

DATE OF MEETING February 3, 2020

AUTHORED BY LISA BRINKMAN, PLANNER, CURRENT PLANNING

SUBJECT LIQUOR LICENCE APPLICATION NO. LA140 –6359 HAMMOND BAY ROAD

OVERVIEW

Purpose of Report

To present Council with a liquor licence application to permit liquor to be served at a spa located at 6359 Hammond Bay Road.

Recommendation

That Council recommend the Liquor Cannabis and Regulation Branch approve the application to permit liquor to be served at a spa located at 6359 Hammond Bay Road.

BACKGROUND

A notice of application was received from Beyond Beauty Bar Inc., requesting a local government resolution in support of their application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) to permit liquor to be served at a new spa to be located in Unit 101, 6359 Hammond Bay Road. The primary focus of the business is spa and esthetic services. The spa also intends to offer other beverages and snacks to spa clients.

An information report related to the application was presented to Council on 2019-DEC-02 and the application was received for public comment during the 2020-JAN-09 Special Council Meeting.

DISCUSSION

When considering the liquor licence application, the LCRB requests the City take into account:

- the location of the establishment,
- person capacity,
- hours of liquor service,
- impact of noise in the immediate vicinity,
- impact on the community if the application is approved, and
- public consultation methods.

Location of the Establishment

The subject property is designated Urban Node in the Official Community Plan (OCP) and is zoned 'Woodgrove Urban Centre' (CC4). The property is located at the corner of Hammond Bay Road and the Island Highway. The CC4 zone permits a variety of commercial uses, such

as Personal Service Use, Retail Store, Neighbourhood Pub, Micro-Brewery, and Restaurant. The spa is proposed to be located in an existing commercial unit in the Hammond Bay Centre, which contains adequate parking for the commercial uses onsite. The uses currently existing in the immediate vicinity include laundromat, tanning studio, car rental office, furniture store, and café.

Person Capacity and Hours of Liquor Service

The proposed hours of the liquor service are 9 a.m. to 7 p.m. on Monday, Tuesday and Saturday; 9 a.m. to 9 p.m. Wednesday, Thursday, and Friday; and 9 a.m. to 6 p.m. on Sunday. The business is proposing an occupant load capacity of 40-50 persons. The proposed hours of liquor service would be similar to the hours of other businesses in the Centre. The hours of service and person capacity within the spa is not anticipated to have a negative impact on surrounding residents or businesses.

Impact of Noise on the Community in the Immediate Vicinity of the Establishment

The subject property is located in an existing commercial centre located at the intersection of the Island Highway and Hammond Bay Road. There are no residents living in the immediate vicinity. Staff do not anticipate the liquor service will result in excessive noise or disturbance to the surrounding community.

Impact on the Community if the Application is Approved

The liquor licence application has been referred to the RCMP and Fire Chief for comment and no concerns have been identified regarding the proposed liquor service at 6359 Hammond Bay Road. No other negative impacts are anticipated in the community in relation to the proposed liquor licence.

Public Consultation

The following summarizes the opportunities for public consultation and information sharing for this liquor licence application:

- An information report was on the Council agenda for the 2019-DEC-02 Regular Council meeting.
- A comment sheet was mailed and delivered to property owners and tenants within 100 metres of the subject property. The notice included details of the 2020-JAN-09 Special Council Meeting to consider the liquor licence application.
- A total of eight completed comment sheets were received by the City and all are in support of the proposed liquor licence (see Attachment C).
- Notice regarding the Special Council Meeting to consider the liquor licence application was published in two issues of the Nanaimo News Bulletin, 2019-DEC-31 and 2020-JAN-02.
- A Special Council Meeting was held 2020-JAN-09 to provide an opportunity for the public to speak regarding the proposed liquor licence application, and no comments, written or spoken, were received at the meeting.

Throughout the public consultation process, the City received no objections regarding the proposed liquor licence.

SUMMARY POINTS

- A notice of application was received from Beyond Beauty Bar Inc. requesting a local government resolution in support of their application to the LCRB to permit liquor to be served at a new spa to be located in Unit 101, 6359 Hammond Bay Road.
- The City completed a public consultation process and no objections have been received regarding the proposed liquor licence.
- The establishment will be located in an existing commercial centre, and will have limited person capacity and limited hours, thus Staff do not anticipate any negative impacts to the surrounding community.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Spa Floor Plan
ATTACHMENT C: Public Comment Sheets
ATTACHMENT D: Aerial Photo

Submitted by:

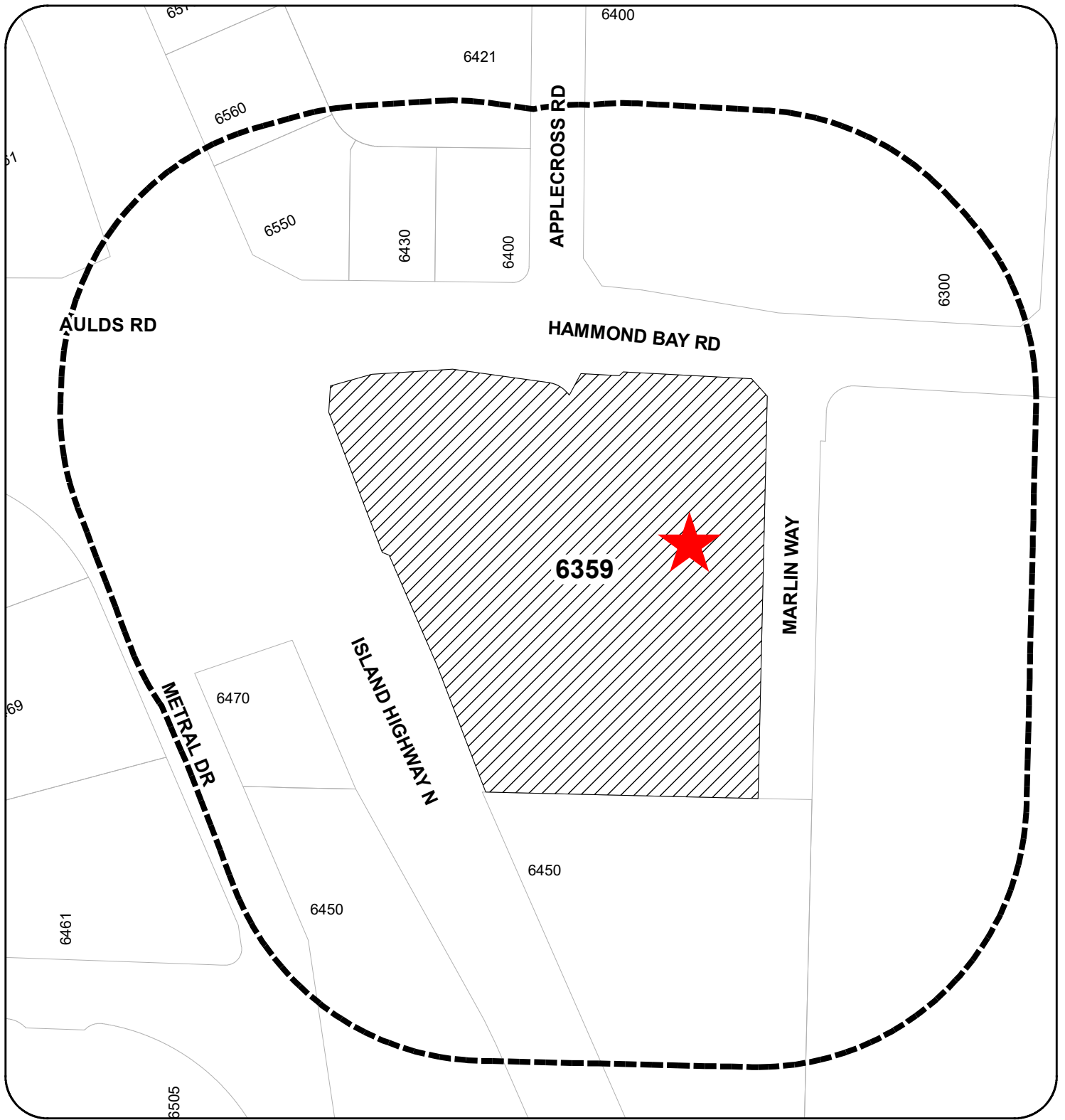
Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

**ATTACHMENT A
LOCATION PLAN**





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LIQUOR LICENCE APPLICATION NO. LA000140

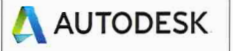
LOCATION PLAN

Legend

-  Buffer (100m)
-  Subject Property

Civic: 101-6359 HAMMOND BAY ROAD
Legal: LOT 1, SECTION 12
WELLINGTON DISTRICT, PLAN VIP53276

ATTACHMENT B SALON FLOOR PLAN



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GENERAL SPECIFICATIONS

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These drawings have been prepared by Larissa Joven to conform to current building standards of the British Columbia Building Code (B.C.B.C.) and The Span Book 2009 edition. The builder is responsible for ensuring that all construction conforms to provincial and local building codes and by-laws.

In some cases, the local building department may require certification from a structural engineer, for parts or all of the structure. Any engineering fees and services that may be required are the responsibility of the owner or builder.

It is the responsibility of the builder to check and verify all dimensions, materials and specifications prior to construction. Any errors or omissions shall be brought to our attention immediately so that corrections can be made and plans replaced.

Dimensions take precedence to scale drawings.

Larissa Joven is not responsible for any unauthorized departures from and/or changes to our plans.

All construction and installation of materials and equipment shall be done in accordance with good building practice and manufacturers instructions in a timely manner.

