



## CITY OF VANCOUVER

### ADMINISTRATIVE REPORT

Report Date: June 13, 2006  
Author: Bill Boons  
Phone No.: 604.873.7678  
RTS No.: 06041  
VanRIMS No.: 11 3500 10  
Meeting Date: June 29, 2006

**TO:** Standing Committee on Planning and Environment  
**FROM:** Director of Current Planning  
**SUBJECT:** 6438 Main Street - Private Liquor Store  
Development Application Number DE409083

#### CONSIDERATION

A. THAT the Director of Planning be advised that Council would not favour approval of Development Application Number DE409083 for a Private Liquor Store (Type 1 - Beer and Wine) at 6438 Main Street.

OR

B. THAT the Director of Planning be advised that Council would favour approval of Development Application Number DE409083 for a Private Liquor Store (Type 1 - Beer and Wine) at 6438 Main 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 has generated significant concerns in the community. The location does however, comply to the provisions of the Liquor Store Guidelines. The Police Department does not support the application and has expressed concerns with this operator's ability to successfully operate such a business.

The Director of Planning is inclined to not 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 the ground level of an existing two-storey building on this site to provide for a new private Liquor Store (Type 1 - Beer and Wine).

## **SITE DESCRIPTION AND CONTEXT**

The Liquor Store is proposed for the ground level in this existing two-storey building located on the east side of Main Street, between East 48<sup>th</sup> and East 49<sup>th</sup> Avenues. The upper floor contains one residential dwelling unit. The site is zoned C-2. 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 (Main Street - East 48<sup>th</sup> Avenue to East 51<sup>st</sup> Avenue).

## **DISCUSSION**

The applicant seeks approval to alter and change the use of the ground floor in this existing building to provide for a new private Liquor Store (Type 1 - Beer and Wine) having a total area of approximately 87 m<sup>2</sup> (941 sq. ft.).

The applicant's submission includes a declaration that the liquor store would be used for the sale of beer and wine products 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'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:

*Local Shopping Areas (LSA) No. 20 - Main Street, both sides, East 48<sup>th</sup> Avenue to East 51<sup>st</sup> Avenue*

The Local Shopping Area in this portion of Main Street is located between East 48<sup>th</sup> Avenue and East 51<sup>st</sup> Avenue. The proposed location is within these boundaries and no other Liquor Store exists within this Local Shopping Area.

The closest existing Liquor Stores are a private Beer and Wine Store at 1445 East 41<sup>st</sup> Avenue which is approximately 1.86 kilometres (1.16 miles) away from this site and a private Liquor Store at 747 Southeast Marine Drive, which is approximately 1.80 kilometres (1.12 miles) away from this site. The closest existing Government Liquor Store is approximately 1.36 kilometres (0.84 miles) away at 5555 Cambie Street.

*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 closest church (Church of Vancouver at 105 E 50<sup>th</sup> Avenue) is located approximately 205 m (675 ft.) from this location. The campus of Langara College is approximately 550 m (1,800 ft.) away from this site. The closest Elementary School is located at 451 East 53<sup>rd</sup> Avenue (Henderson Elementary) which is approximately 580 m (1,900 ft.) away from this site.

*Parking/Loading Provisions*

The site contains a two-storey building containing commercial space on the ground floor and one residential unit on the second storey. The site provides a total of two (2) parking spaces and one (1) off-street loading space. While the liquor store proposal does not increase the parking requirements on this site, the existing parking provisions are deficient in terms of parking requirements to support the Retail, Health Care Office, and residential tenancies within the building. Overall, the site would require a minimum of 6 off-street parking spaces to meet the requirements of the Parking By-law.

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, 128 neighbouring property owners were notified of the proposal. The Director of Planning received 27 individual letters expressing concerns with the proposal. The applicant submitted a petition with 65 names attached indicating support for 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;
- (ii) plenty of existing liquor outlets in the area, no need to add more liquor stores in this area; and

- (iii) concerns about the potential negative impact on the existing businesses and residences in the area.

