

File No.: 04-1000-20-2019-555

September 6, 2019

s.22(1)

Dear s.22(1)

**Re: Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of September 3, 2019 for:

**Records related to the denial of application DP-2019-00300 for a wine store within the Whole Foods Market at 510 West 8<sup>th</sup> Avenue:**

- 1. Number of letters sent out by the City; and**
- 2. Response letters.**

**Date Range: April 1, 2019 to August 30, 2019.**

For point one of your request, 1,821 notification letters were sent.

For point two of your request, all responsive records are attached. Some information in the records has been severed, (blacked out), under s.22(1) of the Act. You can read or download this section here:

[http://www.bclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/96165\\_00](http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00)

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2019-555); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,



**Barbara J. Van Fraassen, BA**  
**Director, Access to Information & Privacy**

[Barbara.vanfraassen@vancouver.ca](mailto:Barbara.vanfraassen@vancouver.ca)  
453 W. 12th Avenue Vancouver BC V5Y 1V4

\*If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604.871.6584.

Encl.

:pm

Hicks, Claudia

510 W. 8th Ave

**From:** s.22(1)  
**Sent:** Sunday, June 30, 2019 1:44 PM  
**To:** Hicks, Claudia  
**Subject:** Notice of Development Application 510 W 8th Ave; DP-2019-00300

Hello Claudia,

I wish to register my "vote" as strongly in favour of this application!

Consumer Reports has listed a Chardonnay from Whole Foods as the best value chardonnay (for under USD\$ 20) I strongly encourage the City of Vancouver to welcome independent wine merchants to operate within existing grocery stores in Vancouver, and let the market place determine their success.

I also believe that allowing families to purchase wine to accompany their dinner makes for a healthier family shopping experience and would de-glamorize alcohol to our youth.

Sincerely,

s.22(1)

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Hicks, Claudia

510 W. 8<sup>th</sup> Ave

From: s.22(1)  
Sent: Friday, June 28, 2019 7:17 AM  
To: Hicks, Claudia  
Subject: DP-2019-00300

Hello,

I'm sending a quick note to support the development and approval of this proposal. I live at s.22(1) and have no issues with this.

Thank you!

s.22(1)

s.22(1)

s.22(1)

Hicks, Claudia

510 W. 8<sup>th</sup> Ave

**From:** s.22(1)  
**Sent:** Monday, July 01, 2019 5:50 PM  
**To:** Hicks, Claudia  
**Cc:** s.22(1)  
**Subject:** Re: DP-2019-00300 - 510 West 8th Avenue (Liberty Wine Merchants)

Dear Ms. Hicks,

Please accept this correspondence as strong support for Liberty Wine Merchants' application to locate a Type-1 Liquor Store within Whole Foods Market at the intersection of Cambie Street and West 8<sup>th</sup> Avenue.

s.22(1) frequent both Whole Foods Market and the existing BC Liquor Store across the street often. We live at s.22(1) We have found the existing BC Liquor Store to have poor wine selection, specifically BC varietals. Oftentimes, we have to travel (typically by car) to other areas in the city to purchase wine, creating additional carbon emissions from vehicular traffic.

In previous visits to the BC Liquor Store, I have found crossing from Whole Foods Market to the BC Liquor Store (or vice versa) quite dangerous. Cars turning left from the southbound lane of Cambie Street and those turning right from northbound Cambie Street onto West 8<sup>th</sup> Avenue often do so at high speeds and disregard to pedestrians.

Personally, I'd feel much safer being able to grocery shop and purchase wine on the same side of the street. The convenience is welcomed.

I still envision visiting the BC Liquor Store for spirits and other alcoholic beverages. I don't view the approval of this application creating a worse off result for the BC Liquor Store.

Again, I'd like to express my strong support for this DP application from both s.22(1)

Best,

s.22(1)

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s.22(1)

Hicks, Claudia

510 W. 8<sup>th</sup> Ave

**From:** s.22(1)  
**Sent:** Wednesday, July 03, 2019 11:48 AM  
**To:** Hicks, Claudia  
**Subject:** DP-2019-00300 510-W 8th

Hi Claudia,

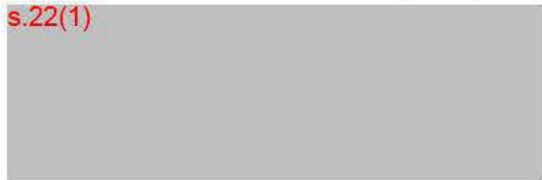
Personally, I see no reason to oppose this application, and I'm sure Whole Foods will make sure it's done carefully and well. Put me down as in favor. Thanks.

s.22(1)

Sent from my iPad



s.22(1)



Hicks, Claudia

510 W. 8<sup>th</sup> Ave.

**From:** s.22(1)  
**Sent:** Monday, July 01, 2019 6:24 PM  
**To:** Hicks, Claudia  
**Subject:** Development Application DP-2019-00300 (510 W 8th Ave)

Claudia,

I am providing comments relating to the above development application (Liberty Wine Merchants store-within-a-store inside Whole Foods).

I live s.22(1) from the Whole Foods s.22(1)

I am supportive of this application and have no objections.

Thanks,

s.22(1)



s.22(1)



Hicks, Claudia

510 W. 8<sup>th</sup> Ave

From: s.22(1)  
Sent: Saturday, July 06, 2019 2:57 PM  
To: Hicks, Claudia  
Subject: DP-2019-00300

Hi,

I don't think we should allow the Liberty Wine Merchant to build at 510 West 8th Avenue. There is already a BC Liquor Store across the street and we don't need another one.

Thanks,

s.22(1)

A ✓

address?



Hicks, Claudia

510 W. 8<sup>th</sup> Ave.

**From:** s.22(1)  
**Sent:** Monday, July 15, 2019 2:23 AM  
**To:** Hicks, Claudia  
**Subject:** DP-2019-00300 - 510 West 8th Avenue

Dear Ms. Hicks,

Computer problems kept me from making this submission before your July 10th deadline, but I understand you are still accepting comments on this application.

While I don't wish to suppress or discourage small business enterprises in Vancouver, I do not support this particular application for a wine-only retail store within Whole Foods Market at Cambie Street and West 8th Avenue for several reasons.

- 1) Whole Foods' floor space is already inadequate for the number of shoppers it serves at peak periods. Reconfiguring to insert a wine store would make the situation that much worse.
- 2) There are already two independent stores, Firefly and Lennox, as well as the provincial government liquor store in the immediate neighbourhood. The policy that allows wine sales within grocery stores makes sense in areas that are not well-served by dedicated wine/liquor outlets. That is not the case here.
- 3) The suggestion by the applicant that their specialized inventory would be of interest only to existing Whole Foods shoppers seems to contradict their raison d'être of supplying unique products to a willing audience. Which in turn calls into question their assertion that it would not add any crowding or parking demands to the local area. Can they demonstrate that their store on Granville Island attracts only existing shoppers and doesn't impact parking? I suspect not, even if that impact is relatively small in that location.

I have no personal experience with the rental market for retail outlets other than what I learn from the news, that rents are difficult for independent merchants, so I appreciate that Liberty is looking to take what it can get in the way of rental space while resisting the takeover of wine merchandising by larger, stronger players. Nevertheless, Broadway and Cambie does not seem an obvious replacement for their Oakridge location. I am surprised that they are not looking towards Marine Gateway.

For your consideration.

s.22(1)

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