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, November 14th, 2018

M I N U T E S

Present:	S. Huber M. T. Baker B. Hundal B. Watt D. Marshall A. Boston D. Farley
Staff:	M. Friesen, Planner R. Fish, Committee Clerk
Absent:	R. Vesely Councillor Bell Councillor Back

In the Chairs absence Dan Marshall took the Chair at 6:05 p.m.

A quorum being present, the meeting was called to order at 6:05PM

1. Election of Vice Chair

It was agreed to elect the Vice Chair by show of hands.

M. Friesen asked for nominations for the position of Vice Chair; Alex Boston was nominated and accepted the nomination. There being no further nominations, Alex Boston was elected Vice Chair by acclamation.

2. Minutes of the Meeting of the Advisory Planning Commission held September 12th, 2018

It was regularly moved and seconded

THAT the minutes of the meeting of the Advisory Planning Commission held September 12th, 2018 be adopted.

Carried Unanimously

There was a round of introductions for new Commission member Mary Tasi Baker.

3. Staff Update

M. Friesen reviewed relevant planning development, project and policy items from the previous Council meetings including Harry Jerome, Moodyville, and an update on the new Council.

R~~achel~~ Fish briefed the Commission regarding the status of ~~APC~~ Council and ~~Commission~~ APC vacancies.

4. APC Procedures

M. Friesen discussed observations that were made over the course of the last few meetings and as a result gave recommendations to streamline the meeting process. This included a more structured meeting format, forming clear and succinct resolutions. An outline of procedures and steps to consider was provided.

Discussion centered on providing applicants with clear guidelines while also ensuring the applicant provides complete and informative packages with relevant information. It was suggested to turn away applications that do not meet a set of standards outlined by APC.

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

- Reverse the first two items to have the staff introduction before the applicant is welcomed in then have the Chair opening remarks.
- Staff: How can we better support your understanding and decision making?
    - Highlight items that staff thinks are the staking points to help guide the Commission and how it relates to zoning.
    - Staff can provide items on issues to focus on and feedback needed from the Commission.
- The Commission needs to consider the points they are supposed to be discussing and stay on track – this is up to the Chair.
- Consider an OCP refresher for APC for the next meeting.
- Staff: The APC mainly discusses policy creation.
- New policy that is being developed by Council will be brought to APC for discussion.
- Discuss the City budget as it pertains to community planning. This could be added to a light agenda.

Break 7:10PM – 7:15PM.

5. Breweries and Lounges in the M4 Zone

M. Friesen gave a presentation on breweries and lounges in the M4 Zone.

- The rezoning went to Council in late September for preliminary direction.
- The aim is to put a brewery into the M4 Zone including a lounge.
- This will be discussed at a policy committee meeting in January.
- Preparations for this meeting are still in the early stages.

Breweries and Lounges in M4 Zones:

- Developers needed to come in for a rezoning under section 402(19).
    - Any licensed liquor facility holding a liquor primary license are prohibited except those that were specifically permitted in the bylaw.
    - A lounge license isn't a liquor primary – the bylaw can't keep up with the changes that the BC Liquor Commission make.
- To get their liquor primary license they need to serve food. Since they wouldn't be manufacturing the food onsite and can't serve food on-site based on industrial zoning, they can't get the license.
- Based on this, how will we accommodate breweries in this zone?
- Is it a manufacturer's license they hold and the lounge is an endorsement on that? **A:** Yes, they are trying to serve alcohol as a main point of business and they need to serve food. They have manufacturer's license for tasting, which allows them to serve 2oz of liquor. To get the endorsement they need the City's approval and conform to the zoning bylaw.
- Can the lounge endorsement be liquor primary or food primary? **A:** Yes.
- It is located in the Lower Lonsdale area. M4 is a light industrial retail zone which includes gyms, self storage facilities and mechanics.
- Could be considered under-utilized based on its location.
- There are 4 that are being discussed right now with an opportunity for more in the future.

Major Considerations:

- There would need to be an OCP amendment to approve this rezoning.
- The focus would need to continue to be on production.
    - Limit lounge area to certain percentage or reasonable maximum
    - Lesser of 30% or maximum or 70 square meters for example
- The importance of lounge for small entrepreneurs.
    - Critical revenue stream.
- The proximity to the Lower Lonsdale core.
    - Opportunity for economic development in the region.
    - Vibrancy of urban brewery districts (Vancouver, Port Moody).
    - Potential for tourism.

