



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

Planning, Urban Design and Sustainability Department

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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 280 m² (3,000 sq. ft.) gross or less that sells only wine.
- (b) Type 2
 - (i) A store 280 m² (3,000 sq. ft.) gross or less that sells any combination of beer, wine and spirits.
- (c) Type 3
 - (i) A store over 280 m² (3,000 sq. ft.) that sells any combination of beer, wine and spirits.
 - (ii) Type 3 stores may be a maximum of 2,300 m² (25,000 sq. ft.) gross in size.

2.2 Conversion Process

- (a) A Type 1 store with a provincial Independent Wine Store licence may apply to become a Type 2 consistent with Provincial liquor regulations on conversion.

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 280 m² (3,000 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 280 m² (3,000 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 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.
- (b) No additional liquor store of any Type should be located in the Downtown Eastside. Existing stores may expand or relocate within the DTES. Relocation should not result in more than one store in Strathcona, and one in the combined sub-areas of Gastown, Victory Square, Industrial, Chinatown and Thornton Park . Map 2 (attached) shows the DTES and its sub-areas.
- (c) No additional liquor store of any Type should be located within 150 meters of the Granville Street Centreline between West Georgia Street and Drake Street.

3.5 Liquor store located within a grocery store

- (a) Type 1 and Type 2 stores may locate/relocate inside grocery stores that are at least 929 m² (10,000 sq. ft.) in size, provided that doing so does not violate section 3.1 to 3.4 of this guideline.
- (b) The liquor store must be physically separate from the grocery store and fully enclosed. The perimeter shall be designed in such a manner that:
 - (i) View of liquor products, displays, and sampling stations from the grocery store is restricted. Consideration may be given for visual transparency relating to safety of employees and patrons; and
 - (ii) The store can be fully secured during non-liquor store business hours.
- (c) Liquor stores on exterior walls must meet urban design objectives for retail continuity, streetscape character, visual connectivity with the public realm, or similar policies and guidelines to the satisfaction of the Director of Planning.

4 Separation from Family oriented uses

- (a) No liquor store should be located within 150 m 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

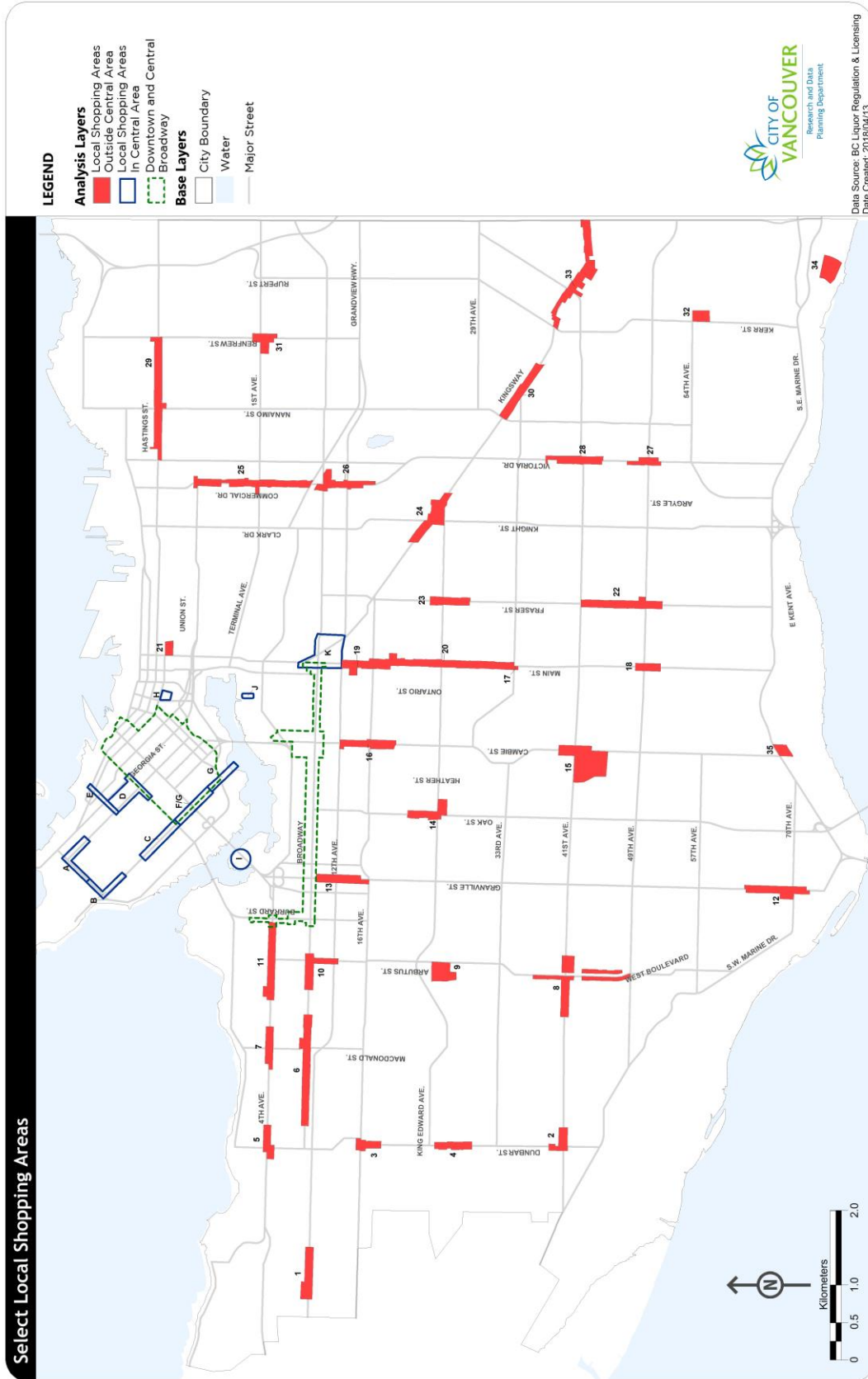
The main process steps will be as follows:

- (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.

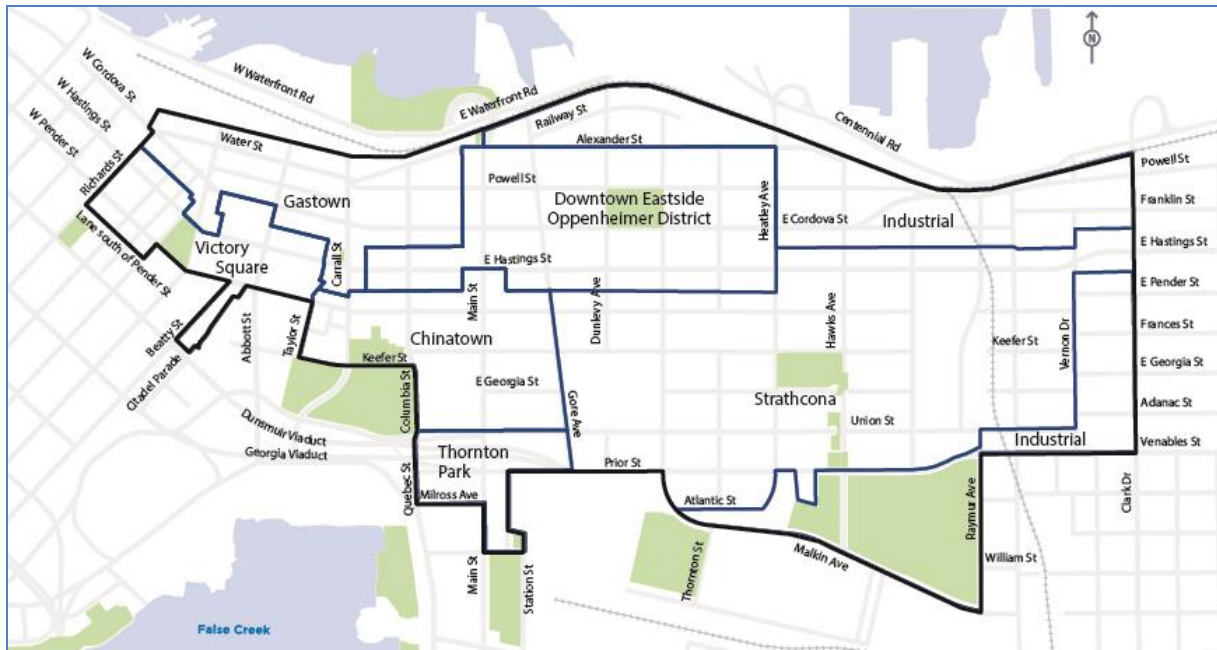
Local Shopping Area (LSA) and General Commercial Areas, December 2018

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

Map 1. Local Shopping Areas and General Commercial Areas



Map 2. Downtown Eastside Sub-areas



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