

File No.: 04-1000-20-2023-285

June 22, 2023

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of May 10, 2023 under the ***Freedom of Information and Protection of Privacy Act*** for:

All correspondence, emails, letters, and communications including application details, public consultation, and decisions pertaining to 1856 West 57th Avenue (DP-2023-00188) development application, from February 1, 2023 to May 2, 2023.

All responsive records are attached. Some information in the records has been severed (blacked out) under s.22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00.

Please note: Architectural plans and drawings are available from the Development and Building Services Centre with the owners' written permission. Please see the following link for more information on obtaining property records which also explains in greater detail the process for obtaining or viewing plans, and to submit your request online: <http://vancouver.ca/home-property-development/get-copies-of-your-building-plans.aspx>

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-285); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Alternatively, you can call the FOI Case Manager at 604-871-6584.

Encl. (Response package)

:pm



Job# 072264

February 7, 2023

1287437 B.C. Ltd
c/o: Thrive Advisor Consults

Via email: rebecca@thriveadvisors.ca

**Re: Application for Transfer of Location – Approval in Principle
Licensee Retail Store licence # 192139
Proposed Establishment: West 57th Ave Liquor Store
Current location: 5827 Schooner Way, Pender Island
Proposed location: 1856 West 57th Ave, Vancouver
Approval in Principle Expiry: February 7, 2024**

Your application to relocate the above-noted Licensee Retail Store (LRS) has met all site eligibility requirements. Therefore, the application has been accepted and granted Approval in Principle (AIP).

This AIP allows you to proceed with construction and/or renovations of the proposed establishment. However, you are reminded that our review of the floor plans is specific to liquor licensing requirements and does not replace any requirement to obtain approvals from other agencies. You are responsible for complying with relevant local government's bylaws and appropriate fire and health regulations.

Your AIP floor plans are enclosed and the area proposed for licensing is outlined in yellow. If there are any changes to the information shown on the floor plan, you must submit revised floor plans for review prior to the final inspection.

Your proposed establishment name West 57th Ave Liquor Store and signage are approved.

Please note that minor changes to the floor plan, establishment name or signage, must be submitted with sufficient time for review prior to the final inspection. Significant amendments, including changes that will impact the location of the main entrance of the establishment will require termination of the current application and the submission of a new application. If significant amendments are required, you are encouraged to contact the Branch with any questions prior to terminating your application as once your application is terminated other active applications that have been received within the 1Km radius of your proposed location may take precedence.

Final Inspection: a final inspection will be required before your application can be approved. You should contact Liquor Inspector, Polly Tsao at Polly.Tsao@gov.bc.ca or at **236 455-1897** approximately two weeks prior to completion of construction to arrange the inspection.

**Liquor and Cannabis
Regulation Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8

Location:
4th floor 645 Tyee Road
Victoria BC V9A 6X5
Phone: 250 952-5787
Facsimile: 250 952-7066

Website:
www.gov.bc.ca/liquorregulationandlicensing

- It is recommended that an authorized signatory attend the final inspection; however, you may ask someone to attend on your behalf. Please ensure that the person attending the final inspection can make a decision or answer questions with respect to any compliance concerns on behalf of the licensees;
- Please contact me as soon as you have confirmed the date for the inspection so that we can discuss your plans for opening the LRS. This will help to avoid delays in the final stages of your application.
- Prior to the final inspection you should contact your local government liquor store to confirm that you will be able to purchase liquor for your LRS at that location. If you expect sales in excess of thirty cases per week you may wish to take advantage of the Liquor Distribution Branch's direct delivery process. More information is available by contacting Store 100/Vancouver Wholesale Customer Centre at 604-775-0681.

The final application requirements must be completed before the expiry of this AIP. If you require additional time you must request an extension prior to the expiry of AIP or your application may be terminated with no further notice.

After the final inspection is complete and all outstanding application information has been provided your application will proceed to final review, after which you will be notified of the outcome of your application. If approved, a new licence and validated floor plans for the new location will be issued.

If you have any questions, please contact me at 778-974-2350 or email Laura.Scagliati@gov.bc.ca

Sincerely,



Laura Scagliati
Licencing Analyst
Liquor and Cannabis Regulation Branch

Cc: Polly Tsao Liquor Inspector

s.3(5)(a)

s.3(5)(a)

PLANNING & DEVELOPMENT SERVICES

This checklist **MUST** be completed and submitted with your Development Permit Application. If you have any questions regarding the information requested on this form, please contact the Zoning and Building Enquiry Centre at 604-873-7611 or submit an online form: <https://vancouver.ca/building-development-support>.

Project Address: 1856 West 7th Ave

Development Application:

Drawings Required

Notes: 1. Required scale is 1/4" = 1'0" (1:50) unless otherwise specified in Notes.

2. If plans exceed 24"x36", then scale may be reduced to 1/8" = 1'0" (1:100).

**Staff Use
Only**

Drawing Title	Copies Required	Details	Notes	Accepted
Survey Plan	5	May be required. IF required, a minimum of 2 copies must have original stamps/seals.		
Architectural Site Plan	5	<ul style="list-style-type: none"> Address Legal description Street names and location, as well as location and width of any lanes Dimensions of site (including north arrow and location of all property lines) Location and dimensions of buildings (and distances/setbacks to property lines) Required yards or setbacks and building lines Size and location of off-street parking and loading, including paving material Size of manoeuvring aisles Access to parking and loading Garbage and recycling facilities; and Site plan to indicate all addresses and building entrances and exits 	<p>Required for all applications</p> <p>1/8" = 1'-0" (1:100), however if plans exceed standard Arch D (24"x36") paper the site plan may be reduced to 1/16" = 1'0" (1:200).</p>	
Key Plan or Location Plan	5	<ul style="list-style-type: none"> Indicate where you are located on the floor Indicate all suite numbers on the floor 	Required for floors with multiple suites	
Architectural Floor Plan	5	<ul style="list-style-type: none"> Number of storeys including details of basement and underground parking All uses on each floor and square footage to be listed and parking and loading required for each use indicated All outside dimensions Dimensions of all rooms and areas Layout and uses of all rooms and areas, including the proposed layout of all furniture, shelving, counters, etc. Proposed changes or alterations to existing buildings (areas outlined highlighted in red pen); and Number of square feet of proposed change of use areas Weather protection 	Required for all applications.	
Architectural Elevation Plan	5	<ul style="list-style-type: none"> Provide existing vs proposed Exterior cladding Dimensions of exterior guards/details where applicable Window and door openings Weather Protection For HVAC or duct work, provide an elevation of any roof top equipment, including location, size and height of units 	Required for applications with exterior work proposed.	

Project Address:	Development Application:
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Drawings Required Notes: 1. Required scale is ¼" = 1'0" (1:50) unless otherwise specified in Notes. 2. If plans exceed 24"x36", then scale may be reduced to 1/8" = 1'0" (1:100).	Staff Use Only
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Drawing Title	Copies Required	Details	Notes	Accepted
Architectural Roof Plan	5	<ul style="list-style-type: none"> Indicate all existing and proposed roof top units, including location, dimensions, setbacks from roof edges and separation between units 	Required for applications which involve work to the roof (e.g. new HVAC units).	
Landscape Plan	5		May be required.	

Documents and Other Items Required	Staff Use Only
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Forms and handouts can be found here: [Vancouver.ca/BuildingApplications](https://vancouver.ca/BuildingApplications)

Application Form	1	Form available online.	
Fee Payment	1	Payable at time of application.	
Operational Letter	1	Refer to the "Operational Letter Requirements" handout available online.	
Title Search	3	Copy of current title search from the Land Title Office. See also Charge Summary below.	
Charge Summary	3	<p>If there are charges on title, a charge summary will also be required.</p> <p>Written summary by a solicitor, on their company letterhead, describing each charge on title (except financial charges) and advising whether the current proposal affects the charge on title.</p>	

Additional Information that may be required

Parking By-law Analysis	5	<p>Required for applications where the existing and proposed uses are in separate sections of Table 4.2 of Parking By-law No. 6059 (https://vancouver.ca/ParkingBylaw/),</p> <p><u>except</u> for non-residential to non-residential changes of use in these areas as defined in Sections 2 and 4 of the Parking by-law:</p> <ul style="list-style-type: none"> * Central Broadway - Map 2A (found in Section 2) * Downtown - Map 2B - (found in Section 2) * Mount Pleasant Industrial Area - (found in Section 2) * Commercial zones: C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-5A, C-6, C-7, C-8, FC-1, & FC-2 * Heritage zones: HA-1 & HA-1A (Chinatown), HA-2 (Gastown), and HA-3 (Yaletown). <p>NOTE: For CD-1 zones, the parking requirement may determined within the CD-1 by-law, in Schedule C of the Parking By-law, or within Section 4.</p> <p>When a Parking By-law Analysis is required: In addition to drawings that clearly indicate the location of these facilities, plans must include a statement/table that demonstrates compliance to the requirements of the Parking By-law regarding provision of parking, loading, bicycle spaces and passenger spaces (where applicable).</p> <p>A sample statement is provided on the next page.</p>	
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Sample Parking Statement – Calculation of required parking spaces for an entire site.

Address: 1856 West 57th Ave

Zone: C1

NOTE: Some zones do not use the 4.2 Tables in the Parking By-law. If you're not sure which parking section to use or which category a use falls under, call 604.873.7611 for assistance.