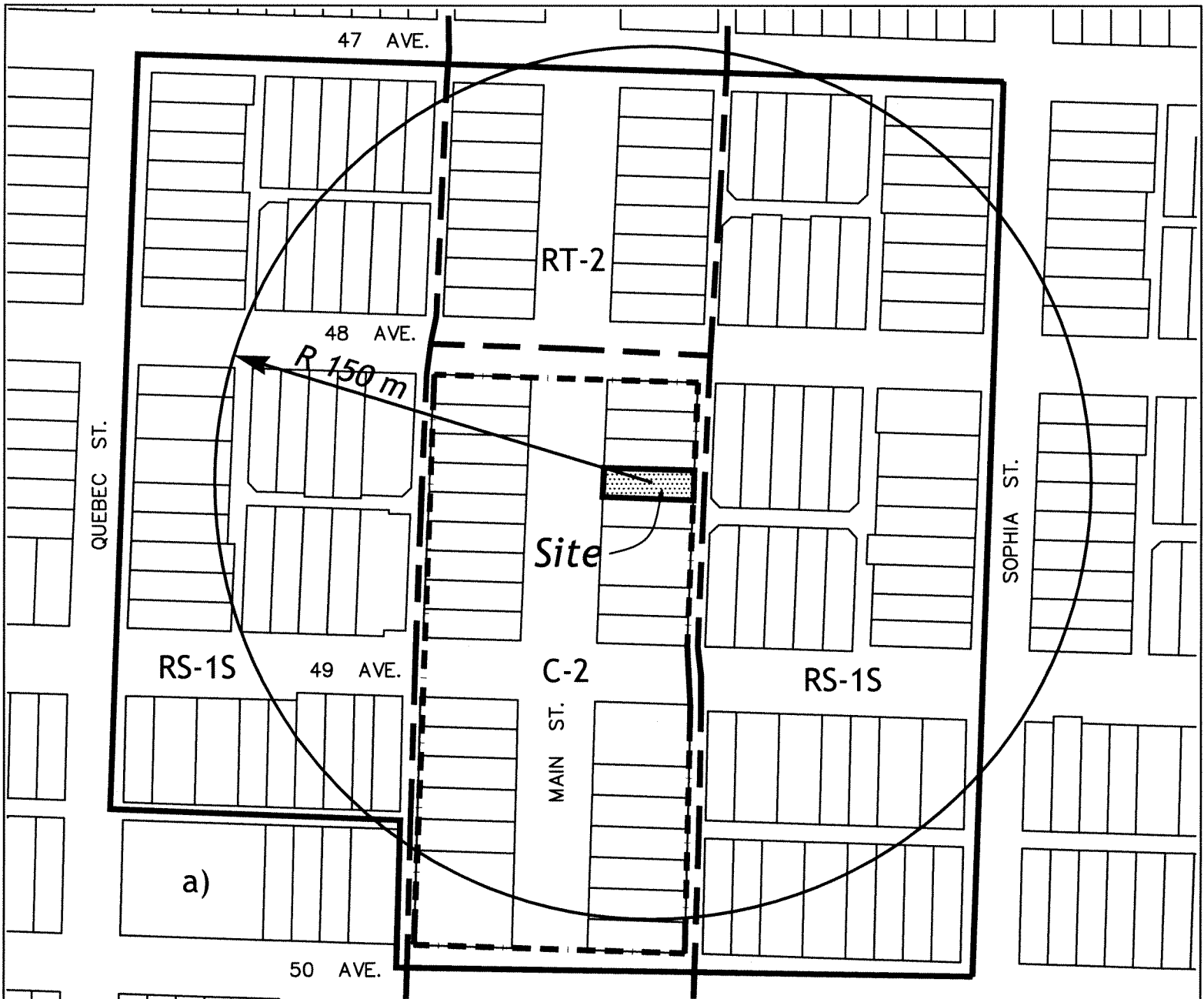
#### **POLICE DEPARTMENT COMMENTS**

The Vancouver Police Department does not support the proposal. The Police have indicated that they do not believe the proponents (who operate a number of hotels in the downtown area) would be capable of operating this facility in a suitable manner.




#### **CONCLUSION**

The proposal meets the technical requirements of the Zoning and Development By-law but has generated significant concerns in the community and from the Police Department. The off-street parking provisions on the site are marginal; however, the location generally complies to the Council-approved guidelines for Liquor Stores. The site is located within an accepted Local Shopping Area and would be the only store within that LSA. The Director of Planning is inclined to not support the proposal for this conditional use at this location, but is seeking any advice which Council may wish to provide.