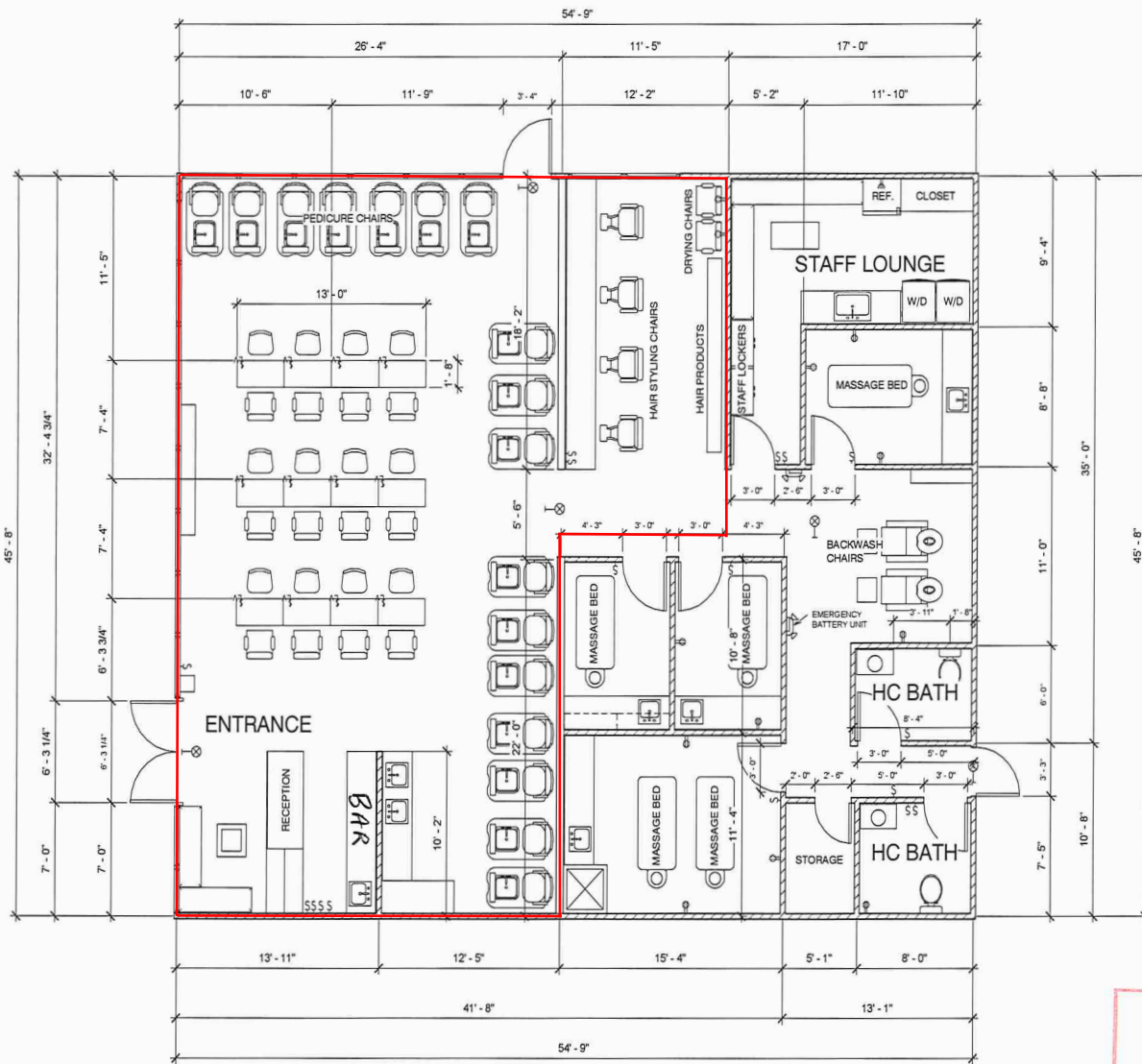
MISC

The installation of plumbing, heating and electrical equipment and materials shall be in accordance with manufacturers specifications and the applicable sections of the B.C.B.C. standards.
Occupancy load 50 persons.

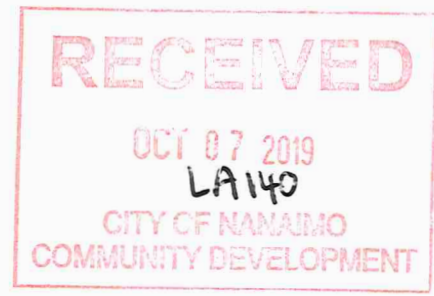
All guard rails are to be comply to all relevant requirements in B.C.B.C.9.8.8.

All exterior and interior finishes shall be specified by the owner. Finishes specified on our plans shall be confirmed by the owner prior to installation.

Lighting and electrical layouts are to be specified by the owner or builder and must meet B.C.B.C. requirements.



FLOOR PLAN
1/4" = 1'-0"



A, 6359 HAMMARD
BAY RD. NANAIMO

PRELIMINARY
SALON FLOOR PLAN

Project number 1
Date 07/04/2019
Drawn by LARISSA JOVEN
Checked by N/A

A101

Scale 1/4" = 1'-0"

ATTACHMENT C
AERIAL PHOTO



LIQUOR LICENCE APPLICATION NO. LA000140