



Attachment 1  
*Summary of Related City Policies and  
Regulations*

## **SUMMARY OF RELATED CITY POLICIES AND REGULATIONS**

### **Official Community Plan**

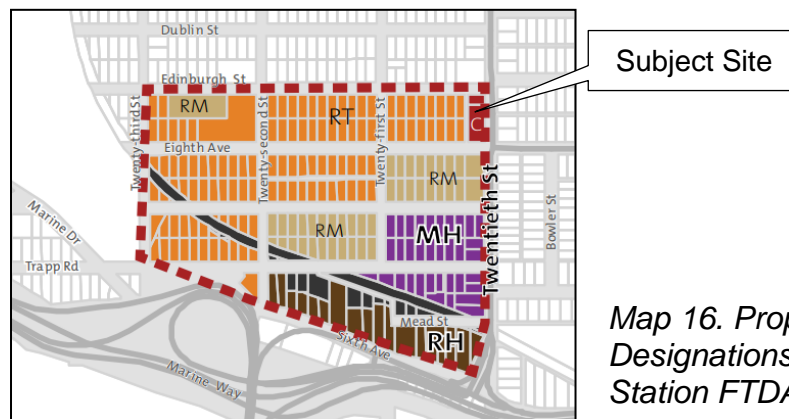
The subject site is designated Comprehensive Development (CD), which is described as follows:

*Purpose: To transition to the Frequent Transit Development Area (FTDA) surrounding the 22nd Street SkyTrain Station from low-density residential uses to a mixed use node, which will include infill townhouses, low and high rise residential buildings, and mixed use high rise buildings. A commercial main street is envisioned for Seventh Avenue. It is also envisioned that the highest density uses are located closest to the station and that there is a transition to lower density uses away from the station. The anticipated land use designations are indicated on Map 16: Proposed Land Use Designations for the 22nd Street Station FTDA.*

*Prior to consideration of rezoning applications in this area a Master Plan will be created for the area. This Master Plan is subject to a public consultation process and must consider the findings of the work outlined below.*

*The Master Plan process will include:*

- *Conducting a detailed transportation study that would explore current and future conditions and make recommendations for all modes of transportation with the purpose of improving access to and circulation throughout the neighbourhood.*
- *Defining the desired land assembly patterns for redevelopment.*
- *Identifying the appropriate community amenities in the area and surrounding neighbourhoods.*
- *Determining the appropriate financing growth program to help fund community amenities.*
- *Drafting design guidelines for the private and public realm to ensure a high standard of architecture and urban design.*
- *Working with TransLink to develop a Facility Integration Plan.*



## **Zoning Bylaw**

A 'retail liquor store' is defined in the Zoning Bylaw as:

*A retail store of not more than 2,000 gross square feet of floor space (excluding refrigerated space) which is contiguous to a Licensed Liquor Primary establishment and which sells alcoholic beverages, snacks and liquor related items directly to the public until no later than 11:00pm or before 9:00am and which does not permit consumption of alcoholic beverages on the premises.*

The site is currently zoned Local Commercial (C-1). The intent of this zone is to allow local, pedestrian-oriented commercial uses. Since a retail liquor store is not included in the list of permitted uses, a Zoning Bylaw text amendment would be required.