\* \* \* \* \*



a) Church of Vancouver 105 E 50th Ave

-  Notification Boundary
-  Local Shopping Area #20
-  Zoning Boundary

Site: 6438 Main St  
DE 409083

City of Vancouver Planning Department

Date: 2006 June 12

Scale: 1:2,000



~~PE 409083~~

332863 B.C Ltd.  
6626 ANGUS DRIVE  
VANCOUVER B.C.  
V6P 5H9  
604 261-0501

TO WHOM IT MAY CONCERN

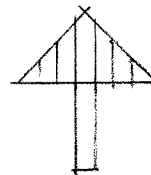
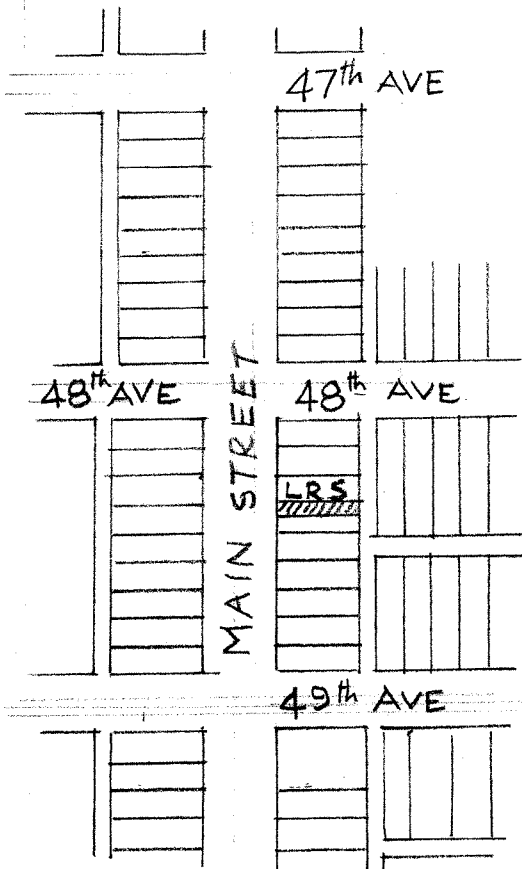
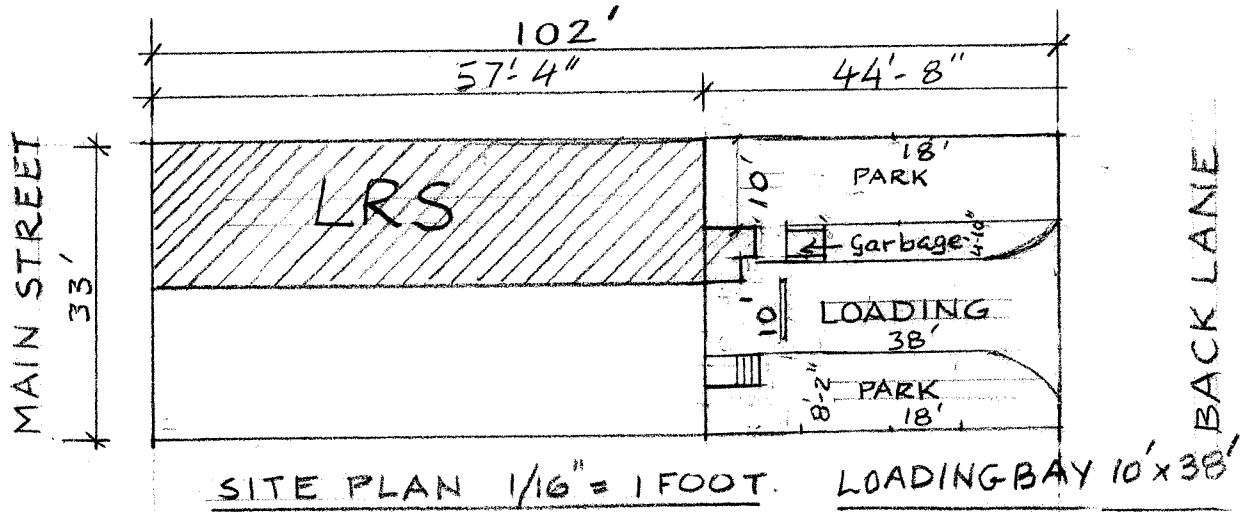
- 1) The 332863 B.C.Ltd. will sell only wine and beer on individual basis.(Retail only)
- 2) The store will be open every day from 9 am to 11 pm.
- 3) Size of loading bay is 10 feet x 36 feet.
- 4) We will order beer from Breweries and Delivery Companies that deliver in smaller trucks - 8 feet wide x 24 feet to 26 feet long, for example Granville Island Brewery and others.
- 5) Delivery time will be from 8 am to noon once a week from the loading space at the back of the store
- 6) There will be two sales persons on each shift and one stock person.

Please feel free to ask any other questions.

