



COMMUNITY DEVELOPMENT DIVISION

SOCIAL PLANNING ADVISORY COMMITTEE
2014-JAN-07

File number: RA330

Project Address: 2875 Departure Bay Road

Applicant: Mr. Bert Hick (Rising Tide Consultants) on behalf of Mr. John Wicks (Black Bear Pub) and 7/11 Eleven Canada Inc.

Proposal: An application has been received to permit a liquor retail store as a site specific use within the Neighbourhood Centre (CC2) zone. The applicant is proposing to relocate the existing liquor store from the property at 6201 Doumont Road (Black Bear Pub) to the subject property at 2875 Departure Bay Road.

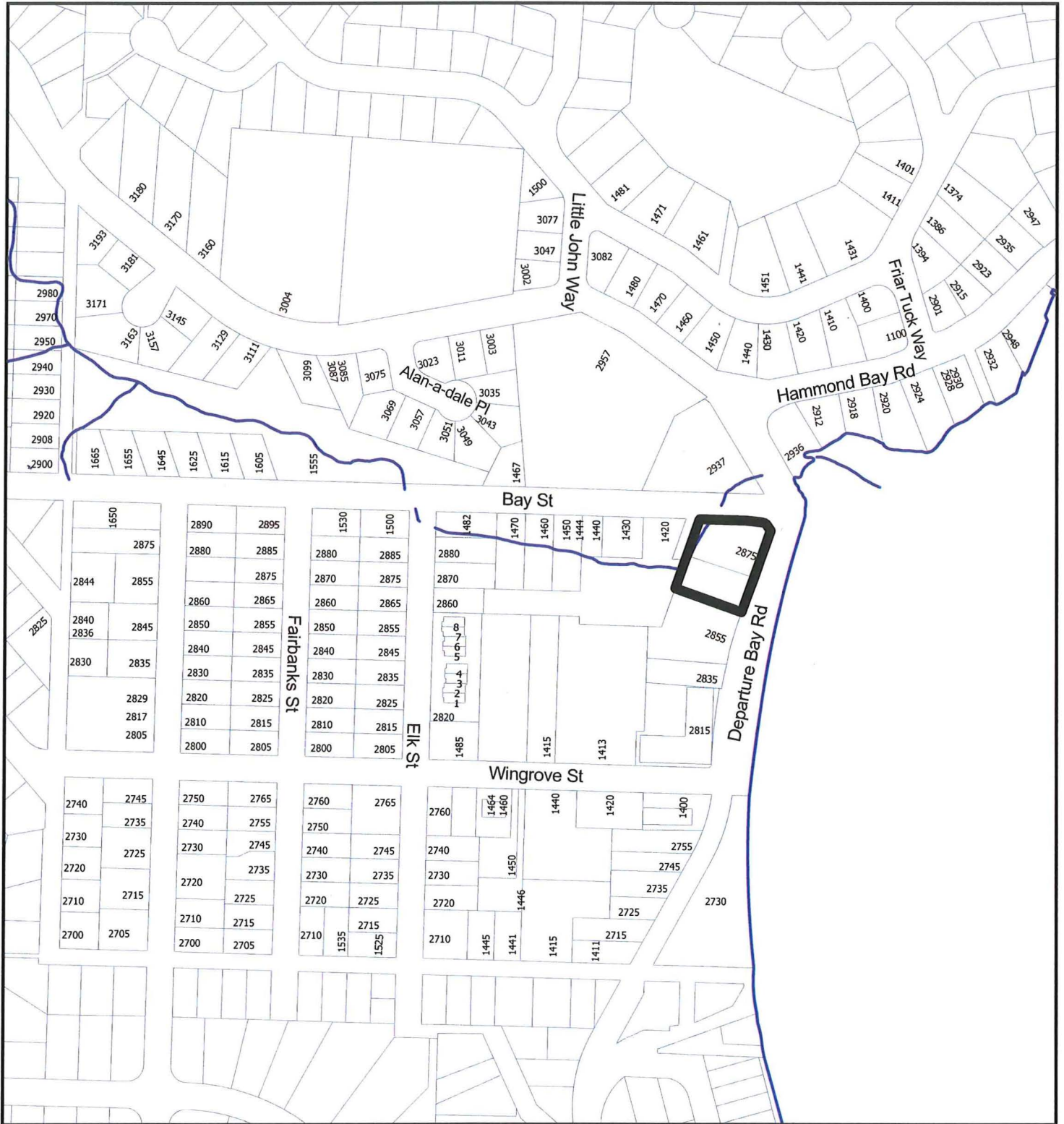
Existing LRS (6201 Doumont Road) The existing liquor store is 134m².

