

Attachment 2  
*Background Information*

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

### **Official Community Plan (OCP)**

The subject site is designated Comprehensive Development (CD), which is described in part 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, the OCP stipulates that a master plan will be created for this area. The City is currently undertaking a visioning process to create a bold vision for a climate-friendly neighbourhood.

### **Development Permit Area**

The site is located within the Twentieth Street Employment Lands Development Permit Area (DPA 6.1), which is designated in order to facilitate commercial development that serves the local residents and benefits from the drive-by traffic on Twentieth Street.

### **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 stand-alone retail liquor store is not included in the list of permitted uses, a site-specific Zoning Bylaw text amendment is required.

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

### **Liquor Policy Manual**

The [Liquor Policy Manual](#) is a repository of all liquor policies. Relevant policies related to relocation of a licensee retail store (LRS) are described in part as follows:

#### **One-Kilometre Rule**

Licensees may relocate their LRS liquor licence to another location anywhere in BC, provided they do not relocate within one kilometre of another LRS or BC Liquor Store (BC Liquor Stores are subject to this rule as well). This rule is commonly referred to as the “one kilometre rule” or “one kilometre distance criterion”.

#### **Relocation Process**

Licensees are required to submit the following information when applying to relocate an LRS licence:

1. Preliminary Site Approval (PSA)
  - Applicant must satisfy the one-kilometre criterion
  - At minimum, an offer to lease or purchase is required to demonstrate valid interest at the proposed location
  - Applicants must maintain valid interest at their originating location throughout the application process – proof is required upon request
2. Approval in Principle (AIP)
  - In addition to floor plans and signage, the applicant must submit the following for their proposed LRS site within three months from the date they were granted PSA:
    - valid interest in the form of an executed lease or Certificate of Title
    - proof that appropriate zoning is already in place or that an application for rezoning has been submitted and is actively being reviewed by local government
3. Final Approval
  - The applicant continues to have 12 months from the date they were granted AIP to complete construction and/or renovations

- They also have 12 months from the date they were granted AIP to provide proof that appropriate zoning is in place if their rezoning application was underway or in progress when AIP was granted

## Licensee Retail Store Terms and Conditions

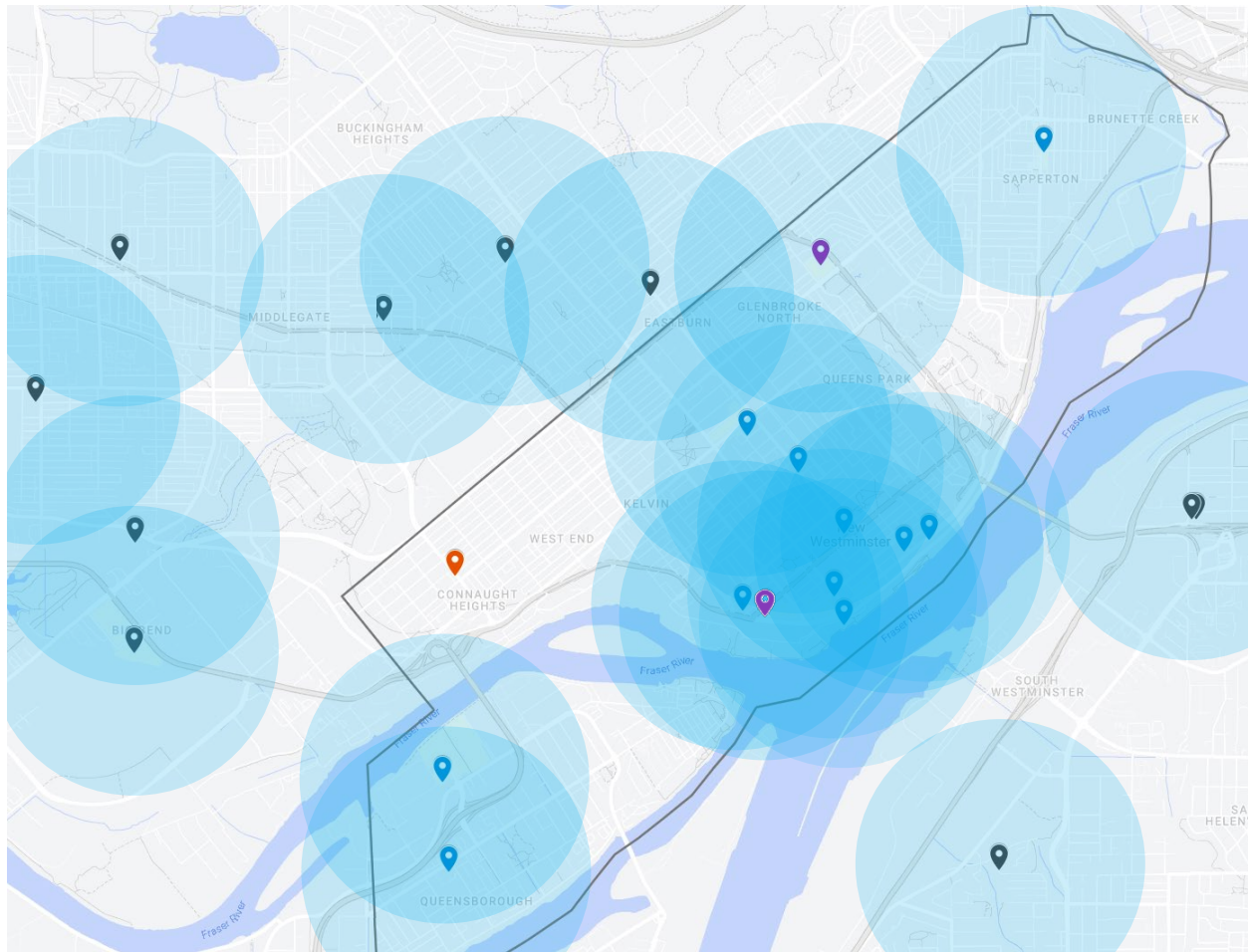
The [Licensee Retail Store Terms and Conditions handbook](#) outlines the requirements of the *Liquor Control and Licensing Act*, Regulations, and terms and conditions that relate to owners of licensee retail stores. The licensee is responsible to be aware of and for operating in compliance with these rules.

## SITE CONTEXT MAP





## EXISTING LIQUOR STORES IN NEW WESTMINSTER



Proposed location (812 Twentieth Street)



Licensee Retail Store



BC Liquor Store



Existing or proposed Licensee Retail Store or BC Liquor Store in the vicinity outside of New Westminster



1 km. buffer