



# **City of Vancouver** *Land Use and Development Policies and Guidelines*

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## LIQUOR STORE GUIDELINES

*Adopted by City Council on November 2, 2004*

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## 1 Application and Intent

These Guidelines are to be used in conjunction with those District Schedules of the Zoning and Development By-law and Official Development Plans which conditionally permit the liquor store use. The guidelines provide direction regarding a range of factors, including location and spacing as well as operational and administrative considerations. The applicant should consider all of these factors in the preparation of their development permit application. City staff will use the guidelines in the assessment of development permit applications for a liquor store, including redevelopment of existing liquor store premises. This assessment will be based on the characteristics of the site and surrounding area and the details of the development proposal. The permitted product range of a liquor store is defined in the Development Permit.

The intent of these Guidelines is to provide reasonable access to liquor stores while minimizing impacts on neighbourhoods.

## 2 Types of Liquor Stores

### 2.1 Categorization

There are 3 types of liquor stores, categorized as follows:

- (a) Type 1
  - (i) A store 280m<sup>2</sup> (3000 sq.ft.) gross or less that sells any combination of beer and/or wine, including cider and coolers.
- (b) Type 2
  - (i) A store 280m<sup>2</sup> (3000 sq.ft.) gross or less that sells any combination of beer, wine and spirits.
- (c) Type 3
  - (i) A store over 280m<sup>2</sup> (3000 sq.ft.) that sells any combination of beer, wine and spirits.
  - (ii) Type 3 stores may be a maximum of 2300m<sup>2</sup> (25,000sq.ft.) gross in size.

### 2.2 Conversion Process

- (a) A Type 1 store may apply to become a Type 2.

## 3 Location and Number of Stores

New locations for liquor stores are focussed in certain identified Local Shopping Areas. These Local Shopping Areas come from adopted Community Visions, Local Area Plans, or Council Policy, and are intended to serve the daily needs of residents.

General commercial areas are commercially zoned areas that contain significant retail, but are not Local Shopping Areas because their focus is more on serving employees, tourists, or citywide/regional customers rather than nearby residents.

Local Shopping Areas are shown on the attached map #1, and their boundaries are described in the attached table. Also shown on map #1 are the general boundaries for the Central Broadway and Downtown areas.

### 3.1 Type 1 Stores

- (a) A maximum of one Type 1 store may locate in any identified Local Shopping Area that:
  - (i) does not have a liquor store of any type; or
  - (ii) has an existing liquor store that is restricted by provincial legislation to the sale of wine only products .
- (b) In the Downtown and Central Broadway areas, where there are no identified Local Shopping Areas, additional Type 1 stores may be located, provided each is 500m or more from any liquor store.
- (c) An existing Type 1 store in a Local Shopping Area may relocate within its Local Shopping Area. An existing Type 1 store that is in a general commercial area may relocate within its general commercial area.

- (d) Existing Type 1 stores may expand up to the 280m<sup>2</sup> (3000 sq.ft.) gross size limit.

### **3.2 Type 2 Stores**

- (a) Existing Type 2 liquor stores may remain in their current locations, or relocate close by (i.e. within the same Local Shopping Area or general commercial area), provided that the new location meets the guidelines as well or better than the previous location.
- (b) Existing Type 2 stores may expand up to the 280m<sup>2</sup> (3000 sq.ft.) gross size limit.

### **3.3 Type 3 Stores**

- (a) Existing Type 3 liquor stores may remain in their current locations, or may relocate close by (i.e. within the same Local Shopping Area or general commercial area), provided that the new location meets the guidelines as well or better than the previous location.

### **3.4 General**

- (a) One store only (of any Type) may locate in each of the two emerging neighbourhoods of Southeast False Creek and the East Fraserlands. The locations in these emerging neighbourhoods will not be considered until planning has proceeded to the point where commercial areas are identified and approved.
- (b) One store only (of any Type) may be located in new Local Shopping Areas, identified through neighbourhood planning programs. Proposed locations in these emerging Local Shopping Areas will not be considered until these new Local Shopping Areas are defined and approved.
- (c) No liquor store of any Type should be located in the Downtown Eastside or Gastown areas where existing Council policy does not permit new liquor retail outlets (see attached Map #2).

## **4 Separation from Family oriented uses**

- (a) No liquor store should be located within 150m of a church, park, elementary or secondary school, community centre or neighbourhood house.

