

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Planning Commission
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.
in Conference Room A on Wednesday, January 11th, 2017**

MINUTES

Present: M. Higgins
B. Hundal
A. Jamieson
D. Marshall
M. Robinson
T. Valente
R. Vesely
B. Watt
Councillor Back
Councillor Bell

Staff: M. Epp, City Planner
S. Kimm-Jones, Committee Clerk

Guests: 2601 Westview Drive (Rezoning Text Amendment)
Mike Burton-Brown, ABBARCH Architecture Inc.
Cu Nguyen, ABBARCH Architecture Inc.
Ryan Russell, Gulf Pacific Group

1650 Lonsdale Avenue (Rezoning Text Amendment)
Laura Jones, Pacific Land Group

Absent: M. Clark
D. Farley

A quorum being present, the meeting was called to order at 6:00 p.m.

1. Minutes of the Meeting of the Advisory Planning Commission held November 9th, 2016

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held November 9th, 2016 be adopted.

Carried Unanimously

2. Business Arising

None.

3. Staff Update

M. Epp reviewed relevant planning development, project and policy items from the previous Council meetings.

4. 2601 Westview Drive (Rezoning Text Amendment)

Staff gave the Commission the background to the liquor policy changes.

This is an application for a Rezoning Text Amendment to CD-120 to permit a Liquor Store Licence; the existing BC Liquor Store wishes to expand into the neighbouring space.

Staff asked the Commission members for their input with regard to the suitability of the proposed Use, the potential for land use conflicts, and potential social impacts.

Mike Burton-Brown, ABBARCH Architecture Inc. outlined the proposal:

- The liquor store has been in the current location for 40 years but is not registered as a conforming use.
- The BC Liquor Board now wishes to expand into the neighbouring unit.
- The façade will not be altered; the demising wall will be removed.

Questions from the Commission included but were not limited to:

- No questions.

Comments from the Commission included but were not limited to:

- The store has been there forever.
- If it is going to be bigger, it would be good

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the proposed Rezoning Text Amendment to Comprehensive Development-120 to permit a liquor store and recommends approval.

Carried Unanimously

5. 1650 Lonsdale Avenue (City Market) (Rezoning Text Amendment)

This is an application for a Rezoning Text Amendment to CD-393 to allow wine-on-shelf sales at the City Market grocery store located at 1650 Lonsdale Avenue.

Staff asked the Commission members for their input with regard to the suitability of the proposed Use, the potential for land use conflicts and the potential social impacts.

Laura Jones, Pacific Land Group, gave an overview of the development:

- The Text Amendment would allow City Market to sell BC wines with a Special Wine Store Licence, which was introduced by the Provincial Government to allow consumers greater convenience and access.
- The Licence permits the sale of 100% BC wine, cider and sake.
- 35 square meters would be dedicated to wine sales.
- Staff must be Serving-it-Right-trained.
- Sales hours would be restricted.
- BC wine constitutes 9% of all BC liquor sales.
- A liquor sales market analysis of the area concluded that there is \$14.6 million demand in the area with ample room for increased wine sales from a third location, in addition to Jack Lonsdale's and the Liberty wine store.
- The product mix and licence type ensures there would be little impact on the existing retailers.
- A two day customer survey showed 86% support for wine-on-shelf sales with convenience being one of the major appeals.
- The applicant feels that the proposal meets the intent of the City Policy.
- There will be no changes to the exterior of the store.

Questions from the Commission included but were not limited to:

- I have a concern with online shopping for liquor. **A:** Loblaws will not be selling wine online.
- Will the licence be site specific? **A:** Yes.
- Will you expand beyond BC wines? **A:** At the moment the licence is for 100% BC wine per government regulations.
- What about the location in the store? **A:** The location has to be approved by the Province.
- How many people were surveyed? **A:** 513 participants over two days; the survey was conducted by the Reed Agency.
- Customers will not be able to use self-checkout? **A:** Everyone who buys wine will have to show id.

Comments from the Commission included but were not limited to:

- There are zero issues in the grocery stores in California which sell wine.
- I am supportive of it. I do not think it will have negative social impacts.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the proposed Rezoning Text Amendment to Comprehensive Development-562 to permit wine-on-shelf sales at the City Market grocery store at 1650 Lonsdale Avenue and recommends approval.

Carried Unanimously

6. Other Business

M. Epp thanked outgoing members for their service and work on the Commission.

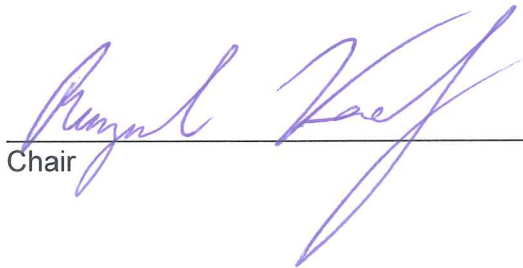
There was a question about changes to building design after the public information session. Why would developers not hold another information session? **Staff:** Applications evolve before getting to Council. Changes to the application are in response to what the applicant heard at the information session. Applications may be referred back to the public if staff feel major changes have been made to the design. All changes would be on the City website. It is positive that designs improve as they go through the approval process.

A. Jamieson presented a candidate for the Sustainable City Award. The award will be discussed at the February 8th meeting.

Members were reminded to bring their binders to the February 8th Commission meeting.

There being no further business, the meeting adjourned at 6:55 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, February 8th, 2017.


Chair