Questions from the Commission included but were not limited to:

- Will this close the door on light industrial? **A:** The City sees this as a continuation, there may be multiple breweries at the beginning. We would like to see a large portion dedicated to 9-5 jobs for the brewers and packagers.
- There could be a market boom in the adjustment. We want to limit the amount of area for lounges.
- What about parking? **A:** There are existing parking requirements and this is a good transit area. Ideally people will not be driving to bars to drink.
- There is parking associated with existing buildings.
- Are the lounges tied to production? If the breweries stopped operation could they continue with food production? **A:** They must serve primarily their own product on site. It's tied to production.

- Will this push business out of the area? **A:** This rezoning would not be taking away any rights to businesses. It may change the market dynamics. The businesses could maintain their buildings and continue to operate.
- How are other breweries treated down the street, why is there a unique zoning here? **A:** Beere does not have a lounge, just a tasting room. The BC Liquor Commission has been cracking down on them. There's no different treatment.
- Is there concern around displacing light industrial? **A:** They aren't retail. They would be required to stick within M4 Zone.
- Has there been any analysis of demand for light industrial in the city and implications of displacing light industrial? **A:** It is a challenging issue, there is a major demand for industrial. Most is towards the transportation and logistics facilities. The city isn't set up for the large trucks.
- We're trying to ensure industrial remains a strong component, due to its location there is an opportunity for industrial that is more experimental that serves the local community.
- Will breweries that go into a location like that be aware that there is light industrial going on in the area regarding noise? **A:** Most of these breweries are most active in the evening. The bigger concern is with the interface between adjacent residential and lounge areas.
- Staff - Craft beer and liquor has seen huge growth. This is supported by our economic development group in that it will draw tourism.
- Are light industrial businesses going to be protected? **A:** I will look into this.

Comments from the Commission included but were not limited to:

- There are bars and restaurants in that area already, the area is evolving, Lower Lonsdale is becoming a destination tourist area and it is close to rapid transit.
- The ambiance sounds similar to Port Moody, there is a demand for it.
- It seems to be the thing that is growing in the industry now. The citizens want it.
- I would like to see the job numbers remain constant. If light industrial gets pushed out, we should see job numbers.
- I don't think there will be a battle between the businesses.
- If it doesn't impact local businesses, it's a good idea. It will bring more employment and product to our city.
- The business there are legacy businesses. The shops flow out onto the street. Many might want to leave to spaces that work better for them. This would be different and fit better with the area than what is there now.
- This is a great location for it with a multi-use path and the Green Necklace. Consider doing the area around the Black Kettle.
- Consider parking requirements. Good bike parking will be worthwhile as well.
- Having a food truck co-located in the proximity would be excellent.
- Consider any roof space as an exclusion to floor space.
- This can strengthen the vibrancy of our community.
- Look at branding the area.
- There is support for the small eccentric businesses. They are important and are independent businesses.
- Consider some education component on how manufacturing works.
- Any kind of construction around an entrance way would be good with landscaping and rain gardens. Make sure edges are environmentally sensible.

- Consider a small retail component selling beer mugs and small items.
- Staff responses:
    - Current businesses are allowed a small business component, we are not against this.
    - Food truck colocation and branding of the area could be explored.
    - Utilization of space is important.
    - This would be a change of the area, legacy businesses would be changing. Trying to find that balance to maintain the heritage is important.
    - We might overestimate some of the employment. The types of jobs might be changing to more service, but there will still be brewers, brew masters, owners and book keepers for example.
    - I will try to find numbers around potential lease and rental rates.
- Is self storage part of the rezoning? **A:** Yes.

It was regularly moved and seconded

THAT the Advisory Planning Commission supports amending the M4 zoning to permit lounges accessory to beer or spirit production and recommends staff consider the following elements in crafting the policy:

- Preservation of light industrial;
- Placemaking including food truck colocation, precinct branding and alleyway animation; and
- Ensure sufficient transportation access, including adequate parking, bike facilities and walkability.

Carried Unanimously

The Commission moved to defer the December meeting to January, 2019.

6. Adjournment

There being no further business, the meeting adjourned at 8:00 p.m.

The next regular meeting of the Advisory Planning Commission will be held on Wednesday, January 9th, 2019.

Feb. /2019

Chair