



**CITY OF VANCOUVER**

**ADMINISTRATIVE REPORT**

Report Date: June 27, 2006  
Author: Bill Boons  
Phone No.: 604.873.7678  
RTS No.: 06077  
CC File No.: 11-3500-10  
Meeting Date: July 13, 2006

TO: Standing Committee on Planning and Environment

FROM: Director of Current Planning

SUBJECT: **1110 Hamilton Street - Private Liquor Store  
Development Application Number DE409989**

**CONSIDERATION**

A THAT the Director of Planning be advised that Council would not favour approval of Development Application Number DE409989 for a Private Liquor Store (Type 2 - Full Service) at 1110 Hamilton Street.

OR

B THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE409989 for a Private Liquor Store (Type 2 - Full Service) at 1110 Hamilton 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 m<sup>2</sup> (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 m<sup>2</sup> (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 49<sup>th</sup> 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 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 on the Hamilton Street frontage of an existing building that contains a Neighbourhood Public House (Yaletown Brew Pub) with micro-brewing facility and Restaurant, with Office space on the upper floors. There is currently a development proposal being reviewed that would add two additional floors of Office to the building. The site is zoned HA-3 (Yaletown Historic Area) and Liquor Store is a use that can be considered within this zoning, provided that compatibility with surrounding uses is taken into consideration. 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 itself is not located within 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 on the Hamilton Street frontage of this existing building to provide for a new private Liquor Store (Type 2 - Full Service) having a total area of approximately 42 m<sup>2</sup> (450 sq. ft.).

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., seven days a week. The applicant had originally applied for the store to be located on the Mainland Street frontage, but has since amended the proposal to the Hamilton Street location. 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 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, provided that each is 500 m (1,640 ft.) 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 at 1185 Mainland Street which is approximately 120 m (400 ft.) away from this site, and an existing Government Liquor Store at 1108 Pacific Boulevard which is approximately 190 m (620 ft.) away. An existing Beer and Wine Store (Type 1) is located at 900 Seymour Street which is 419 m (1,375 ft.) away.

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, School, Neighbourhood House or Community Centre, but is within 150 m of an existing Park (Helmcken Park at 1103 Pacific Boulevard). The Roundhouse Community Centre (181 Roundhouse Mews) is just outside the 150 m separation.

*Parking/Loading Provisions*

The building on this site does not provide any off-street parking spaces. Council has recently approved a waiver of parking requirements for 23 parking spaces under the Payment in Lieu provisions contained in the Parking By-law (this relates to the new proposal to add two storeys to the building, which has not yet received a development permit). The proposed Liquor Store does not increase the parking requirements for this site. The site does not provide any off-street loading spaces but is located adjacent to the Historic Yaletown Docks. 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 minimize impacts on surrounding streets 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 1,272 neighbouring property owners were notified of the proposal and the applicant also carried out a public information program which included distribution of 4,500 notices in the area and held a public information meeting. The Director of Planning received 15 individual letters expressing concerns with the proposal and 202 letters 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) plenty of existing liquor outlets in the area, no need to add more liquor stores in this area.
- (iii) concerns expressed from other liquor retailers in the area .

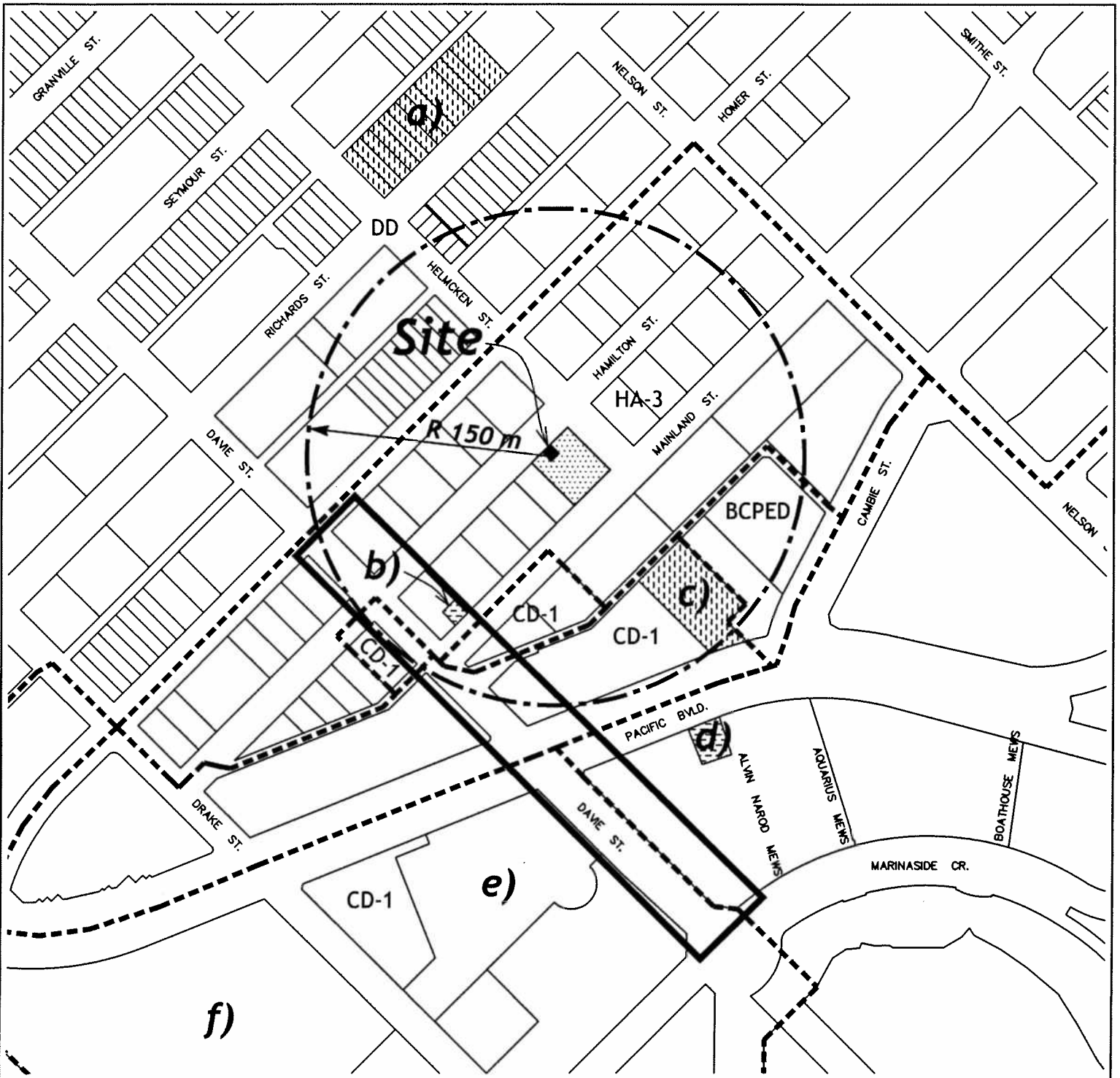
#### POLICE DEPARTMENT COMMENTS

The Vancouver Police Department has indicated they do not support this proposal, citing the existence of a number of other liquor outlets in the nearby vicinity.

#### CONCLUSION

The proposal meets the technical requirements of the Zoning and Development By-law and the Parking By-law, but does not comply to the requirements in the Council-approved guidelines for separation from other liquor stores, or with the limitations on Type 2 stores. The proposal has generated some concerns in the neighbourhood. The Director of Planning is not inclined to support the proposal at this location, but is seeking any advice which Council may wish to provide.

\* \* \* \* \*



- a) Emery Barnes Park
- b) Existing Wine Only Store, 1185 Mainland Street
- c) Helmcken Park, 1103 Pacific Boulevard
- d) Existing Government Liquor Store, 1108 Pacific Blvd.
- e) Roundhouse Community Centre
- f) David Lam Park

- Notification Boundary
- Local Shopping Area
- Zoning Boundary

Site: 1110 Hamilton St  
DE 409989

City of Vancouver Planning Department

Date: 2006 June 21

Scale: 0 25m 50m 100m





December 21, 2005  
Rev 04/24/2006

Mr. Bill Boons  
City of Vancouver  
Community Services  
Development Services  
453 West 12<sup>th</sup> Avenue  
Vancouver BC  
V5Y 1V4

via email

Dear Mr. Boons:

***Re: Yaletown Brewing Company & Restaurant Corp, Licensed Retail Store  
Application for Change of Use***

Please be advised that we are acting on behalf of Yaletown Brewing Company & Restaurant and Yaletown Brewing Company Limited Partnership assisting Mr. Bert Hick of Rising Tide Consultants Ltd with the application of the above noted project.

On Behalf of Yaletown Brewing Company we would like to declare this proposed 288 sq ft/ 26.76 sq m Licensed Retail Store to be a Type 2 Boutique Beer & Wine Store to known as Yaletown Liquor Store. This Licensed Retail Store will sell Beer, Wine & Spirits.

The hours of operation will be from 9:00 am to 11:00 pm seven days a week.

The store will accept bottle and can returns in limited amounts as required by the Liquor Control and Licensing Branch. Being that the brewery will be the main supplier of product and will in fact be bottling and producing on site, the effect on traffic for both delivery and pick up of returns will in fact be minimized. The wine & spirit products that will be delivered and distributed will be by a variety of vendors and suppliers being delivered in a variety of transport vehicles.

The store will be serviced and delivered to by means of the elevated loading docks at the east side of the development accessed off of Mainland Street. Garbage facilities are also located in this same loading dock. There is also an abundance of loading zones adjacent to proposed location on Hamilton Street which are well used for all deliveries in the area. The loading dock that services the proposed location is on the same level as the Type 2 Boutique Store which can be delivered to directly from this loading dock as well as directly from the street on Hamilton Street. Currently the Brew Pub and Restaurant take in all of their deliveries in this same method. There are ample metered parking stalls on the street adjacent to this development, which serves the other retail stores in the same development as well as the other retail stores in this retail shopping district. Parking in and around this development is always available. If any additional information is required please do not hesitate to call me at your convenience.

Nigel Walker and Associates Inc.  
1690 West 2<sup>nd</sup> Avenue Vancouver BC V6J 1H3  
Ph (604) 738-9759 Fax (604) 683-1459  
[www.nigelwalker.com](http://www.nigelwalker.com)

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL WALLS ARE 120mm THICK UNLESS OTHERWISE SPECIFIED.
3. ALL DOORS ARE 900mm WIDE UNLESS OTHERWISE SPECIFIED.
4. ALL WINDOWS ARE 1200mm WIDE UNLESS OTHERWISE SPECIFIED.
5. ALL FLOORS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
6. ALL CEILING ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
7. ALL ROOFS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
8. ALL STAIRS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
9. ALL ELEVATIONS ARE TO BE FINISHED TO THE FINISH LEVEL INDICATED.
10. ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS.
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**PROJECT INFORMATION**

**CLIENT:** VALE TOWN BREWERY  
1110 Hamilton St.  
Vancouver, B.C.

**ARCHITECT:** NIGEL WALKER  
ARCHITECTS  
1110 Hamilton St.  
Vancouver, B.C.

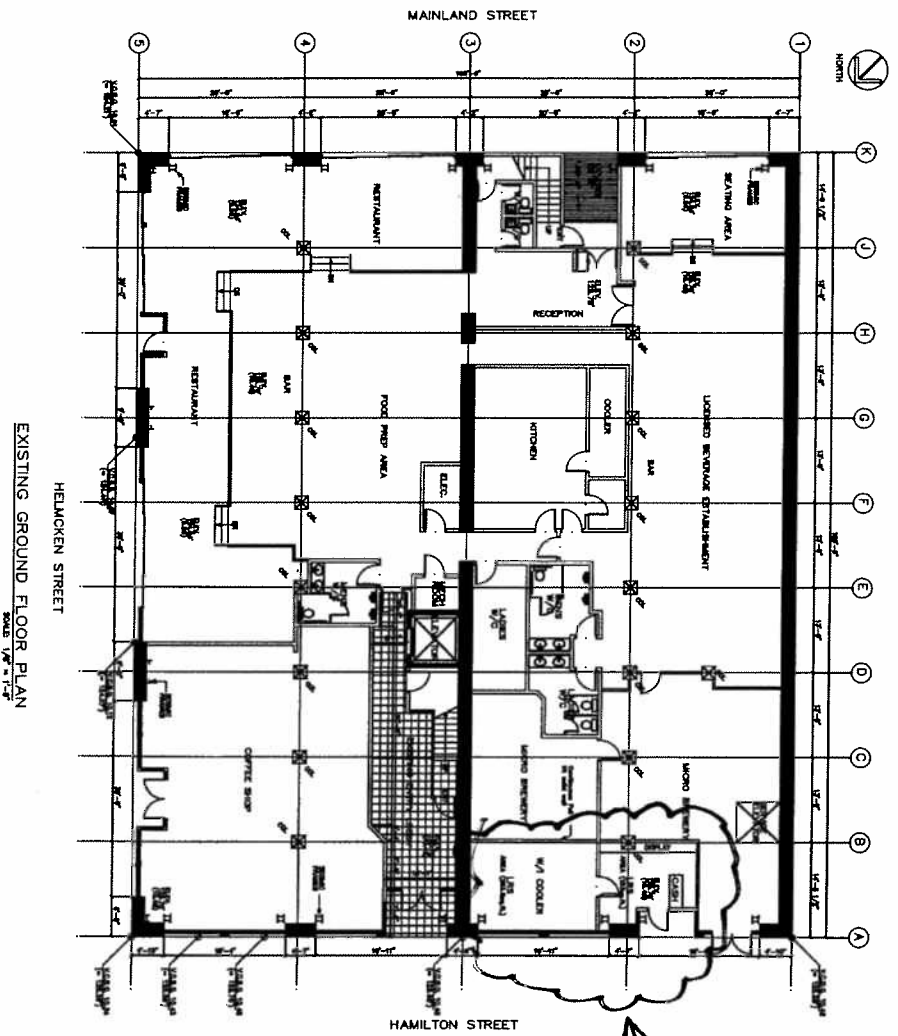
**DATE:** Dec 20/05

**SCALE:** 1/8" = 1'-0"

**PROJECT NO.:** 05.12.451

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	Dec 20/05
2	ISSUED FOR PERMIT	Dec 20/05
3	ISSUED FOR PERMIT	Dec 20/05
4	ISSUED FOR PERMIT	Dec 20/05
5	ISSUED FOR PERMIT	Dec 20/05
6	ISSUED FOR PERMIT	Dec 20/05
7	ISSUED FOR PERMIT	Dec 20/05
8	ISSUED FOR PERMIT	Dec 20/05
9	ISSUED FOR PERMIT	Dec 20/05
10	ISSUED FOR PERMIT	Dec 20/05
11	ISSUED FOR PERMIT	Dec 20/05
12	ISSUED FOR PERMIT	Dec 20/05
13	ISSUED FOR PERMIT	Dec 20/05
14	ISSUED FOR PERMIT	Dec 20/05
15	ISSUED FOR PERMIT	Dec 20/05



EXISTING GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"

Proposed Liquor Store Area

**Ground Floor Plan**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	Dec 20/05
2	ISSUED FOR PERMIT	Dec 20/05
3	ISSUED FOR PERMIT	Dec 20/05
4	ISSUED FOR PERMIT	Dec 20/05
5	ISSUED FOR PERMIT	Dec 20/05
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