## **5 Liquor Store Operations**

With regard for the primary focus of the business (range of liquor products sold), the following factors will be taken into consideration:

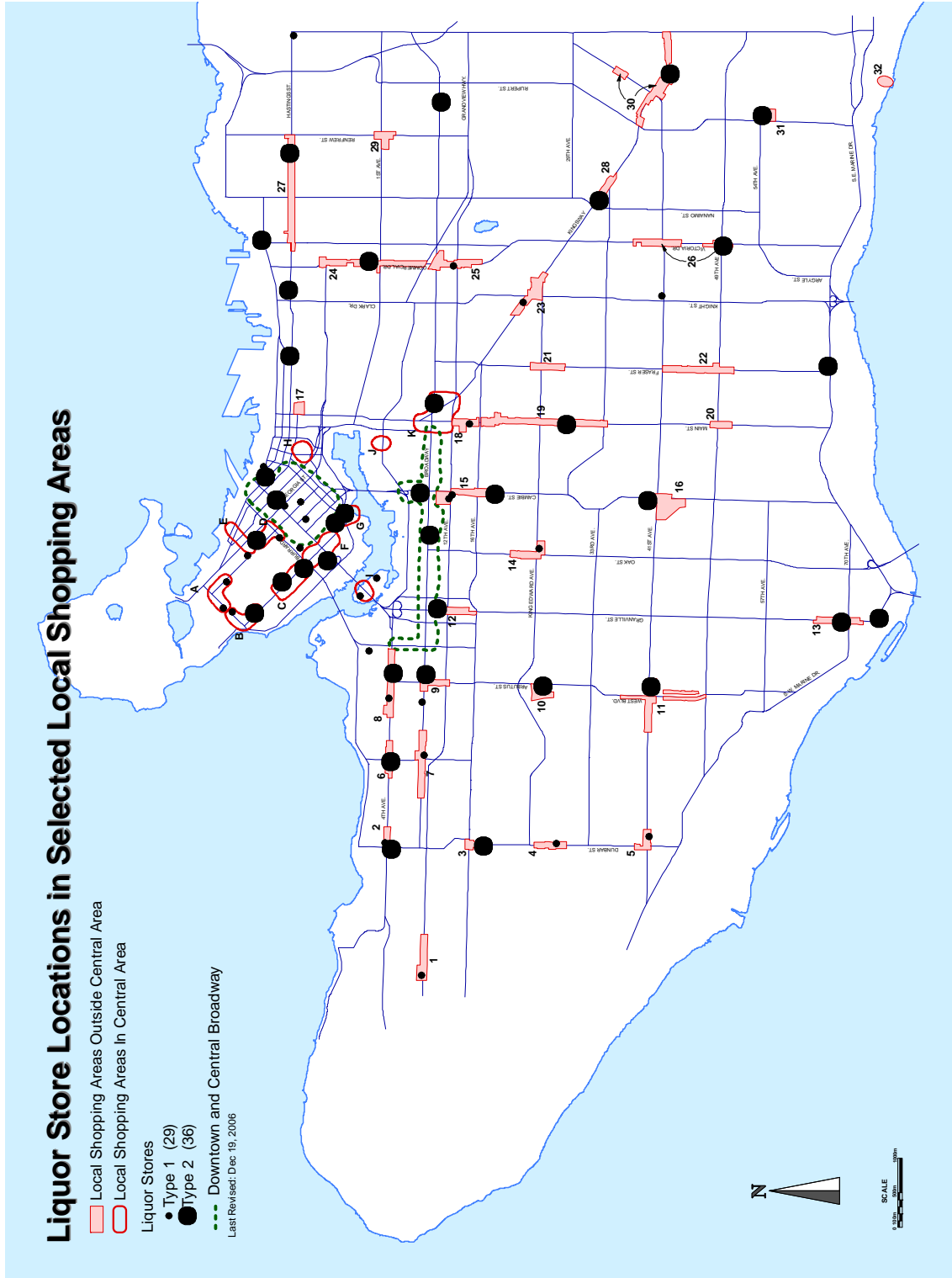
- (a) Hours of operation
- (b) The manageability of the impacts related to:
  - (i) traffic
  - (ii) parking, with particular concern for short term parking
  - (iii) loading, with an applicant provided loading operations plan detailing how and when loading will take place and how large delivery vehicles will be accommodated
- (c) Handling of bottle returns (design and operation)

## **6 Process and Administrative Considerations**

The main process steps will be as follows:

- (a) The Applicant submits a copy of the Liquor Control and Licensing Branch (LCLB) preliminary approval letter.
- (b) Staff conduct a neighbourhood notification of affected neighbours (size of notification area will be determined for each application).
- (c) The applicant posts signage on-site, advising of the liquor retail proposal; this signage should be in keeping with the City's normal sign preparation and installation procedures.
- (d) The Development Permit may be approved for a limited period of time subject to the discretion of the Director of Planning.
- (e) Applications deemed controversial by the Director of Planning may be referred to Council for advice.

