



CITY OF NANAIMO

LICENSEE RETAIL STORES (LRS) REZONING CRITERIA

BACKGROUND

Licensee Retail Stores (LRS) are only permitted in certain commercial zones within the City of Nanaimo. Council anticipates that holders of liquor primary licenses whose establishments are not located within these zones, but who have received preliminary approval from the LCLB to open a LRS, will seek rezoning approval. Council has asked the Liquor Control Advisory Committee to prepare, with assistance from the Working Group, a set of criteria to guide Council in considering applications for rezoning. This document presents a set of criteria for discussion.

PROPOSED CRITERIA

1. Location

- 1.1. The proposed LRS should be located on, or in close proximity to, a provincial highway, urban arterial or urban major collector road, as defined in the City's *Functional Road Classification Working Plan*, or in a growth centre or highway commercial area, as designated in the City's Official Community Plan.
- 1.2. The proposed LRS shall not be located directly adjacent, or in close proximity, to a school; a minimum separation of 150 metres from a school facility is considered necessary.
- 1.3. The proposed LRS shall not be located adjacent, or in close proximity, to a nightclub.

2. Building & Site

- 2.1. The size of the proposed LRS should be consistent with the nature of the immediate area and the size of existing retail stores within the area.
- 2.2. The design of the proposed LRS should enhance or improve the aesthetics of the surrounding area, not detract from them.
 - 2.2.1. The revitalization of a heritage building is encouraged.

2.3. Consideration shall be given to a requirement for on-site parking and loading for each proposed LRS within the downtown core and mandatory outside the downtown core.

2.3.1. At least one parking space must be provided for every 20 m², or part thereof, of gross floor space.

3. Community Impact

3.1. The applicant must outline his or her awareness of potential negative impacts of the proposed LRS on the community, and must identify the specific measures that will be taken to minimize or prevent these impacts from occurring.

3.1.1. An LRS application shall make reference to specific efforts to prevent service to minors and intoxicated persons, limits on hours of operation, product ranges targeted at niche markets, property maintenance and beautification programs designed to prevent unsightliness, and other relevant preventative measures.

3.1.2 Consideration will be given to the impact a proposed LRS will have when it is to be located in close proximity to libraries, public recreation centres, public community centres, parks, places of worship and other family-oriented facilities.

3.2. Projected traffic volumes and on-street parking demands associated with the proposed LRS should not adversely impact nearby residential and commercial areas.

3.3. The support of the local community, neighbouring property owners and the local neighbourhood association for the proposed LRS is important to Council's decision.

3.4. Each rezoning application for a proposed LRS shall be reviewed by the Social Planning Advisory Committee and the RCMP, in addition to being reviewed by the City's Rezoning Advisory Committee.

APPLICATION REQUIREMENTS

In order to be considered, each rezoning application for a LRS must be accompanied by a number of specific items, in addition to the standard items which must accompany all rezoning applications. In all, each rezoning application for a LRS must include:

- a copy of the LCLB preliminary letter of approval for the proposed LRS
- a description of the proposed LRS outlining
 - the proposed size of the facility
 - the facility's proposed operating hours
 - the specific market segment being targeted

- a community impact statement that outlines the proposed LRS's potential
 - positive impacts on the community
 - negative impacts on the community
 - measures to be taken to prevent and/or address the negative impacts

g:\\LiquorLicensing\\LCAC\\Documents – Adopted\\LRS Rezoning Criteria