Thank you,

*P.Sahota*

Yours Sincerely,

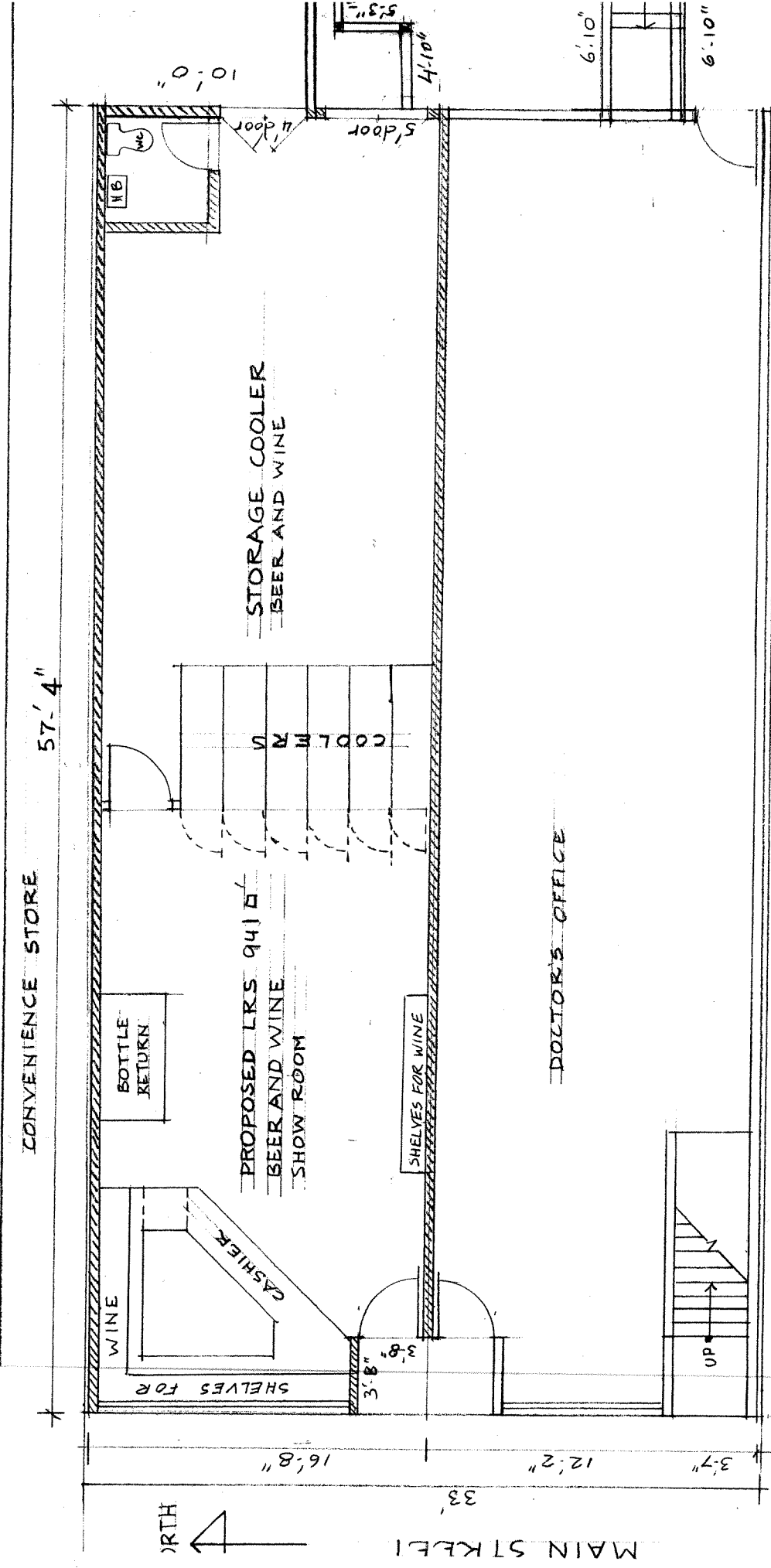


NORTH

LOCATION PLAN  
OVER 150 METERS TO  
COMMUNITY CENTRE,  
SCHOOL, PARK, CHURCH,  
NEIGHBOURHOOD HOUSE  
AND 500 M. FROM LRS.

RECEIVED  
CITY OF VANCOUVER  
DEC 23 2004  
COMMUNITY SERVICES GROUP  
DEVELOPMENT SERVICES





FLOOR PLAN 1/4" = 1 FOOT.

PROPOSED LRS 6438 MAIN STREET. VANCOUVER. B.C.  
LOT 20, BLOCK 6, DL 648 PLAN 6446