

Design Rationale

Toby's Beer & Wine Store

2733 Commercial Drive, Vancouver, B.C.

Business Operation:

Proposed hours of operation:

9:00 am to 11:00 pm, seven days a week

Proposed number of staff: 15 full-time and part-time

Gross Floor Area: (proposed) 9284.0 sf (862.5 sm)

Requested Relaxations: none

Required Off-Street Parking Spaces: 9

Provided Off-Street Parking Spaces: 12

Toby's Pub & Grill, and Toby's Beer & Wine Store currently operate next to each other on Commercial Drive with the major portion of seating for the pub being on street level. The pub serves food and beverages, and provides entertainment to the local community. Live local bands perform on the weekends, and on other nights either karaoke or sporting events play on their multiple large screen TV's. The current pub with liquor store have been operating together since 2003.

The current liquor store product format is well received in the neighborhood. Requests come in often to expand the microbrew and domestic wine products from the local wineries and vineyards around B.C. Value priced products are displayed and sold in bulk store formats, with pallets on the floor. Both bulk and cold liquor storage is currently an issue. By expanding the liquor store to encompass the entire main floor, the owners can now offer more of a user friendly experience for their customers. The upper floor tasting room will offer multiple products and a more casual approach to tastings and bulk purchases.

The liquor store will have a more complete and uniform look with the expanded glazing added to the store front as well, and offer a more retail appearance to the streetscape.