

MEMORANDUM

February 19, 2015

TO: Mayor and Council

CC: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager
Janice MacKenzie, City Clerk
Kevin Quinlan, Director, Policy and Communication, Mayor's Office
Lynda Graves, Manager, Administration Services, City Manager's Office
Mike Magee, Chief of Staff, Mayor's Office
Rena Kendall-Craden, Director, Communications
Brian Jackson, General Manager, Planning and Development Services
Dwayne Drobot, Planner, Vancouver Downtown

FROM: Kevin McNaney
Assistant Director, Vancouver Downtown Division

SUBJECT: CD-1 Rezoning: 450 Gore Avenue

This memorandum informs Council of the removal of four uses from the draft CD-1 By-law for the above application. No action is required by Council, as the draft CD-1 By-law posted for this item contains the change explained in this memorandum.

Discussion

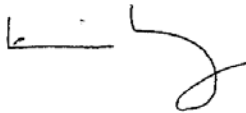
In Appendix B of the Policy Report dated January 26, 2014 entitled "CD-1 Rezoning - 450 Gore Avenue", the uses of *Liquor Store*, *Neighbourhood Public House*, *Restaurant - Class 2*, and *Small Scale Pharmacy* were included in the draft by-law. Upon further review, staff have removed these uses from the by-law for the following reasons:

1. Removal of the uses of *Liquor Store*, *Neighbourhood Public House*, and *Restaurant - Class 2* would provide greater compatibility with the adjacent Downtown Eastside Oppenheimer District (DEOD), which has specifically excluded these uses throughout the DEOD area.
2. In March 2014, Council re-affirmed the moratorium on liquor primary licenses in the Downtown Eastside, including no new liquor licenses, increases in seating capacity for

existing licenses, and no new liquor retail outlets. Removal of the uses of *Liquor Store*, *Neighbourhood Public House*, and *Restaurant - Class 2* would align with the moratorium.

3. There are currently eight *Small Scale Pharmacies* in the blocks adjacent to the site. The Council-adopted *Small Scale Pharmacy Guidelines* would exclude the use from this site due to locational criteria. Removal of this use from the draft by-law is consistent with the intention of the Guidelines and would prevent an over-concentration of this use in the area.
4. The site is within the RT-3 (Two Family) District in the Strathcona neighbourhood. Removal of all these uses from the draft by-law would provide greater compatibility with the adjacent residential district.

The draft CD-1 By-law for 450 Gore Street, as posted for this item, does not list the uses of *Liquor Store*, *Neighbourhood Public House*, *Restaurant - Class 2*, or *Small Scale Pharmacy*.



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