				Parking By-law Section		
Unit # or suite address	Strata Lot(s), if applicable	Use	Size (sf or m2)	Sect. (enter types of uses)	Sect. (enter types of uses)	Sect. (enter types of uses)
		Restaurant	167.2m2	3		
		Office & Retail	368.8 m2		5	
		Grocery	678.4 m2			19
		Liquor Store	85.1 m2		1	
TOTAL FLOOR AREA:			1299.5 m2	3		
Total Parking Spaces Required for each section:				3	6	19
Total Parking Spaces Required for ENTIRE SITE				28		
Total Parking Provided (and relevant permit # under which the parking layout and original calculation was approved				66		

NOTE: If applicable, a similar table to show calculation of Loading, Bicycle, and Passenger Spaces may be required.

If you have any questions regarding the information requested in this checklist, please contact the Zoning and Building Enquiry Centre at 604-873-7611 or submit an online form: <https://vancouver.ca/building-development-support>.

HARDAL MANAGEMENT Inc.

COURIER: #150 – 3751 JACOMBS ROAD, RICHMOND, B.C. V6V 2R4
MAIL: BOX 32040, RPO CAMBIE, RICHMOND, B.C. V6X 3R9

April 28th, 2023

Delivered via Email

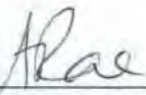
City of Vancouver
Planning & Development Services
515 W 10th Avenue
Vancouver | BC | V5Z 4A8

Re: 1856 West 57th Avenue, Vancouver, BC V6P 1T7
DP Application

We are the owner of the commercial properties in the strata located at 1880 West 57th Avenue, Vancouver in which the subject premises with the address at 1856 West 57th Ave is located.

Please accept this letter as our written support for the proposed liquor store located at the above noted property.

Hardal Management Inc.



Authorized signatory



Feb 17 2023

Delivered via Email

City of Vancouver
Planning & Development Services
515 W 10th Avenue
Vancouver | BC | V5Z 4A8

Re: 1856 West 57th Avenue, Vancouver, BC V6P 1T7
Change of use application | Parkway Liquor Store

Please find enclosed the application for a Development Permit for the purpose of allowing a liquor store at the above noted address.

To support this application, please find enclosed:

- DE Checklist – Change of Use Form
- Development Building Application Form
- Required plans as per the checklist
- Title search
- Operational letter, including overview

We have submitted our application to the Liquor Cannabis Regulation Branch to relocate our liquor store to the site. The LCRB has issued our Approval In Principle to move. For your records, we have included it with the submission.

Additionally, this application for development permit was made back in 2021. We had received City of Vancouver approvals to place the notification sign on the property; we ran into an issue with an existing tenant we had not been expecting with placement of the sign and were not permitted to place the sign. We never went forward. The application was subsequently terminated by the City of Vancouver. We have enclosed this termination letter as well for your records.

For the purposes of this application, I am the applicant and contact person for the duration of the application. My contact details are noted below. Should you require any additional items, please do not hesitate to contact me.

We look forward to working with the City of Vancouver.

Yours truly,

Rebecca Hardin

Rebecca Hardin
Liquor and Cannabis Advisor

























February 17, 2023

Via Email

City of Vancouver
Planning & Development Services
515 W 10th Avenue
Vancouver | BC | V5Z 4A8

Re: 1856 West 57th Avenue, Vancouver, BC - Change of Use Operational Letter for proposed Liquor Store

West 57th Liquor store is owned and operated by a local Vancouver family. The family owns and operates three liquor stores, including Denman Beer Wine Spirits in the west end of Vancouver. Ownership has been in the liquor retail industry for over 10 years and understands the importance of local shopping and community support. It is for these reasons they wish to open a small boutique store focused on speciality products and an enhanced wine selection within this shopping area.

Description of Operation

The applicant is seeking approvals from the City of Vancouver to relocate their existing liquor store to 1856 West 57th Avenue. The space is was occupied by a small footprint clothing store, the applicant is proposing for a change of use so that it can be occupied by a Type 2 liquor store. The operation is proposed to be 820 sqft in size and will target members of the local community who are of legal age and have an interest in purchasing beer, wine and spirit within this small community shopping area.

For the purpose of the Development Application, please accept this letter as the written operational letter to help the city understand the proposal.

Hours of Operation

The applicant is seeking hours of operation from 9am – 11:00pm, Monday through Sunday. These are hours are in keeping with the Liquor Cannabis Regulation Branch (LCRB) guidelines and are standardized.

Name of Operator / Tenant

West 57th Liquor Store | Tel: 778.996.5439 | bpgirard@gmail.com

Zoning Compliance

The proposed site is zoned C1 Commercial Zoning District, within this use, it notes liquor stores are permitted under section 3.2R (retail). When referencing the City of Vancouver Liquor Store Guidelines dated November 2, 2004, the policy outlines locations and number of stores. The intent of the local shopping area designation was to outline areas that would serve the daily needs of surrounding / nearby residences and not that of employees, tourists or citywide/regional customers.

The applicant believes this surrounding community is underserved with respect to boutique style stores and believes a small high-end liquor store would serve the nearby community and promote walkability to the area. The closest liquor store to both the south and north are over 1km away and are both government operated stores. There is a significant difference between a government operated and privately operated liquor store. In particular product mix. Government stores tend to carry only mainstream top selling brands. Private retailers have access to a wide depth and breadth of product and can showcase smaller manufacturers and can meet consumer expectations around guest services and education.

There is a grocery store within the complex and a liquor store would serve as an added amenity to the local community shoppers as it promotes accessibility for families within their area.

Parking and Loading Strategy

While the community has a strong focus on walking and biking, there is parking available out front of the store, with additional parking and loading access on the south facing side by way of a parking structure. There are a total of 66 spaces in the building provided with a total of 54 required for the overall building. Bicycle spaces are available for a total count of 30 including 5 existing on sidewalk. Most customers who come to this local boutique style store are walking or are stopping due to convenience. The amount of time spent in the retail store on average is 10 minutes. Most consumers know what they are purchasing and move fairly quickly in and out of the store.

Inventory is delivered weekly by way of the Liquor Distribution Branch(LDB) and Brewers Distributors Limited (BDL). The premises has a designated loading bay on the south side of the property. LDB / BDL will work with the licensee to accommodate deliveries to the space by way of the rear entrance. Deliveries arrive during weekdays on a predetermined date by LDB / BDL based on their shipments to the area. The timelines can range; however, are generally weekdays during business hours. There are 2 loading bays provided to service the commercial area.

Line-ups

Line ups are not anticipated unless mandated by Provincial Health Authority (PHA) due to ongoing COVID-19 changes. Should line ups on the outside of the building become a public mandate, the operator will follow all guidelines as outlined by the PHA.

Customers access the store off the West 57th Ave's front location. They will engage with team members to ask questions and find assistance. Orders can be placed at the POS terminal and paid for. A team member will package purchases and assist shoppers as they leave. While queuing is not anticipated, the applicant does have experience owning and operating liquor stores. Ownership understands how to adapt should such a health order be mandated. 4

Empty Returns

As legislated by law, the applicant is required to accept empty return containers. There will be a designated area the back of the store. Guests will be welcome to bring in small scale recycling for those items that are sold in store. Any guests trying to return larger volumes of empty returns will be advised of a local return it station. Empty container collection is byway of a third party company and would occur on weekdays. Empties would move out the back door via the loading area.

Noise Mitigation

The operating retail store does not expect noise issues. While they do play music to enhance the consumer shopping experience. It is at a level of volume that allows consumers, and team members to carry on conversations within the retail environment. Deliveries and garbage removal are by way of the rear access point and occur generally during business hours on weekdays.

Summary

West 57th Liquor Store is focused on guest experience within the shopping environment they are dedicated to compliance and public safety and look forward to their retail growth within the City of Vancouver.

Should you require any further details or information, do not hesitate to contact me at any time.

Yours truly,

Rebecca Hardin

Rebecca Hardin

Liquor and Cannabis Advisor

s.3(5)(a)



s.3(5)(a)



s.3(5)(a)



C-1

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for small-scale convenience commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and limited service functions, and to provide for dwelling uses designed to be compatible with commercial uses.

Without limitation, applicable Council policies and guidelines for consideration include the [C-1 Residential Guidelines](#).

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-1 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class B	Conditional	
Cultural and Recreational Uses		
Artist Studio	Conditional	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Library	Conditional	2.2.1
Park or Playground	Conditional	
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Seniors Supportive or Assisted Housing	Conditional	
Institutional Uses		
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility - Class B	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Public Authority Use	Conditional	2.2.1
School - Elementary or Secondary	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Office Uses		
Financial Institution	Conditional	2.2.1
General Office	Outright	2.2.1, 2.2.6
Health Care Office	Conditional	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Parking Uses		
Parking Uses	Conditional	
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.7
Gasoline Station - Full Serve	Conditional	
Gasoline Station - Split Island	Conditional	
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1, 2.2.6
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1, 2.2.6
Secondhand Store	Conditional	2.2.1
Small-Scale Pharmacy	Conditional	2.2.1
Service Uses		
Barber Shop or Beauty Salon	Outright	2.2.1, 2.2.6
Beauty and Wellness Centre	Outright	2.2.1, 2.2.6
Bed and Breakfast Accommodation	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1, 2.2.6
Neighbourhood Public House	Conditional	
Photofinishing or Photography Studio	Outright	2.2.1, 2.2.6
Print Shop	Conditional	2.2.1
Repair Shop - Class B	Outright	2.2.1, 2.2.6
Restaurant - Class 1	Outright	2.2.6
Short Term Rental Accommodation	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1, 2.2.8
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1, 2.2.9
Accessory Uses, customarily ancillary to any use listed in this section 2.1	Conditional	2.2.1, 2.2.10
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.11
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All commercial uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables;
- (b) farmers' market;
- (c) gasoline station - full serve;
- (d) gasoline station - split island;
- (e) neighbourhood public house;
- (f) parking and loading facilities;
- (g) public bike share;
- (h) restaurant - class 1; and
- (i) urban farm - class B,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods or an outdoor eating area in combination with a restaurant – class 1, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this schedule.

