



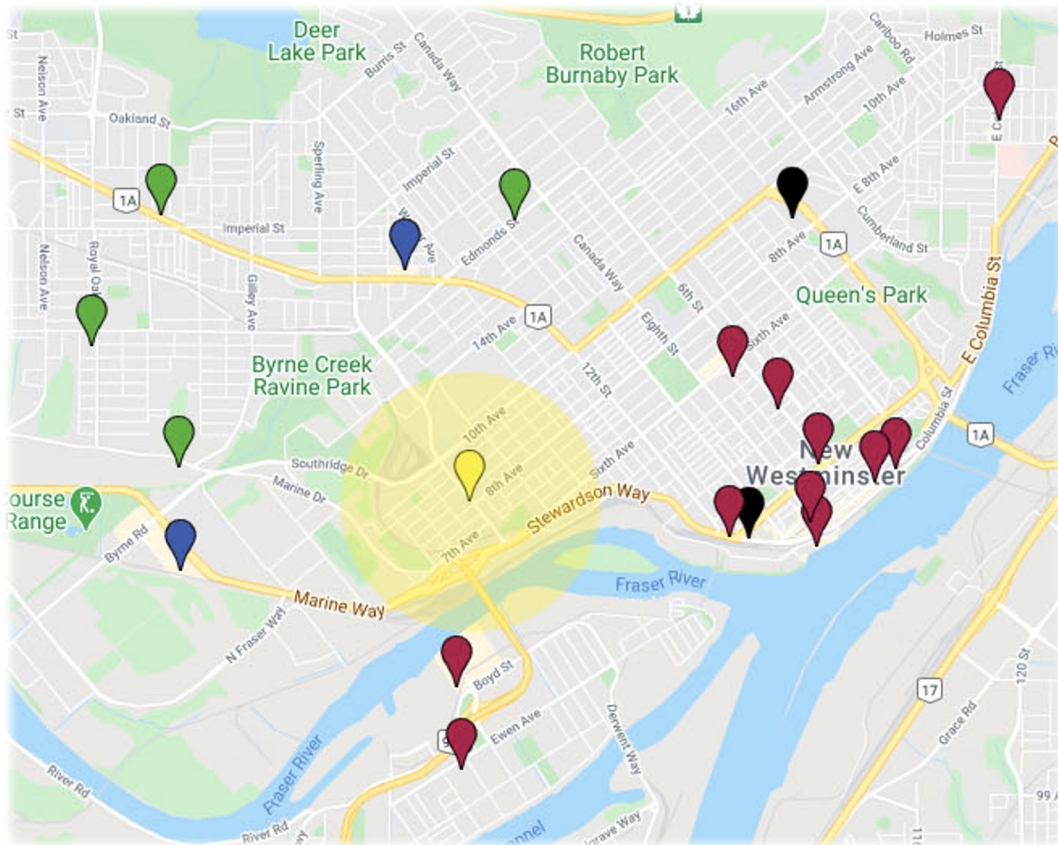
Attachment 2
Applicant's Project Summary Letter

March 6, 2023

RE: Project Summary Letter for 812 Twentieth Street

On behalf of Van Land Use Consulting, this letter is to outline the intent for the rezoning of 812 Twentieth Street, New Westminster.

The subject property is located in a commercial building that is currently zoned Local Commercial District (C-1) under the New Westminster Zoning Bylaw. It is located on the southwest side of Twentieth Street and just above Eighth Avenue. The unit is approximately 1475 square feet. We are proposing to rezone the existing commercial retail unit to operate a Licensee Retail Store liquor store. This would include the change of use and interior alterations to the existing store.



The surrounding area that this store is intended to serve are quite underserved to liquor retail. The map above shows that all surrounding liquor stores (other than Queensborough)



are at least 2km away. Approval of this location would fill a large void that the residents of this area are currently facing.

The current Licensee Retail Store is operating in Clinton, BC. The owner wishes to relocate the store to New Westminister as there is a much higher demand for access to liquor retail at 812 Twentieth Street than the current location. The population of Clinton is only 568 people (recorded in the 2021 Census) and the town is already serviced by a government liquor store. The estimated customer base at the proposed location in New Westminister would be 5,000 – 10,000 people, and would continue to grow as density is added to the area through future development.

The Twentieth Street section (6.1) of the current New Westminister Official Community Plan states the following:

OPPORTUNITIES

While automobile-dominated uses are expected to remain along Twentieth Street, opportunities to create a more friendly and vibrant commercial street environment can be explored. This is a high-traffic, high-visibility area that has the potential to become an important node for commuters and residents of New Westminister alike, providing a range of services and amenities.

We feel that a community beer and wine store would fit well within the intent of the current plan for this commercial area. In addition, the 22nd Street Station area is being proposed for high-density residential development as well as a large area of mixed-use retail being added to the area. Walking or cycling to the nearest liquor retail store would become an option that is currently unavailable for local residents. We hope to have this application brought forth to see the views of Council, and the local community through a public hearing.

Should you have any questions regarding this application for rezoning, please do not hesitate to contact me at (778) 551-0067.

Best regards,

Van Land Use Consulting

Joseph W. Van Vliet, BCom
Principal