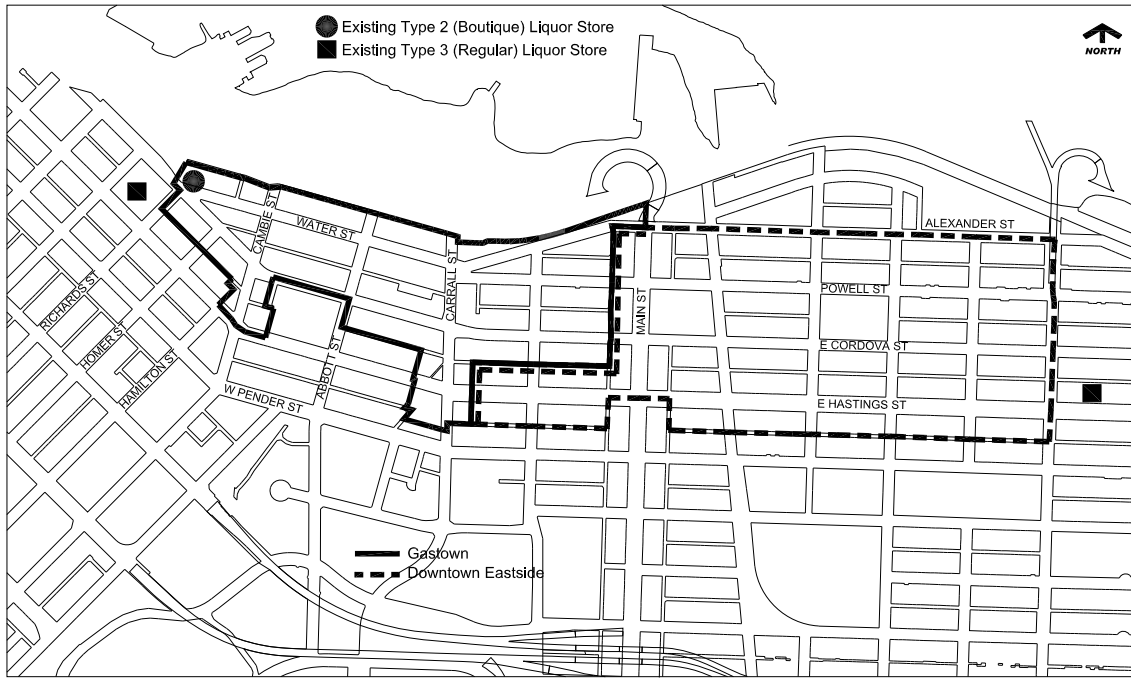
Map #1. Liquor Store Locations in Selected Local Shopping Areas



## Description of Selected Local Shopping Area (LSA) Boundaries December 2006

<b>LSA #</b>	<b>Description</b>
1	W. 10th : Tolmie to Discovery
2	W. 4th : Highbury to Collingwood
3	W. 16th N side, Alma to Dunbar and south side opposite, Dunbar 17th – 19th
4	Dunbar: lane S of King Edward to W 30th
5	Dunbar: W 39th to lane S of W 41st ; W 41st : Dunbar to Collingwood
6	W 4th : W of Bayswater to Trafalgar
7	Broadway: Collingwood to Larch
8	4th Avenue: Burrard to Balsam
9	Broadway: Vine to Arbutus; Arbutus: Broadway to 12th
10	Arbutus Village Shopping Mall
11	W. Blvd: 37th to 49th ; E. Blvd: lane N of 41st to 49th ; W. 41st : Larch to Maple
12	Granville: 10th to 16th
13	Granville: W 64th to S of 71st
14	Oak: W 21st to S of King Edward, King Edward Mall
15	Cambie: 12th to 16th , east side; w 16th to W 19th
16	Cambie: W 39th to W 43rd , Oakridge Centre
17	Main to Gore; Pender, Keefer
18	Main Street: 12th to 16th
19	Main Street: 16th to 33rd
20	Main Street: 48th to 51st
21	Fraser: 23rd to 28th
22	Fraser: 41st to 51st
23	Kingsway: Inverness to Perry, Knight: lane N of Kingsway to King Edward
24	Commercial: Lane N of Venables to Grandview Highway North
25	Commercial: Grandview Hwy. S to 16th, Broadway: E and W of Commercial
26	Victoria: 37th to 44th , 47th to 50th
27	Hastings: Semlin to Renfrew
28	Kingsway: Earles to Nanaimo
29	Renfrew: Graveley to 3rd, 1st Avenue: S side, Kaslo to Renfrew
30	Kingsway: Rupert to Boundary
31	Champlain Mall, 54th and Kerr
32	East Fraserlands
A	Denman: Nelson to Robson, Robson: Denman to Cardero
B	Denman: Nelson to Davie, Davie: Denman to Cardero
C	Davie: Jervis to Burrard
D	Robson: Bute - Burrard, Alberni: Bute - Burrard, Burrard: Smithe - Georgia
E	Bute: Robson to Coal Harbour
F	Davie: Burrard to Homer
G	Davie: Homer to False Creek & Marinaside Cres.
H	Abbott - Keefer - Pender
I	Granville Island
J	1st /2nd Avenues, Main/Quebec south of Terminal
K	Broadway/Main/Kingsway

**Map #2. Downtown Eastside/Gastown Liquor Retail Restricted Area**



Existing Type 2 (Boutique) Liquor Stores are located at:  
375 Water Street

Existing Type 3 (Regular) Liquor Stores are located at:  
555 West Hastings  
769 East Hastings