- 2.2.2 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building.
- 2.2.3 Mixed-use residential building may be permitted if the Director of Planning considers the design and liveability of the dwelling units.
- 2.2.4 No portion of the first storey of a mixed-use residential building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 2.2.5 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:
- (a) the Director of Planning considers:
 - (i) the quality and liveability of the resulting units,
 - (ii) the suitability of the building for conversion in terms of age and size, and
 - (iii) the impact of the conversion on adjacent properties and the character of the area;
 - (b) there are no additions to the building; and
 - (c) no housekeeping or sleeping units are created.
- 2.2.6 All outright approval office, retail and service uses must cater to the day-to-day needs of residents of the local neighbourhood.
- 2.2.7 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.8 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:
- (a) no accessory building exceeds 3.7 m in height measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
 - (b) all accessory buildings are located:
 - (i) in the rear yard, and
 - (ii) at least 3.1 m from the ultimate centre line of any rear or flanking lane; and

- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,

except that the Director of Planning may vary the maximum height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

- 2.2.9 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section 2.1 of this schedule, except that the Director of Planning may vary the floor area regulations to a total floor area not exceeding 33.3% of the gross floor area of the principal use.
- 2.2.10 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.9 above.
- 2.2.11 Any other use that is not specifically listed and defined as a use in Section 2 of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses in this district are subject to the following regulations.

3.1.1 Density and Floor Area

- 3.1.1.1 The maximum floor space ratio is 1.20, except that the floor space ratio for dwelling uses must not exceed 0.75.
- 3.1.1.2 For the purposes of section 3.1.1.1 above, where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use.

3.1.2 Building Form and Placement

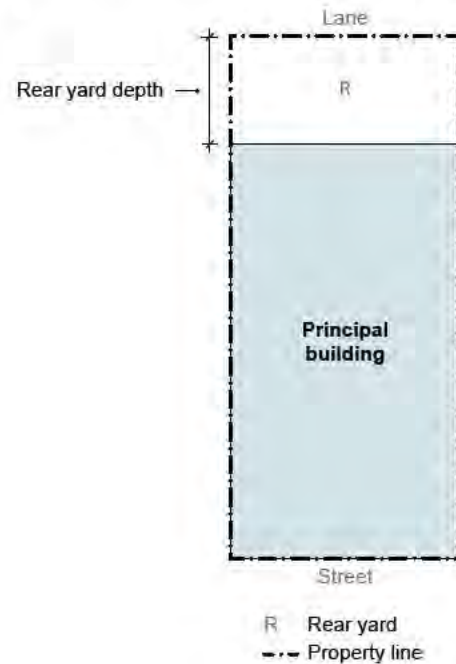
Regulations		C-1
3.1.2.1	Maximum building height	9.2 m
3.1.2.2	Minimum front yard depth for a front yard that:	
	(a) adjoins the front yard of a site located in an R district, without the intervention of a lane	3.7 m
	(b) does not adjoin the front yard of a site located in an R district	not required
3.1.2.3	Minimum side yard depth for a side yard that:	
	(a) adjoins the side yard of a site located in an R district, without the intervention of a lane, and where the site width:	
	(i) does not exceed 9.0 m	0.9 m
	(ii) exceeds 9.0 m but does not exceed 15.0 m	10% of the site width
	(iii) exceeds 15.0 m	1.5 m
	(b) does not adjoin the side yard of a site located in an R district	not required
3.1.2.4	Minimum rear yard depth	10.7 m

Building Height

3.1.2.5 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 10.7 m, if the Director of Planning or Development Permit Board considers:

- (a) the height, bulk and location of the building and its impact on the site, surrounding buildings and streets, and existing views;
- (b) the extent to which the increase in maximum building height allows for roof forms and building design that is sympathetic to buildings in the surrounding neighbourhood;
- (c) the relationship of the development with nearby residential areas; and
- (d) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Diagram: Building placement for principal building



Front Yard

3.1.2.6 No parking or loading of vehicles is permitted in a front yard or front setback.

3.1.2.7 The Director of Planning may decrease the minimum front yard depth to permit the outdoor display of retail goods or an outdoor eating area in combination with a restaurant - class 1, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display or eating area with respect to adjoining sites, the hours of operation and the intent of this schedule.

Side Yard

3.1.2.8 Despite the minimum side yard width in section 3.1.2.3(b) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

3.1.2.9 For any parking area on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required.

Rear Yard

- 3.1.2.10 Despite the minimum rear yard depth in section 3.1.2.4 above, where the rear of the site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

- 4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 4.1.2 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the permitted floor area;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
 - (i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
 - (ii) above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space does not exceed 7.3 m in length;
 - (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area, if in the case of child day care facilities the Director of Planning is satisfied that there is a need for a child day care facility in the immediate neighbourhood; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.1.3 The Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor area, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:
- (a) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area; and
 - (b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Horizontal Angle of Daylight

- 4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or kitchen.
- 4.2.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.
- 4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.2.5 An obstruction referred to in section 4.2.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
 - (a) the Director of Planning considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

Survey Responses

18 February 2020 - 01 May 2023

1856 W 57th Ave development application comments

Shape Your City Vancouver

Project: 1856 W 57th Ave (DP-2023-00188) development application



VISITORS					
34					
CONTRIBUTORS			RESPONSES		
22			22		
4	18	0	4	18	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 06, 2023 11:33:34 am

Last Seen: Apr 06, 2023 11:33:34 am

IP Address: n/a

Q1. Your comments:

There is no need for another liquor store in this area. There are two located in Kerrisdale., one at Marpole shopping area, one at the Fraser arms hotel. This type of business will attract pan handlers (busking) in an otherwise quiet residential area. There are condos above this commercial strip. Hours of operation are not appropriate for this area. The grocery store closes at 10pm. And clients at the restaurant are normally finished before 10 pm. There is a daycare at the church which means young children across the road. Also commercial parking in this area is limited with cars already using the side streets and the church parking lot . I am opposed to this type of business, it is not appropriate or providing a missing service or business.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 2

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 08, 2023 16:37:12 pm

Last Seen: Apr 08, 2023 16:37:12 pm

IP Address: n/a

Q1. Your comments:

The closing time of 11pm is the biggest concern. This is a residential neighborhood and the grocery store and restaurant close at 10pm. The liquor store should close at the same or earlier to minimize disruption and loitering. Furthermore, is a liquor store even needed when there is one 1.3km away on W. 70th and 1.7km away on W. 41st?

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 3

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 09, 2023 09:12:07 am

Last Seen: Apr 09, 2023 16:14:36 pm

IP Address: s.22(1)

Q1. Your comments:

I am a s.22(1). I am concerned about the closing time of the store. It would be preferable if it closed at the same time as the restaurant next door (10pm) or at most 10.30pm.

Q2. Street address

s.22(1)

Vancouver, BC

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 4

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 09, 2023 17:34:09 pm

Last Seen: Apr 09, 2023 17:34:09 pm

IP Address: n/a

Q1. Your comments:

To whom it may concern My name is s.22(1) and I live at s.22(1). I am writing to convey my concern about the plan to open a liquor store at 1856 West 57th Avenue. At first I was not worried about the proposal but the more I think about the more concerned I have become with this idea. While the proposed store would be located in an area zoned for commercial activities, that space is very small and is planted is a quiet residential area. We do not have a very many parking spaces and the existing business-a restaurant and the grocery store need those spaces. A liquor store also cause the vehicular traffic to increase in what is a close knit residential neighbourhood. I am also concerned about the fact that the proposed liquor store would be opposite a day care center, a church and two blocks from an elementary school. Liquor stores tend to draw buskers and panhandlers. As the store is supposed to be open until 11 o'clock at night, there is a risk of increased noise in the late evenings and at nighttime. There are apartments above the shop and neighbouring houses will be affected by the opening of this store. How are people supposed to sleep? Furthermore, local residents may have to endure aggressive panhandlers who are going to the grocery store. It is not as if there was a dearth of liquor stores in the area. There is a BC Liquor Store at 2058 W. 41 St. And a private one at 5503 West Boulevard. There is another liquor store in Marpole at 1525 W. 70th Avenue. So people looking to buy alcoholic beverages have plenty places to go. In other words I am of the opinion that this store would not be a benefit to this neighbourhood. The residents of this area are already well served by existing stores Sincerely yours s.22(1)

Q2. Street address 1856 West 57th Avenue

Q3. Postal code Vancouver, BC, s.22(1)

Q4. Your overall position about the application: Opposed



Respondent No: 5

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 10, 2023 08:42:28 am

Last Seen: Apr 10, 2023 08:42:28 am

IP Address: n/a

Q1. Your comments:

Whilst in truth not seeing any need for a liquor store since living from s.22(1) in this area, I won't disagree in principle. However for this neighbourhood the hours are far too permissive. 1000 hrs through to 2000 hours is more than sufficient. I fear the 14 hour opening as proposed will help drive the new business out of business. The current restaurant attracts a very loud crowd with exotic and loud vehicles already. I would be hopeful the City will encourage those potential purchasers to use existing liquor outlets - be they private or governmental in nature.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 6

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2023 12:36:20 pm

Last Seen: Apr 11, 2023 19:31:52 pm

IP Address: s.22(1)

Q1. Your comments:

There are many little kids traveling around this area, like Stepping stone preschool, arbutus kids world and McKechnie elementary school students. It is not appropriate to sell alcohol or attract alcoholic people to this area. STRONGLY OPPOSED!

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 7

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2023 16:11:33 pm

Last Seen: Apr 11, 2023 16:11:33 pm

IP Address: n/a

Q1. Your comments:

There are liquor stores within 5 minutes of this location already - in marpole and in kerrisdale. I don't believe it is needed. Also it's a kid friendly neighborhood with a preschool across the street and elementary school nearby, the space should be used for something better suited for kids and families to enhance the neighborhood.

Q2. Street address

1856 west 57

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 8

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2023 17:02:17 pm

Last Seen: Apr 11, 2023 17:02:17 pm

IP Address: n/a

Q1. Your comments:

There are already multiple liquor stores less than 5 KM from the proposed area. There are 2 stores in Kerrisdale and another 2 around marpole/marine drive. The neighbourhood where the liquor store is proposed is also very much residential. I recognize the current building is a mixed use one, but the liquor store will not add value to current residents in the area. It will only add traffic in an otherwise quiet neighbourhood. The current businesses in the same building also close at 10 PM and the proposed closing time for this liquor store is 11 PM increasing potential noise and disruption in the area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 9

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 11, 2023 19:33:54 pm

Last Seen: Apr 12, 2023 15:19:16 pm

IP Address: s.22(1)

Q1. Your comments:

The proposed liquor store would be within 150m of a church. St Faith's Church is directly opposite. Para 4(a) of the City's Liquor Store guidelines apply. The proposed store is not within a Local Shopping Area There is a government Liquor Store close by on Granville Street.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 10

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 12, 2023 08:56:18 am

Last Seen: Apr 12, 2023 08:56:18 am

IP Address: n/a

Q1. Your comments:

I am in favour of this proposal. The area needs a small and convenient store. The closest liquor stores are at 41st or 70th.aves

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 11

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 12, 2023 13:31:05 pm

Last Seen: Apr 12, 2023 13:31:05 pm

IP Address: n/a

Q1. Your comments:

I strongly disagreed with the liquor store idea. This is a family oriented neighborhood with daycare and elementary schools. The liquor store is also right opposite to the local church. We have enough addiction problems in this city and shouldn't promote drinking habits. It will also cause a lot of traffic problems for local residents.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 12

Login: DP-2023-00188

Email: s.22(1)

Responded At: Apr 13, 2023 13:12:22 pm

Last Seen: Apr 13, 2023 13:12:22 pm

IP Address: n/a

Q1. Your comments:

There are already 2 liquor stores nearby, Marine Drive & Granville and 41st & East Blvd.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 13

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 13, 2023 15:41:57 pm

Last Seen: Apr 13, 2023 15:41:57 pm

IP Address: n/a

Q1. Your comments:

Great to have a liquor store close to the local grocery store

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 14

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 16, 2023 21:11:48 pm

Last Seen: Apr 16, 2023 21:11:48 pm

IP Address: n/a

Q1. Your comments:

This will be amazing! This means no more driving to liquor store anymore. We already frequent the grocery store Choices several times a week by foot. This will help us ave money on gas and keep vehicles off the road, which will be a small contribution to helping climate change.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC,

s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 15

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2023 12:31:07 pm

Last Seen: May 02, 2023 06:55:17 am

IP Address: s.22(1)

Q1. Your comments:

I am a resident of the building for which this development permit has been opened. The permit application refers to the building as commercial space. The application does not seem to mention the fact that this is also a residential building (only the ground floor is commercial, the two floors above are residential). As a resident of the building, I am not opposed to the proposed use of space. However, the operational letter does not accurately or fairly address the issues of noise mitigation, so it is up to the City to consider the interests of residents on this issue. The main concern I have as a resident is for the 11 pm closing hour. The proposal letter simply states that "The operating retail store does not expect noise issues". This simply avoids the issue. In actual fact, we residents already know that night time noise is occasionally an issue for the area due to the later opening hours of the restaurant. This is both in terms of human-caused noise and vehicle noise as users of the space arrive and depart the premises. Fortunately, the turnover of diners is such that the noise is sporadic, but when it occurs, it is extremely disturbing to the residents above, given that all suite windows open to the street. For example, users of the restaurant often stop on the sidewalk to converse loudly, not realizing that sleeping residents are one floor above. Starting and revving the engines on cars is very loud in the quiet of this otherwise residential area. The amount of person and vehicle traffic that could occur much more frequently with the liquor store is a major noise concern, should the opening hours be allowed to remain until 11 pm. One of my main reasons for choosing this area to live is the relative quiet, particularly at night, because of the need for my own early work hours. I moved out s.22(1) for this very reason. Being disturbed occasionally by restaurant patrons was something I accepted when I moved here, but I would not want to see the noise issues increase. I would be happy to welcome a new retailer and can see the benefits of the proposed boutique-style amenity. However, the increased foot and vehicle traffic until 11 pm, which a liquor store would generate, WILL cause many more noise issues for the area, something which the proposal letter completely ignores. This is my main objection to the development permit and I would ask that the City mitigate the effect on residents by the restricting the opening hours to 9 p.m. (and disallowing deliveries outside weekday business hours). While the Choices Market is open until 10 pm, actual usage during the last hour seems to be very low given the nature of the area. A liquor store would presumably be more of destination premise, bringing more traffic to the area. The peaceful nature of this entire residential area needs to be maintained for the citizens who make this their home, despite the presence of this small commercial area. Thank you.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 16

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 22, 2023 14:25:39 pm

Last Seen: Apr 22, 2023 14:25:39 pm

IP Address: n/a

Q1. Your comments:

Under the City of Vancouver Liquor Store Guidelines, we are opposed to this application based on the following: Location and Number of Stores: The address is not within the Local Shopping Areas and General Commercial Areas as designated by the City of Vancouver. Additionally, there are BC Liquor Stores located at 2058 W 41st Avenue, Vancouver, BC V6M 1Y8 and at 1525 W. 70th Avenue, Vancouver, BC V6P 5A1, both providing adequate proximity for residents looking to purchase liquor products. Separation from Family Oriented uses: The address is located directly across from St. Faith's Anglican Church, which also runs a daycare, on West 57th Avenue (Address: 7284 Cypress St, Vancouver, BC V6P 5M3). Under section 4(a) of the City of Vancouver Liquor Store Guidelines, it clearly states that "No liquor store should be located within 150m of a church, park, elementary or secondary school, community centre or neighbourhood house." The location of the church and daycare is easily within 150 m of the proposed liquor store. Liquor Store Operations: Hours of Operation: All the surrounding businesses close by 10:00 pm every day of the week. we are concerned about the impact of any business remaining open until 11:00 pm and the direct impact on the residents in the surrounding area, especially by a liquor store. The manageability of the impacts related to: Traffic: 1800 West 57th Avenue is already an area beset by drivers who routinely and dangerously ignore the crosswalks and pedestrian traffic at the two crosswalks located at Cypress and West 57th Avenue and at Angus and West 57th Avenue. This situation, in addition to being frequently congested, prone to speeders and people who frequently park directly beside the fire hydrant located at Cypress and West 57th Avenue, will only be made more dangerous by frequent and short term liquor store traffic. Parking: Short term parking is at a premium on both sides of 1800 West 57th Avenue, especially during the evening hours of 5:00 pm to 11:00 pm due to the operations of the Land and Sea Restaurant and their clientele located at 1864 W 57th Ave, Vancouver, BC V6P 1T7. Loading: The loading bay indicated at the rear of the address has, to our knowledge, never been used as a loading bay and has always been used as a parking spot for the commercial tenants at 1800 West 57th Avenue. Additionally, the delivery drivers for Choices Market and Land and Sea restaurant frequently stop in the alley directly behind 1880 West 57th Avenue creating congestion, partially blocking the alley and difficulty exiting the parkade located in the rear of 1880 West 57th Avenue due to decreased visibility. Due to the location, the delivery drivers for the liquor store may find the loading bay designated for them to be too difficult to access and exit and resort to stopping in the alley to deliver their products. This will exasperate the already difficult situation in the alley. Handling of bottle returns: Although not directly privy to the design and operation of the bottle returns at this address, noise concerns regarding bottles being loaded onto a recycling truck are of great concern whether done in the loading bay or at the front of 1856 West 57th Avenue. Additionally, the above description of concerns regarding loading are applicable to the handling of bottle returns. Thank you for considering these concerns in your decision making process.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC

s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 17

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 25, 2023 07:51:38 am

Last Seen: Apr 25, 2023 07:51:38 am

IP Address: n/a

Q1. Your comments:

Very welcome to have a quality liquor store in our area

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Support



Respondent No: 18

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 27, 2023 19:49:55 pm

Last Seen: Apr 27, 2023 19:49:55 pm

IP Address: n/a

Q1. Your comments:

liquor store not suitable in this neighbourhood, pre-school across street, elementary schools close by, there are liquor stores already not too far away in more suitable area, neighbourhood is a quiet residential area, security would be an issue, retail store much more suitable in this area.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 19

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 28, 2023 10:12:31 am

Last Seen: Apr 28, 2023 10:12:31 am

IP Address: n/a

Q1. Your comments:

This shop is not necessary. There is not enough people traffic and there are already three liquor stores nearby. This will increase noise for the residential suites above it and delivery trucks will cause further congestion in the back lane where residents have their access to the parking garage.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 20

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 28, 2023 18:42:28 pm

Last Seen: Apr 28, 2023 18:42:28 pm

IP Address: n/a

Q1. Your comments:

My family and I frequent Choice and the surrounding businesses daily and our opinion is a liquor store doesn't fit into the family friendly environment that has been well established here. Thank you.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed



Respondent No: 21

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 29, 2023 20:14:14 pm

Last Seen: Apr 29, 2023 20:14:14 pm

IP Address: n/a

Q1. Your comments:

I'm not necessarily opposed to a liquor store opening, but I have concerns about the hours of operation. This is a quiet and relatively low density residential neighbourhood. Having a liquor store open until 11pm 7 days a week seems excessive. Many of the businesses in this commercial area close early due to the older demographic of this area. I would not be opposed to it if the hours were reduced to an 8pm close for example. If the hours cannot be changed I would oppose the store.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Mixed



Respondent No: 22

Login: s.22(1)

Email: s.22(1)

Responded At: Apr 29, 2023 21:48:48 pm

Last Seen: Apr 29, 2023 21:48:48 pm

IP Address: n/a

Q1. Your comments:

I'm concerned about noise and traffic at night in this quiet Neighbourhood. There is little parking and the intersections and street is already dangerous in terms of road and foot traffic. There are nearby liquor stores at 70th and Granville and also in Kerrisdale.

Q2. Street address

s.22(1)

Q3. Postal code

Vancouver, BC, s.22(1)

Q4. Your overall position about the application:

Opposed

Project Report

18 February 2020 - 24 April 2023

Shape Your City Vancouver

1856 W 57th Ave (DP-2023-00188) development application



Visitors Summary

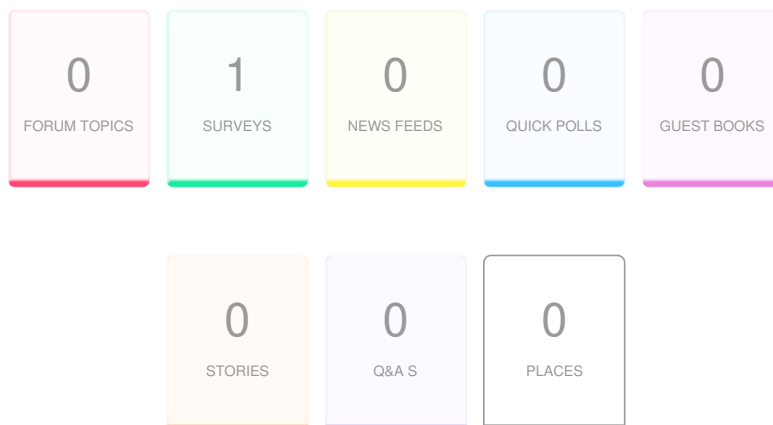


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
169	13	
NEW REGISTRATIONS		
2		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
16	41	119

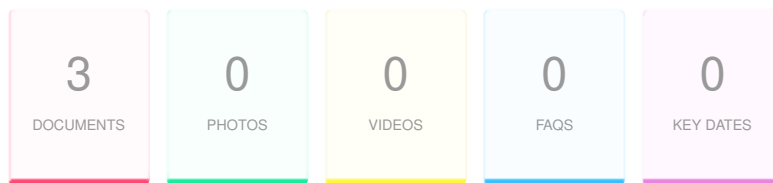
Aware Participants	119	Engaged Participants	16
Aware Actions Performed	Participants	Engaged Actions Performed	RegisteredUnverifiedAnonymous
Visited a Project or Tool Page	119		
Informed Participants	41	Contributed on Forums	000
Informed Actions Performed	Participants	Participated in Surveys	4120
Viewed a video	0	Contributed to Newsfeeds	000
Viewed a photo	0	Participated in Quick Polls	000
Downloaded a document	21	Posted on Guestbooks	000
Visited the Key Dates page	0	Contributed to Stories	000
Visited an FAQ list Page	0	Asked Questions	000
Visited Instagram Page	0	Placed Pins on Places	000
Visited Multiple Project Pages	24	Contributed to Ideas	000
Contributed to a tool (engaged)	16		

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	1856 W 57th Ave development application comments	Published	25	4	12	0

INFORMATION WIDGET SUMMARY



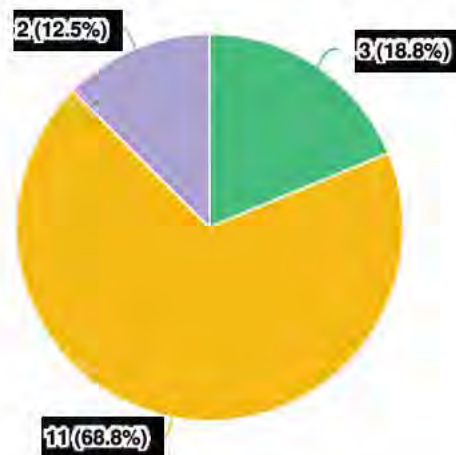
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Site plan	17	19
Document	Operational letter	9	10
Document	Notification postcard	9	10
Key Dates	Key Date	0	0

ENGAGEMENT TOOL: SURVEY TOOL

1856 W 57th Ave development application comments

Visitors 25	Contributors 16	CONTRIBUTIONS 16
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Your overall position about the application:



Question options

Support Opposed Mixed

Optional question (16 response(s), 0 skipped)

Question type: Dropdown Question

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] 1856 West 57th Avenue, Vancouver BC - DP2023-00188
Date: Wednesday, April 26, 2023 4:03:31 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: Sandra Favel <sandra@thepperfectgiftvancouver.com>
Sent: Wednesday, April 26, 2023 3:45 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] 1856 West 57th Avenue, Vancouver BC - DP2023-00188

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Claudia,

My name is Barbara Smith. I am the owner of The Perfect Gift which is located at 1850 West 57th Avenue, Vancouver. We are right next door to the above mentioned development permit.

The development permit application states that the liquor store/cold beer and wine will be open until 11.00pm. s.22(1)
s.22(1)

This is a small neighbourhood shopping area mainly frequented by locals.. The rest of the business owners in our strip have also mentioned that their clientele are not supportive. There are many liquor stores close enough to this neighborhood to make shopping convenient enough for the locals.

I would also like to bring to your attention that there is a church and a daycare directly across the road. In my opinion this is counter intuitive to that.

We ask you to please consider this when reviewing this permit application.

If you need to reach me you can contact me directly on my cell phone
s.22(1) [REDACTED]

Sincerely
Barbara Smith

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] DP-2023-00188
Date: Monday, April 17, 2023 6:55:15 AM
Attachments: [image001.png](#)

Good morning Jennifer,
Notification response.
Thanks!

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: [s.22\(1\)](#)
Sent: Sunday, April 16, 2023 1:49 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] DP-2023-00188

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Claudia,
Writing with regards to above application proposal at 1856 West 57th Ave.
As much as people want to support new business in our immediate area, we are concerned that Thrive Advisors has a history of including Cannabis in their locations; something that is completely contradictory to what this neighbourhood wants and needs. Selling Cannabis will be met with great opposition.

I am sure you are aware, there are numerous liquor stores within minutes of this proposed location.

BCLS locations on West 41st & 70th & Granville, in addition to cold beer and wine locations on West Boulevard, West 57th & Cambie and Marpole.

I respectfully ask that you consider all these factors before proceeding.

Regards,

s.22(1)

A large grey rectangular box redacting the signature of the sender.

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Fwd: 1856 WEST 57TH AVE.VANCOUVER, BC DP2023-00188
Date: Tuesday, April 25, 2023 6:12:00 AM
Attachments: [image002.png](#)

Good morning Jennifer,

As below.

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Sunday, April 23, 2023 11:56 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Fwd: 1856 WEST 57TH AVE.VANCOUVER, BC DP2023-00188

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Sorry, Claudia. I forgot the dot between your first and last name. Hope you get this.

s.22(1)

----- Forwarded message -----

From: s.22(1)
Date: Sun, Apr 23, 2023 at 11:43 AM
Subject: 1856 WEST 57TH AVE.VANCOUVER, BC DP2023-00188
To: <claudiahicks@vancouver.ca>

Hello, Claudia. Thank you for taking my call last week about the above noted DP.

s.22(1)

s.22(1)

s.22(1)

My wife s.22(1)

caring for and being a companion to our dog. We live near s.22(1)
gotten into the habit of driving up s.22(1)

.I have
(a very

short drive), as they sell wraps that are not made with processed foods. s.22(1)

s.22(1)

Also, a packaged wrap at Choices contains enough for 2 lunches, so this makes for a relatively inexpensive, healthy midday meal. I also do some grocery shopping from time to time. s.22(1) a few stores up from

Choices and occasionally, s.22(1)

for my wife. The key to a minimally painless sojourn for me is parking. I need to park close to these stores as walking is difficult for me.

