

March 6 2012

LRS Description
Windward Liquor Store – Relocation application

Re: Lots 6&7, Section 15, Range 8, Mountain District, Plan EPP15172
Dufferin Crescent (west of Bowen)

This document is prepared based on the City of Nanaimo Licensee Retail Stores (LRS) Rezoning Criteria document approved by Council in August 2003. Specifically, it will respond to questions asked about the planned facility scale and operations and its potential impact on the community. The criteria referenced in that document will be quoted by number in this response.

Location

The current Windward Liquor Store is located in the Beaufort Plaza located near the intersection of Boundary and Dufferin Crescents in an area known as Nanaimo's Hospital District. There is significant residential density in this district currently with plans to add some further housing developments. Boundary and Dufferin are collector streets drawing vehicle traffic from adjacent residential neighbourhoods and apartment complexes. The proposed location of the Windward liquor Store is on Dufferin Crescent about 125m from Bowen Road, urban arterial route within the City of Nanaimo. Such proximity is encouraged by Criteria 1.1 which inherently speaks to improving pedestrian and traffic safety with the removal of large delivery trucks from residential/hospital zones.

The current Windward Liquor Store is located with a 350m radius of Quarterway Elementary School. Wellington Secondary School is approx. 700m further north along Boundary Crescent from the current facility. While these would appear to meet safe separation distances according to 1.2 it may be good to know that a relocated Windward LS would be about double the distance to the Quarterway School (700m) and now greater than a km from Woodlands Secondary. Forest Park Elementary School will be about 800m radius from the proposed re-location site. The proposed LRS is not in close proximity of a nightclub (per 1.3).

Building & Site

The current footprint of the existing Windward Liquor Store is about 1800 square feet, (167m²). The potential site for relocation will be on properties transitioning between commercial operations, (Bank and Grocery Store) and light industrial warehouse style buildings. The footprint of the proposed Windward LS will be 5038 square feet with 2 stories, the upper floor orientated towards commercial operations at the Country Grocer parking lot level and housing the retail facilities, while the lower floor serves as receiving and warehousing of Liquor products and is orientated south and west. The footprint of the TD Bank in the same block is 5340 square feet and future warehouses will be expected to have similar dimensions and thus the proposed 2 story 5038 Sq ft facility would appear consistent with the objectives of Criteria 2.1.

Under Criteria 2.2 we believe the aesthetics of this building are consistent with new development in the area and whereas we sought a design that reflected green principles and its own modern look, we did include feature elements of stone and wood as evident in the currently developing TD Bank and Country Grocer store.

We have provided 2 loading bays for the proposed facility as accessed directly off Dufferin Crescent which includes close proximity access to Boxwood Road which serves to provide a favoured route for industrial traffic. Some of the warehouse distributors for this proposed LRS facility are located in Industrial lands accessed by Boxwood Road. Customers for the proposed relocation of the Windward LS are expected to access direct from the Country Grocer parking lot. Consumer patterns will indicate that shoppers will purchase groceries and alcohol without moving the vehicle if in a common shopping plaza. Along with dedicated parking on site, there would appear to be adequate parking for the proposed facility.

Proposed Operations

The proposed relocation of the Windward LS will provide the opportunity for the proprietor to significantly enhance the size of his facility. This will allow a greater variety of products to be sold, substantially increasing the opportunity to display local and imported wines and liquors. The owner does not envision targeting any specific niche market instead preferring a wide sample of products for the average liquor consumer. Hours of operation are expected to be 9am to 11pm, 7 days a week. The facility owner has operated the current Windward Liquor Store for several decades and intends to continue his well-earned reputation for ensuring all sales are legal as he holds stringent standards for employee review of purchaser age documentation.

Community Impact

The proposed relocation of the Windward Liquor Store should be evaluated from the context of both removing it from its current location and adding it to its proposed location. There are a number of factors regarding its elimination from Beaufort Plaza that could be considered favourable, most particularly making safer residential streets with less large delivery trucks common to liquor store deliveries. Greater distance from the Hospital District and other social housing services that serve our community members overcoming addictions may be perceived positively for this relocation proposal. Some citizens of the residential area may be discouraged that it will be farther to the liquor outlet however the Windward Pub is not intending to relocate and still serves the socializing aspect associated with the residential neighbourhood pub.

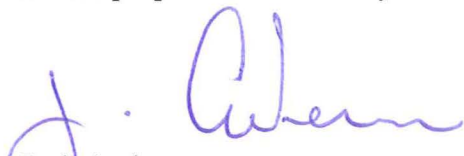
The proposed site for the relocation of the Windward LS is in the interface between industrial properties and commercial facilities. Many industrial workers in the area may appreciate the proximity of this proposed facility to purchase alcoholic goods for their coming evening. Consumers along the urban arterial will also likely consider this location ideal as they have a one stop opportunity for banking, grocery and liquor store shopping. This limits the number of stops consumers must make in their daily commute through our City. In accordance with 3.1, there would appear to be very limited or marginal negative community impacts for the proposed relocation of the Windward LS to this proposed site. Furthermore in respect to 3.1.2 that there are no libraries, community centers, parks or recreation centers, family-orientated facilities or places of worship in the immediate proximity of the proposed LRS site.

Vehicle access to the proposed site is direct from either the urban arterial, Bowen Road immediately to the east or from the industrial road know as Boxwood immediately to the west. In either case, this will not increase traffic volumes in nearby residential areas and in fact may reduce some from the Hospital District with the removal of the old LRS. All parking for the facility will be located either on the LRS site or in the shared parking of the planned Country Grocer parking lot with a planned 230 vehicle spaces. It should also be recognized that this new location will be far friendlier to those that travel by public transit as there will be much greater trip frequency on Bowen Road than within the Hospital District. The traffic and parking demands of the proposed LRS should not adversely impact the nearby residential and commercial areas, (3.2).

The Corridor 3 designation of the City of Nanaimo zoning bylaw encouraged mixed use and in response the owners have planned to provide a community meeting room on the lower floor of the facility. This could prove

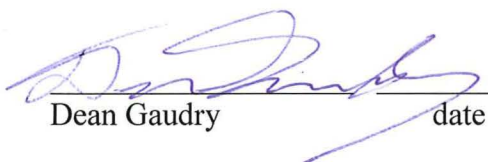
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a valuable service space for the community as it will provide a comfortable meeting room of about 1000 square feet easily accessed off an urban arterial network road or public transit and adjacent to an expansive parking lot. The community meeting room, with entrance on the south wall lower floor, is well isolated from the retail entrance, upper floor north wall, and will be available for non-profit organizations and other community groups to meet in a central location within the City of Nanaimo. The owner will particularly welcome community groups that promote more sustainable lifestyles and activities as this is consistent with the planned green theme for the proposed LRS facility.



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Windward Liquor Store



Dean Gaudry date Mar 6/12