

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Council Chamber of the District Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, July 17, 2012 commencing at 7:23 pm.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor R. Hicks  
Councillor M. Little  
Councillor D. MacKay-Dunn

**Absent:** Councillor L. Muri  
Councillor A. Nixon

**Staff:** Ms. J. Gordon, Municipal Clerk  
Ms. J. Paton, Section Manager – Development Planning  
Ms. S. Berardo, Confidential Council Clerk

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**Bylaw 7939 The District of North Vancouver Rezoning Bylaw 1282**

**Purpose:** Bylaw 7939 will allow for an increase in the size of the accessory café use; the sale of a limited range of alcoholic beverages under a food-primary liquor licence; and, the on-site preparation of a limited range of foods for sale in conjunction with a permitted accessory café use.

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**1. OPENING BY THE MAYOR**

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community on the proposed amendments to the Zoning Bylaw as outlined in the notice of Public Hearing. He also informed those in attendance of the procedural rules that will be followed this evening.

**2. INTRODUCTION OF BYLAWS BY CLERK**

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw.

**3. PRESENTATION BY STAFF**

Presentation: Jennifer Paton, Section Manager – Development Planning

Ms. Jennifer Paton, Section Manager – Development Planning, presented the proposal to allow for the sale of foods prepared on site and the sale of alcoholic beverages under a food-primary license. Ms. Paton advised that this will require amendments to the text of the C1B Zone which:

- Permits an increase in the floor space devoted to café use from 10% to 30% of the gross floor area of the local commercial purpose area, excluding all outdoor seating areas;
- Establishes an upper limit of thirty seats in the cafe use, excluding all outdoor seating areas;
- Permits the on-site preparation of a limited range of foods for sale; and,

- Permits the sale of a limited range of alcoholic beverages under a food-primary liquor licence until 9 pm.

#### 4. PRESENTATION BY APPLICANT

Nil

#### 5. REPRESENTATIONS FROM THE PUBLIC

- 5.1 Ms. Sheena Capozzi, 2000 Block Bridgman Avenue IN FAVOUR**
- Spoke in support of the Pemberton Heights Corner Store; and,
  - Commented that without a liquor license the Corner Store will not make it; and,
  - Noted the importance of having a place within the community to have a drink and being able to walk home.
- 5.2 Mr. Colin Metcalfe, 1900 Block Pemberton Avenue IN FAVOUR**
- Spoke in support of the Pemberton Heights Corner Store zoning bylaw text amendment;
  - Commented that the Corner Store has become a social success but is not an economic success; and,
  - Encouraged the license hours be as broad as possible.
- 5.3 Ms. Julie Teessman, 2100 Block Chicroy Lane IN FAVOUR**
- Commented that the Corner Store has become a meeting place within the community; and,
  - Read a letter supporting the bylaw on behalf of Mary Charleston.
- 5.4 Mr. Herman Mah, 1200 Block West 21<sup>st</sup> Street IN FAVOUR**
- Spoke in support of the Pemberton Heights Corner Store;
  - Spoke regarding how special the Pemberton Heights Corner Store is to his family; and,
  - Urged Council to adopt the proposed zoning bylaw text amendment.
- 5.5 Ms. Tracey Cochrane, 1000 Block West 22<sup>nd</sup> Street (Owner) IN FAVOUR**
- Commented that the Corner Store is the hub of the community and a meeting place;
  - Stated that because of the limited market, the corner store is struggling;
  - Commented that the support from the local community is both overwhelming and encouraging; and,
  - Stated that the intent is to apply for a food-primary license and not a liquor license.
- 5.6 Ms. Eurnice Girdler, 2000 Block Cortell Street IN FAVOUR**
- Spoke in support of the Pemberton Heights Corner Store zoning bylaw text amendment.
- 5.7 Mr. Ian Rabinovitch, 2100 Block Pemberton Avenue IN FAVOUR**
- Commented that the corner store provides a feeling of connectedness within the community.
- 5.8 Mr. Sean Wiens, 2200 Block Phillip Avenue IN FAVOUR**
- Spoke in support of the Pemberton Heights Corner Store;
  - Commented that the corner store is a warm and vibrant place for the community to meet; and,
  - Urged Council to support the zoning bylaw text amendment.
- 5.9 Ms. Ranah, 2100 Block Lloyd Street OPPOSED**

- Expressed concern with selling alcoholic beverages;
- Commented that numerous RCMP noise complaints have been made;
- Expressed concern that property taxes would increase; and,
- Commented that she doesn't want the neighbourhood to feel like a commercial area.

## **5. QUESTIONS FROM COUNCIL**

Council discussed the nature of the food-primary license and questioned if food is required when purchasing an alcoholic beverage. Staff advised that food must be made available but does not need to be purchased when consuming alcohol.

Council queried if there is a suite on the premise; it was noted that there are currently two suites above the Corner Store.

Staff noted that the bylaw amendment was forwarded to the RCMP and there were no concerns raised in response.

Council queried if the proposed food-primary license can be revisited in one year to determine the impact on the community. Staff advised that it is possible to do a one year trial but noted that the applicant would have to reapply for the license after eleven months.

## **6. COUNCIL RESOLUTION**

**MOVED by Councillor LITTLE**

**SECONDED by Councillor BASSAM**

THAT the July 17, 2012 Public Hearing be Closed;

AND THAT Bylaw 7939 – The District of North Vancouver Rezoning Bylaw 1282, be returned to Council for further consideration.

**CARRIED**

## **7. CLOSING**

Mayor Walton declared the Public Hearing in respect of Bylaws 7939 CLOSED at 7:57 p.m.

**CERTIFIED CORRECT:**

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Confidential Council Clerk