I took note of your DP sign and was dismayed to learn that someone wants to put a liquor store where Spill It Sister currently is. This store will be a Type 2 liquor store, that will sell wine, beer and spirits. In my opinion, given the size of the small shopping area up the street from Choices (I think there are 7 or 8 stores in total), the worst thing to replace the clothing store is a liquor store. I have a difficult enough time to find street parking in front of Choices. Their parking lot is small, uphill, and far enough away from the store entrance to make it unpleasant and time consuming for me to access.

Further, given that this proposed liquor store is going to be open 7 days a week, from 9am to 11pm, and is very close to many residential homes, above, beside, behind and across the street, allowing this store to proceed is in my opinion, not in the interests of the neighbours, or the adjoining stores. For those who are thirsting for an alcoholic beverage, there are numerous liquor outlets near the DP location: 2 government LCBs, one 850 metres away at 70th and Granville, and one in Kerrisdale about 2.5 kms away (a 10 minute drive at worst and 5 minutes at best depending on traffic). As well, there are several private liquor stores nearby, one minutes away at 57th and Cambie, one on West Boulevard at 39th, I think, the All Value Liquor Store at Milton and Granville and there is the possibility of Save-On-Foods up the street opening an in-store wine shop (they have the licenses but have not used them yet). All of these dispensaries have plenty of parking (57th and Angus does not), and are at locations that are much better suited for public use than a small retail strip like the one beside Choices. Keep in mind the fact that liquor stores need to restock their inventory frequently. Where are the beer/wine/liquor delivery trucks going to park, for example? They can't park in the lane behind the store as that is where the parking lot for those who live above these few stores is located. So, they will have to offload in a street parking area.

I suspect that if the nearby residents were paying attention to this DP, they would be dismayed to learn that they will be living in close proximity to (and in many cases, directly above), a liquor store open until 11pm every day of the week. The hours between 8-11 pm will be particularly unpleasant.

Finally, I did some research on whether this DP should proceed and I came across something called the "Liquor Store Guidelines", last updated in 2018.

Section 4 of these Guidelines reads as follows:

"4. SEPARATION FROM FAMILY ORIENTED SITES

No liquor store should be located within 150 metres of a church, park, elementary or secondary school....."etc.

There is a church right across the street from the proposed development site. This church also has its own pre-school at which toddlers are dropped off and picked up, right in front of what may become a liquor store..

In summation, for my own personal reasons outlined above, and my desire to preserve and protect the quality and nature of this little retail area, I strongly oppose this DP.

Thank you,

s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: [EXT] Zoning Application 1856 W 57th
Date: Friday, April 28, 2023 2:58:35 PM
Attachments: [image001.png](#)

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, April 28, 2023 2:44 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Zoning Application 1856 W 57th

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hello,

I would like to voice my concern about the rezoning of 1856 W 57th to a Liquor Store. The hours till 11 pm is way too late. The parking during the day is tight right now with the grocery store, restaurant, coffee shop and other stores none of which are open to 11 pm.. Nobody walks and carries heavy liquor.

My husband and I are long time property owners in the neighbourhood, s.22(1) We have had many different stores in the 57th commercial ½ block over the years, all of which have been in keeping with a residential neighbourhood.

The liquor store would be directly across from a pre-school and St. Faith's Church and only a couple of blocks from McKechnie Elementary school.

I would hope that the planning commission rethinks this application and comes up with a better fit for this small store front.

Thank you,

s.22(1) Vancouver s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Opposing to DP-2023-00188
Date: Friday, April 21, 2023 10:47:54 AM
Attachments: [image001.png](#)

Good morning Jennifer – as below

With thanks,

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Friday, April 21, 2023 10:39 AM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Opposing to DP-2023-00188

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Claudia,

I am a neighbour living s.22(1) the proposed site of the store, and I hereby oppose to the development application requesting to open a liquor store at 1856 W 57th Ave. This application contradicts the city's liquor store guidelines:

- The store is located on the other side of 57th Avenue across from St. Faith's Anglican Church (30 meters away). This is in clear violation to the liquor stores guideline that enforces a minimum of 150 meters distance from any church.
- The guidelines also state that new liquor store should be located in identified Local Shopping Area (LSA). I don't believe that the retail stores at the 1856 W 57th Ave building have been identified as a new LSA through neighbourhood planning program. Several other liquor stores are already located in the nearby LSA #8 and #12 and serve well the residents of our local community / neighbourhood.
- The guidelines call for consideration to the liquor store operations, such as hours of operation, traffic and bottle returns:
 1. None of the existing establishments in the 1856 W 57th Ave building operate after 10pm while the applicant intends to operate the liquor store until 11pm (note that the neighbourhood is a very quiet area with predominantly single-family detached houses. Vehicle and pedestrian traffic in late evening is minimal).
 2. The existing clothing retail store serves relatively small number of local

community customers and doesn't attract pass-by vehicles to stop and park.
Liquor store in this location may result in parking capacity being insufficient.

3. The application doesn't depict how bottle returns will be handled, especially given the very small area of the store.

I therefore think that the staff recommendation to the Director of Planning should be to reject this application.

Note also that although this application relates to an exceptionally small 820ft² liquor store, as there are four adjacent stores that are currently occupied by small retail businesses, it is reasonable to assume that if a liquor store gets approved in this location some of the other stores will be pushed away over time by the building owner to vacant the space for a much larger liquor store (one that will pose a bigger threat to the quiet neighbourhood environment).

Best Regards,

s.22(1)

s.22(1) Vancouver

Tel: s.22(1)

From: [Hicks, Claudia](#)
To: [Kim, Jennifer \(DBL\)](#)
Subject: FW: Regarding the permission for retail store
Date: Monday, April 17, 2023 1:34:39 PM
Attachments: [image001.png](#)

Hi Jennifer – for DP-2023-00188

thanks

Claudia Hicks

Project Coordinator - Development Review Branch

Development, Buildings & Licensing

604.871.6083



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From: s.22(1)
Sent: Monday, April 17, 2023 1:25 PM
To: Hicks, Claudia <claudia.hicks@vancouver.ca>
Subject: [EXT] Regarding the permission for retail store

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

To Dear Claudia

I received the note of applied to city of Vancouver for 1000square feet for sale of wine beer; I am in this neighbourhood, my suggestion is do not do it, this area is always being a nice quite peaceful neighborhood, I do not think it is appropriate to open a large liquor store. My advisor is not doing this.

Best regards

s.22(1)

NOTICE OF DEVELOPMENT APPLICATION

1856 West 57th Avenue
DP-2023-00188



April 6, 2023

Thrive Advisors has applied to the City of Vancouver for permission for interior alterations and change of use from Retail Store (clothing) to a Type-2 Liquor Store, at the above-noted address, consisting of:

- Approximately 1,000.0 square feet
- For the sale of beer, wine and spirits
- Proposed hours of operation: 9 am to 11 pm seven (7) days a week

Under the site's existing C-1 zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by April 25, 2023.

For more information and updates, visit: shapeyourcity.ca/development or scan the attached QR code:



Contact **Claudia Hicks**, Project Coordinator at 604.871.6083 or claudia.hicks@vancouver.ca

NOTICE OF DEVELOPMENT APPLICATION

1856 West 57th Avenue
DP-2023-00188



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Contact **Claudia Hicks**, Project Coordinator at **604.871.6083** or **claudia.hicks@vancouver.ca**



453 West 12th Avenue
Vancouver, BC V5Y 1V4

Development,
Buildings & Licensing

IMPORTANT INFORMATION Please have this translated

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

重要資料 請找人為你翻譯

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

알려드립니다 이것을 번역해 주십시오

ਗੁਰਮਤਿ ਜਪਤਕਸ਼ੀ ਬਿਰਥਾ ਕਰਨੇ ਜਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਟ੍ਰਾਂਲੇਸ਼ਨ ਕਰਵਾਓ



CLAUDIA HICKS
CITY OF VANCOUVER
453 12TH AVE W
VANCOUVER BC V5Y 1V4

Director of Planning
Attention: City of Vancouver
Development, Buildings &
Licensing

Re: Thrive Advisors application
for interior alteration @
1856 West 57th Ave
DP-2023-00188

Dear Director of Planning -

We are not in favour of
having a beer, wine & spirits
outlet at the above address,
due to: ① the area is not designated
as a local shopping area ② it's
within 150 m. of a church
③ the residences of the upper
story have not been notified

(2)

of your "Notice of Development Application" and that's unfair as most are against the application. My final reason is that the church's parking lot is already, at the restaurant's busy times - and expected busy times for the proposed store - has patrons parking in the church lot - Sincerely,

s.22(1)

Yours,

Case Summary

Case ID:	201000403958
Case creation date:	2/17/2023, 11:20:42 AM
Case created by:	Service Account
Channel:	WEB

Location and request details:

Type of request:	Submit permit application
Address:	1856 W 57TH AV
Provide details:	The applicant is seeking to file a change of use applicaiton for an existing commerical retail unit.
If applicable, provide permit number(s):	not applicable
(Don't ask just record, does the customer require contact?):	Yes

File upload:

[1. FINAL FS CoV DP Submission W57th LRS.pdf](#)

Contact information:

Name: Rebecca Hardin

Email address: rebecca@thriveadvisors.ca

Phone number: 6043140176

[Back](#)

[Submit](#)

NOTICE OF DEVELOPMENT APPLICATION

1856 West 57th Avenue
DP-2023-00188



April 6, 2023

Thrive Advisors has applied to the City of Vancouver for permission for interior alterations and change of use from Retail Store (clothing) to a Type-2 Liquor Store, at the above-noted address, consisting of:

- Approximately 1,000.0 square feet
- For the sale of beer, wine and spirits
- Proposed hours of operation: 9 am to 11 pm seven (7) days a week

Under the site's existing C-1 zoning, the application is "conditional" so it may be permitted. However, it requires the decision of the Director of Planning.

