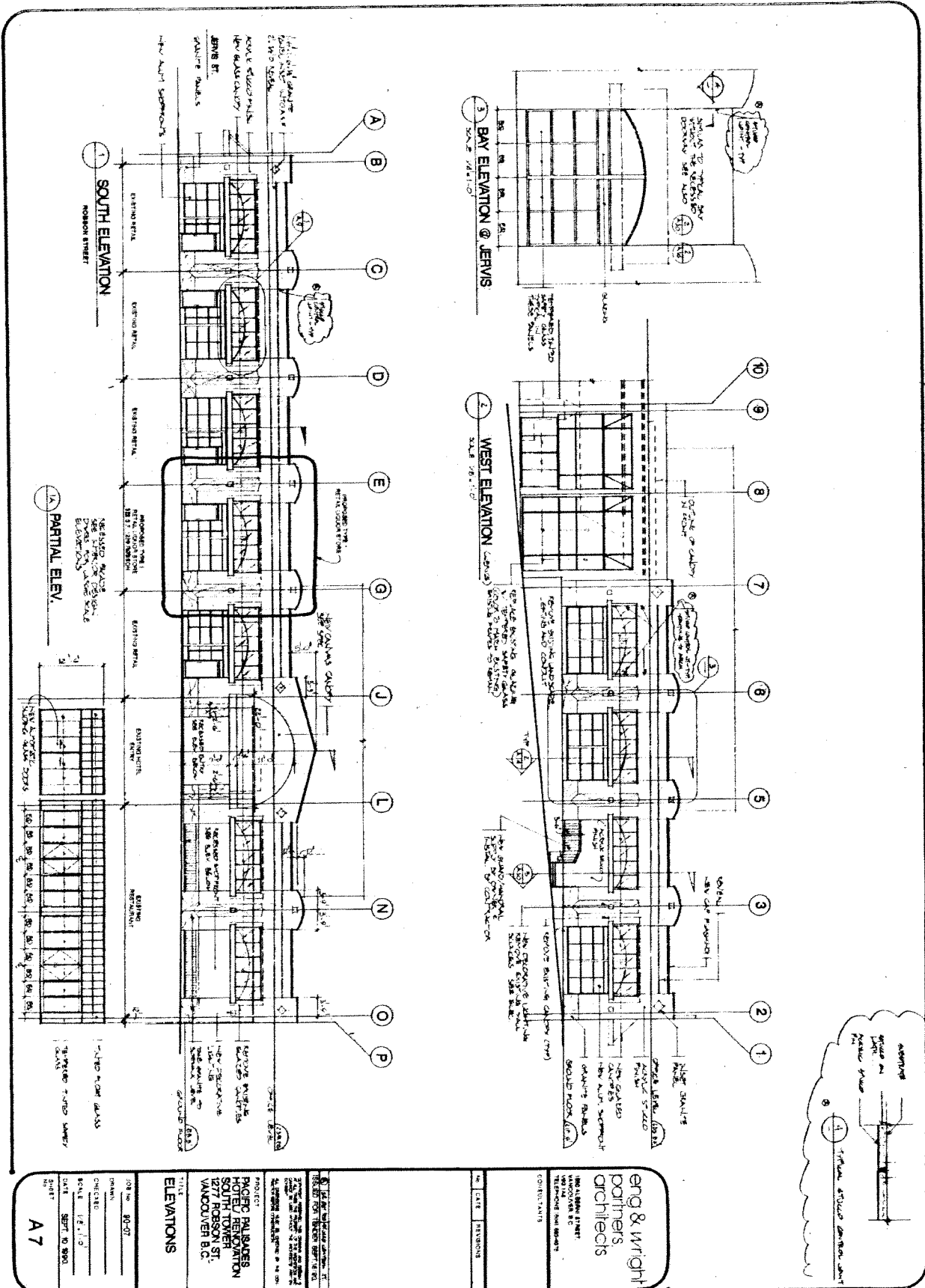
Date OCT. 27/05
Scale 1/4"=1'-0"



PROPOSED FLOOR PLAN
TYPE I RETAIL LIQUOR STORE



LEGEND	
	THERMOSTAT
	OUTLET
	SWITCH
	MECHANICAL GRILL
	POT LIGHT
	SPRINKLER HEAD



PROJECT: PACIFIC PALISADES HOTEL RENOVATION
 SOUTH TOWER
 1770 ROBSON ST.
 VANCOUVER B.C.

ELEVATIONS
 TITLE:

JOB NO. 80-07
 DRAWN: []
 CHECKED: []
 SCALE: 1/2" = 1'-0"
 DATE: SEPT. 10 2000
 SHEET: A7

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 partners
 architects
 1880 ALBANY STREET
 VANCOUVER B.C.
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CONTRACT NO.:
 DATE: []
 REVISIONS:

