

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, April 13th, 2016**

MINUTES

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

Staff: S. Smith, Planner 2, Community Development
S. Kimm-Jones, Committee Clerk

Guests: 1308 Lonsdale Avenue
Dionne Delesalle, Onni
John Middleton, Onni

Absent: M. Clark
B. Hundal
D. Marshall

A quorum being present, the meeting was called to order at 6:02 p.m.

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

It was regularly moved and seconded

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

Carried Unanimously

2. Business Arising

None.

3. Staff Update

S. Smith reviewed relevant planning development, project and policy items from the previous Council meetings.

Councillor Bell entered the meeting at 6:10 p.m.

4. 1308 Lonsdale Avenue (Text Amendment)

This is a rezoning application for a text amendment for 1308 Lonsdale Avenue to permit a Retail Wine Store. A rezoning application is required for all proposed or relocated liquor licence facilities because this use is not permitted in the Zoning Bylaw. Staff provided an overview of liquor policy in the City and how it applies to this application.

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.

Dionne Delesalle, Development Manager with Onni Group, outlined the application:

- The proposed store would be 1500 sq. ft. and would take two Commercial Retail Units in front of Whole Foods.
- A wine store would complement the uses allowed under the current Zoning.
- It would be a good use for a town centre location with a growing number of residents.
- Liberty Wines operated out of Park and Tilford for many years; they estimate their loyal customer base will make up 25% of their business.
- Their offerings are quite different from Jack Lonsdale's with only three brands carried by both stores.

John Middleton, Leasing Manager, Onni Group spoke about the lease mix:

- The anchor tenant on 13th Street is Whole Foods.
- Other tenants include a Shoppers Drug Mart, a sandwich shop, dentist, a restaurant on the second floor, and a gym on the third floor.
- There will also be 80,000 sq. ft. of office space.
- It is an attractive project.

Don Farley declared a conflict of interest due to his employment with the BC Liquor Distribution Branch and left the meeting at 6:40 p.m.

Questions from the Commission included but were not limited to:

- Where will people park? **A:** In the underground parking lot; 13th Street is an emergency route so there will not be parking in front of the store.
- Will you be able to access the store from Whole Foods? **A:** I believe they are in discussion. It would make sense.
- Jack Lonsdale's seemed opposed to Liberty Wines going into the storefront at 17th Street, now they would be closer? **A:** The owners seemed to be quite comfortable once they saw the rationale paper. They thought there would be a lot more competing brands.

- I think there will be some pushback from the owners of Jack Lonsdale's. **A:** The two owners had a long dialogue at the Developer Information Session; the owners of Jack Lonsdale's left with all the information.

Comments from the Commission included but were not limited to:

- I do not see any problem with it. There is no BC Liquor Store on Lonsdale Avenue.
- I think it contributes to the overall project. We are a small city so uses will overlap. I do not see a problem and do not see any social issues.
- It is an existing business that has been around for a long time, just relocating. I think it is a good move.
- I think Liberty Wines and Whole Foods complement each other; they are both specialists. It will work out quite well. Liberty Wines has a different class of wines to Jack Lonsdale's; they do not compete at all.
- It is a natural fit with Whole Foods.
- The BC Liquor stores are so far away this seems a good location.

It was regularly moved and seconded

THAT the Advisory Planning Commission has reviewed the proposed Text Amendment to Comprehensive Development-631 for 1308 Lonsdale Avenue to permit a Retail Wine Store Use and recommends approval of the project. The Commission commends the applicant for a thorough presentation.

Carried Unanimously

*Don Farley rejoined the meeting at 6: 55 p.m.
Councillor Bell and Don Farley left the meeting at 7:00 p.m.*

5. Staff Update – continued - Lot 5 Update

S. Smith gave members a PowerPoint overview of the Lot 5 development. The Public Information Session is on April 25th from 6- 8 pm at the Pipe Shop.

6. 2016 Work Plan – Round Two

S. Smith reviewed the input from the March 9th APC brainstorming session and asked for comments. Discussion ensued.

Action: S. Smith to follow up on a question of the minimum size of units in the City.

Comments and Questions from the Commission included but were not limited to:

- It would be good to have a speaker from TransLink to give a presentation on the future. **Staff:** Perhaps have someone from TransLink and someone from the City to cover off the City's efforts as well.
- Could we combine with the Integrated Transportation Committee for the transportation presentation?
- I would like a tour of the Passive House on 10th Street.

- Laneways are interesting.

7. APC Resolution Sheet Review

S. Smith reviewed the draft of the resolution sheet. Discussion ensued. The new sheet will replace the previous one.

There was a discussion on keeping to the mandate of the Commission and reminding presenters to do so.

8. Living City Grants and Awards Criteria

S. Smith reviewed the criteria for the Living City Grants and Awards. Discussion ensued. Early in May members will be sent the grant and award applications for their review and evaluation.

At the May 11th Commission meeting the Commission will select the Award winners and make recommendations for the Grants.

At the June 13th Council meeting the Living City Awards will be presented to the successful applicants and Council will make their selection for the Living City Grants.

9. Information Items

None.

10. Other Business

None.

There being no further business, the meeting adjourned at 7:50 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, May 11th, 2016.

Chair