We welcome your written comments on this application by April 25, 2023.

For more information and updates, visit: shapeyourcity.ca/development or scan the attached QR code:



Contact **Claudia Hicks**, Project Coordinator at 604.871.6083 or claudia.hicks@vancouver.ca



s.22(1)



RECOMMENDATION TO DOP

May 2, 2023

ACCEPT --- ☐

REFUSE --- ✕

ADDRESS:1856 West 57th Avenue**PERMIT NUMBER:**

DP-2023-00188

RECOMMENDATION TO:

M. So

Manager/Supervisor Name

FROM:

C. Hicks

Staff Initials

RECOMMENDATION SUMMARY:

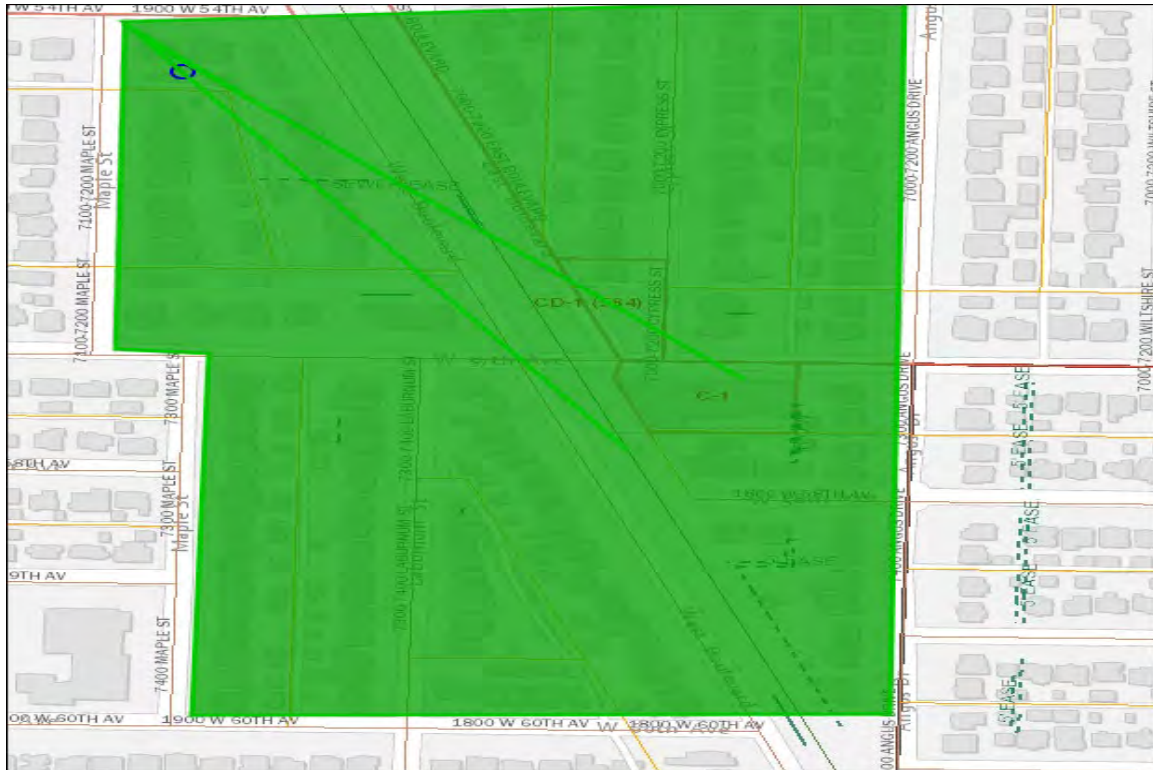
I would recommend REFUSAL for interior alterations and change of use of from Retail Store (clothing) to a Type-2 Liquor Store, in this existing mixed-use building on the site.

SPECIAL DEPARTMENTAL NOTES:

1. Cleared by Social Policy
2. Cleared by Addressing
3. VBBL comments not required (Per N. Bahr to be reviewed at BP stage)
4. Engineering conditions if approved (Strata approval/Release and Indemnity signed agreement required)

NOTIFICATION SUMMARY: Yes

Notification Area:



Site Sign: Yes

Install Date: Apr 5/23

Postcards: Yes

Send Date: Apr 6/23

Number: #156

Expiry Date: Apr 25/23

Results of Notification:

Responses: 29

Objections: 22

In Favour: 4

Mixed: 3

Notification comments:

Opposed:

- Too close to the Church across the street - does not meet Guidelines
- Hours to 11pm too late – most places not open past 10pm
- Not located in a Local Shopping Area
- Will increase noise in this residential area
- Thrive Advisors have a history of selling Cannabis at their locations
- There are enough liquor stores in area already
- Increase in loading/parking/traffic issues
- Residents will have to live above a liquor store
- Increase in panhandling
- Opposite a daycare/church/elementary school 2 blocks away/many kids in area

Mixed:

- Support with an earlier closing time

Support:

- Area needs one – closest is 41st or 70th Ave
- Great to have liquor store by the grocery store
- Amazing - wont have to drive to the liquor store
- Nice to have quality liquor store in area

HISTORY:

DP2303 (Dec 1938) approved construction of bldgs (on lots 1,2,3,4).

DP210124 (Feb 1990) approved a two-storey addition (1482 sqft) to the existing one-storey retail building (located on lots 3,4) after BOV appeal #Z25565 (Dec 1989). All addresses to one building (Lots 1,2,3,4). This was confirmed by P&L and my site visit

DP46090 (Jul 1968) approved addition to the bank (on lot 2).

This application deletes existing retail space to create the new breezeway access between the rear parking and the front street. Note no chg in fsr since the breezeway is covered and is counted as fsr.

DP47438 (Jan 1969) Addition to the existing retail and bank building (on lots 1,2,3,4).

DB407623 approved ext. and int. alterations to two existing retail units (on Lots 1 and 2 only, although the permit's legal description covers all 4 sites) to create a new covered breezeway to connect the building's front with the back and to create seven new retail units in this existing retail/drycleaners/repair shop/beauty salon/financial institution building on this site.

DE402185 – issued June 27, 1997

Exterior alterations to the existing storefronts on the north face of the building. Includes reconfiguring two existing retail units to create a new covered breezeway to connect the building's front with the back, and two new, smaller retail units (to be addressed 1872 and 1876 West 57th Avenue).

DB407623 - completed Jun 3/02 T

To revise the breezeway approved in DP402185 and to also clear the chg of use to allow for the "Choices" supermarket. Reference applicant's letter of Mar 17/99 for parking/fsr revisions.

DE404570 - issued October 4, 2002

Interior and exterior alterations to the lowermost level only of this existing financial institution /retail store/grocery store building on this site, including the relocation of two service rooms, exit corridor, exterior stairs and the provision of underground parking for eleven (11) off-street parking spaces, alterations to the rear of this site for three (3) off-street surface parking spaces.

DE405079 – issued September 22, 2000

Including the letter of intent from C. Davie Rae, Hardal Management dated August 23, 2000, permitting interior and exterior alterations and additions to provide approximately 1133 square feet of Retail use floor area in the "breezeway", and a change of use to approximately 2572 square feet from Retail to a 60-seat Restaurant - Class 1, thereby granting a relaxation of the number of required off-street parking spaces.

DE407013 – issued Jul 14/08

To add a one-storey, four (4) unit residential addition on top of an existing ground level restaurant/retail/grocery store building complete with existing underground parking and "lower restaurant" area in the basement, and to construct a new three (3) storey addition to the east with Retail and Dry-cleaning uses on the ground floor, residential on the 2nd and 3rd storeys (14 dwelling units), and parking in the basement on this existing site. Total number of dwelling units is 18. Addressing Data:

1880 West 57th Avenue - residential lobby entrance

1864,1866,1868,1870,1888 West 57th Av - existing CRU's

DP-2017-00939 – issued Nov 17/17 **expired Sep 28/22

Including the Letter of Operation stamped RECEIVED by this department on October 25, 2017 from Roger Varatharajah of Senova Restaurant, exterior alterations and the change of use of approximately 316 square feet of the existing outdoor area, for an outdoor seating area, for a maximum of 24 seats, to be used with the existing Restaurant Class-1. The APPROVAL is for a limited period of time expiring on November 17, 2018 unless extended in writing by the DOP.

DB-2018-01978 – completed Nov 9/20

Exterior and interior alterations to install two trisector antennas on the rooftop in this existing mixed-use building on this site.

DP-2022-00854 – issued Feb 16/23

Including the Letter of Operation from Land & Sea Restaurant, received by this Department on November 2, 2022, and the Letter of Assurance from Stefan Chang Woo, Director, Land & Sea Restaurant, received by this Department on February 14, 2023, to install an outdoor seating area to be used in conjunction with the existing Restaurant Class-1 use, for a limited period of time expiring on February 14, 2024, unless extended in writing by the Director of Planning.

Parking & Loading & Bicycle Calculation Details:

Parking: (Commercial)

Liquor Store and Grocery Store (8253.0 sq. ft.) 766.7m² = 26 spaces

Office and Retail (3052.0 sq. ft.) 283.5m² = 3 spaces

Restaurant (1800 sq. ft.) 167.2m² = 9 spaces

Repair Shop (566.0 sq. ft.) 52.6m² = 1 space

Animal Clinic (352.0 sq. ft.) 32.7m² = 1 space

Parking required = 40 spaces

Parking provided = 41 spaces

Accessible parking required: (1302m² (commercial floor area - 14023.0 sq. ft.) = 1 accessible space required

Accessible parking provided = 0 spaces (existing non-conforming)

*Parking increases by 3 spaces with this change of use

Loading: no change

Bicycle: no change

ADDITIONAL REGULATIONS & REQUIREMENTS:

Liquor Store Guidelines

TECHNICAL CALCULATION DETAILS:

Liquor Store is a conditional use in C-1



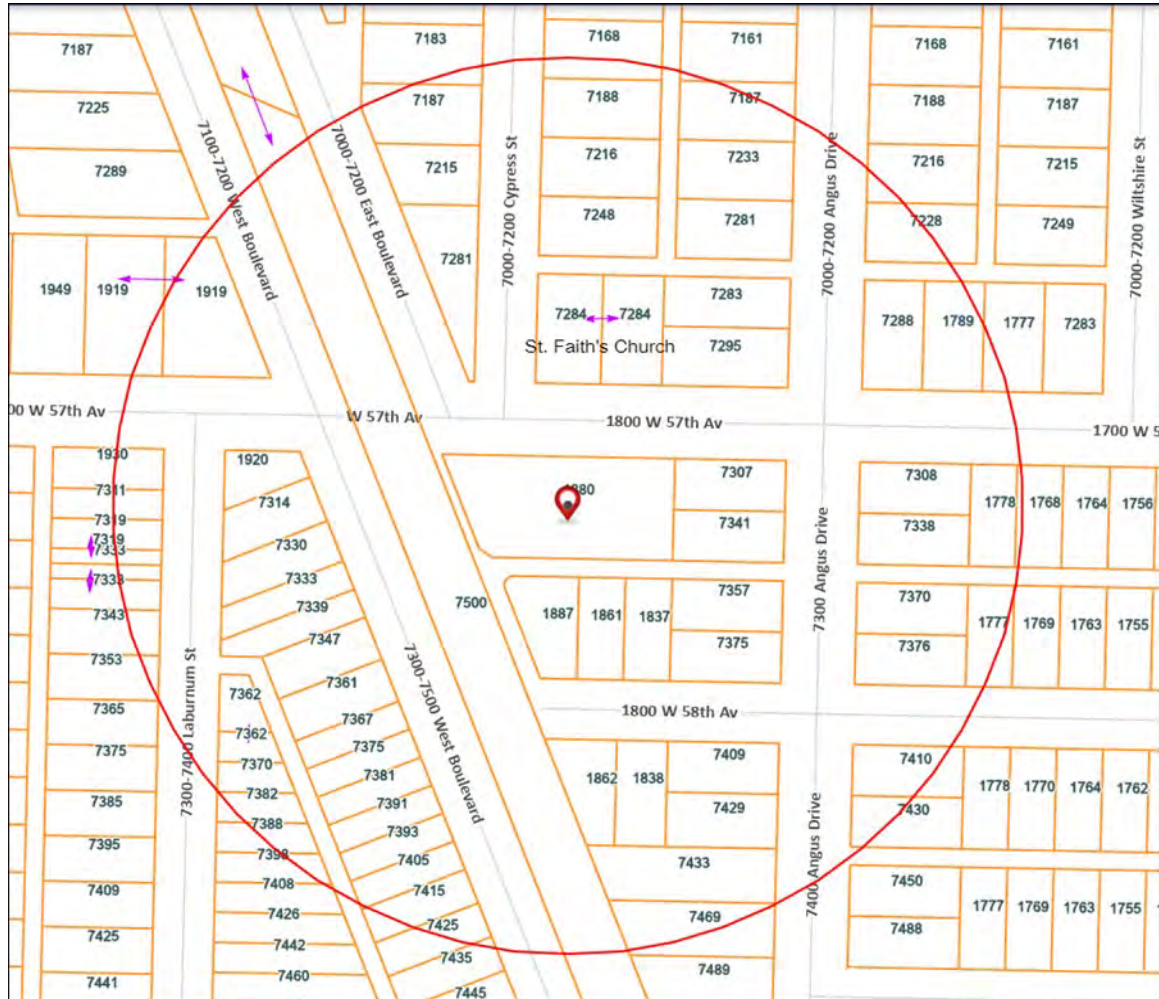
Would recommend REFUSAL for the following reasons:

1. Does not meet Liquor Store Guidelines:
Section 3: Local Shopping Area
Proposed location is not in an identified Local Shopping Area as noted above:
2. Section 4: Separation from Family oriented uses
(a) No liquor store should be located within 150 m of a church, park, elementary or

secondary school, community centre or neighbourhood house.

*Proposed location is across the street from the St. Faith's Church – 7284 Cypress Street (approximately 24m)

3. Objections received: 156 notices sent with 22 objections.



Refusal Reasons:

Refusal 1 – Non-Compliance – Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;

Refusal 2 - Objections Received; objections have been received from neighbouring property owners.

****If appealed and approved by the BOV – outstanding Engineering conditions to be addressed prior to issuance****

From: "Kim, Jennifer \ (DBL)" <Jennifer.Kim@vancouver.ca>
To:
CC: "Hicks, Claudia" <claudia.hicks@vancouver.ca>
Date: 5/2/2023 2:35:00 PM
Subject: 1856 W 57th Ave - dP-2023-00188

Good afternoon,

I am following up to those who responded or commented to the above project in regards to the status of the Development Permit Application.

The Director of Planning refused the application on May 2, 2023, for the following reason(s):

- Refusal 1 – Non-Compliance – Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Refusal 2 - Objections Received; objections have been received from neighbouring property owners.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

Please contact Claudia Hicks, Project Coordinator, directly, if you have any questions or comments.
(Claudia.hicks@vancouver.ca)

Regards,
Jennifer



Jennifer Kim | Office Support Clerk
Development, Buildings & Licensing | City of Vancouver

May 2, 2023

Rebecca Hardin DBA: Thrive Advisors
PO BOX 442 -9046 Queens Street
Langley BC V1M 2R7

RE 1856 West 57th Avenue
Development Application Number DP-2023-00188

Please be advised that the Director of Planning has Refused DP-2023-00188 on May 2, 2023, for the following reason(s):

- Refusal 1 – Non-Compliance – Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Refusal 2 - Objections Received; objections have been received from neighbouring property owners.

You may be eligible to appeal this decision to the Board of Variance within 30 days of the date of this letter. For more information please contact the writer.

Yours truly,



Claudia Hicks
claudia.hicks@vancouver.ca
(604) 871-6083

May 2, 2023

To Whom It May Concern:

RE: 1856 West 57th Avenue
Development Application Number DP-2023-00188

Please refer to the letter/postcard of April 6, 2023, regarding the application for interior alterations and change of use from Retail Store (clothing) to a Type-2 Liquor Store, at the above-noted address.

The Director of Planning has requested that you, as a neighbouring property owner, be advised that this application was considered on May 2, 2023, and was refused for the following reason(s):

- Refusal 1 - Non-Compliance - Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site;
- Refusal 2 - Objections Received; objections have been received from neighbouring property owners.

It should be noted, however, that the applicant has the right to appeal this decision of refusal to the Board of Variance in accordance with the provisions of the Vancouver Charter.

If you have any questions regarding the information contained within, please contact the writer.

Yours truly,

Claudia Hicks
Project Coordinator
Development Services
604.871.6083
claudia.hicks@vancouver.ca

DEVELOPMENT APPLICATION

1856 West 57th Avenue
DIP-2023-00188



DETAILS

This applicant has applied to the City of Vancouver for permission for the above described use change of use of their land. The following is a list of the details of the proposed development.

- Approximately 1000 sq meters of land.
- For the sale of beer, wine and food.
- Proposed hours of operation: 1000 sq meters, seven (7) days a week.
- Under the above existing C-1 zoning, the application is "conditional" as it may be permitted, however it requires the decision of the Director of Planning.

APPLICANT: Tonic solutions

What's happening:

- Development application submitted on March 12, 2023
- Application review by City staff
- Decision by Director of Planning

For more details, please visit the City of Vancouver website at <https://www.vancouver.ca>

- Add other information for the development.
- Review the 500 sq meters.
- 500 sq meters of land (approximately 1000 sq meters).

CITY OF VANCOUVER