



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

Planning, Urban Design and Sustainability Department

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PAWNSHOP AND SECONDHAND STORE GUIDELINES

Adopted by City Council on June 11, 1996

Amended July 20, 2022

1 Application and Intent

These guidelines are to be used for development applications involving pawnshops and secondhand stores, including any redevelopment of the premises.

2 Locational Considerations

- (a) A pawnshop or secondhand store should not be located within a 300.0 m radius of an existing pawnshop or secondhand store, or within a 300.0 m radius of a SkyTrain station outside of the downtown peninsula.
- (b) Where an existing pawnshop or secondhand store wishes to relocate at a distance from another pawnshop or secondhand store which is less than that specified in (a) above, a lesser distance should not be considered where negative impacts of the existing business is evidenced by complaints from the public, police reports, or other sources; where there have been no significant impacts, a lesser distance may be considered where strict interpretation of these guidelines would cause undue hardship.
- (c) Where a new pawnshop or secondhand store wishes to locate at a distance from another pawnshop or secondhand store which is less than that specified in (a) above, a lesser distance may be considered where:
 - (i) a community requests that a lesser distance be permitted as part of a business improvement strategy, and in the opinion of the Director of Planning, the proposed use is unlikely to generate negative impacts; or
 - (ii) an applicant requests that a lesser distance be considered and, in the opinion of the Director of Planning, the proposed use is unlikely to generate negative impacts.