Proposed LRS (2875 Departure Bay Road) The proposed store will be 238m² in area.

The following information is attached:

- Location Plan (Schedule A);
- Site Plan (Schedule B);
- Floor Plan (Schedule C);
- Elevations (Schedule D); and
- Rezoning Rationale (Schedule E).

Schedule A



Rezoning Application No. RA330

LOCATION PLAN

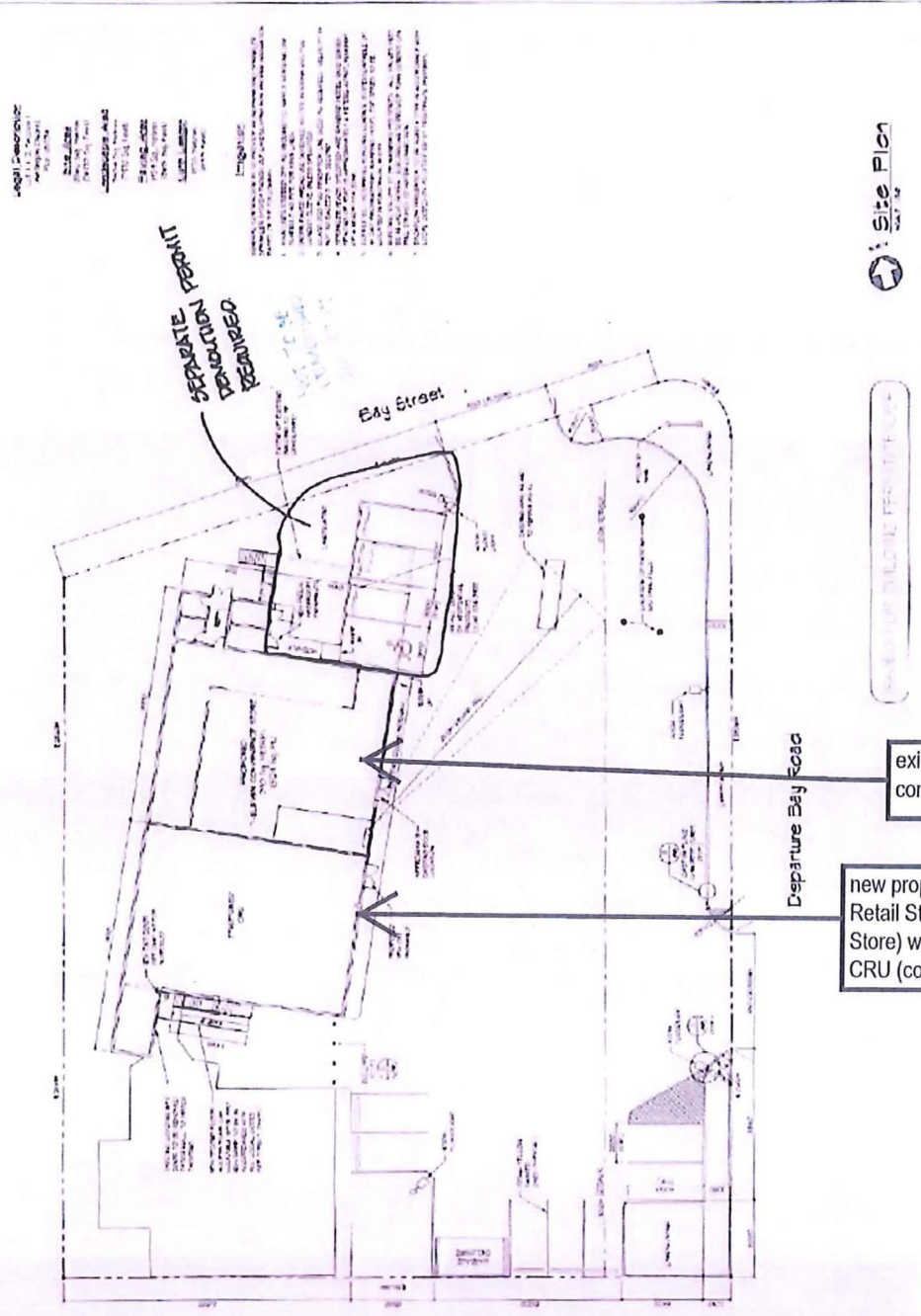
Civic: 2875 Departure Bay Road



Subject Property

SCHEDULE B

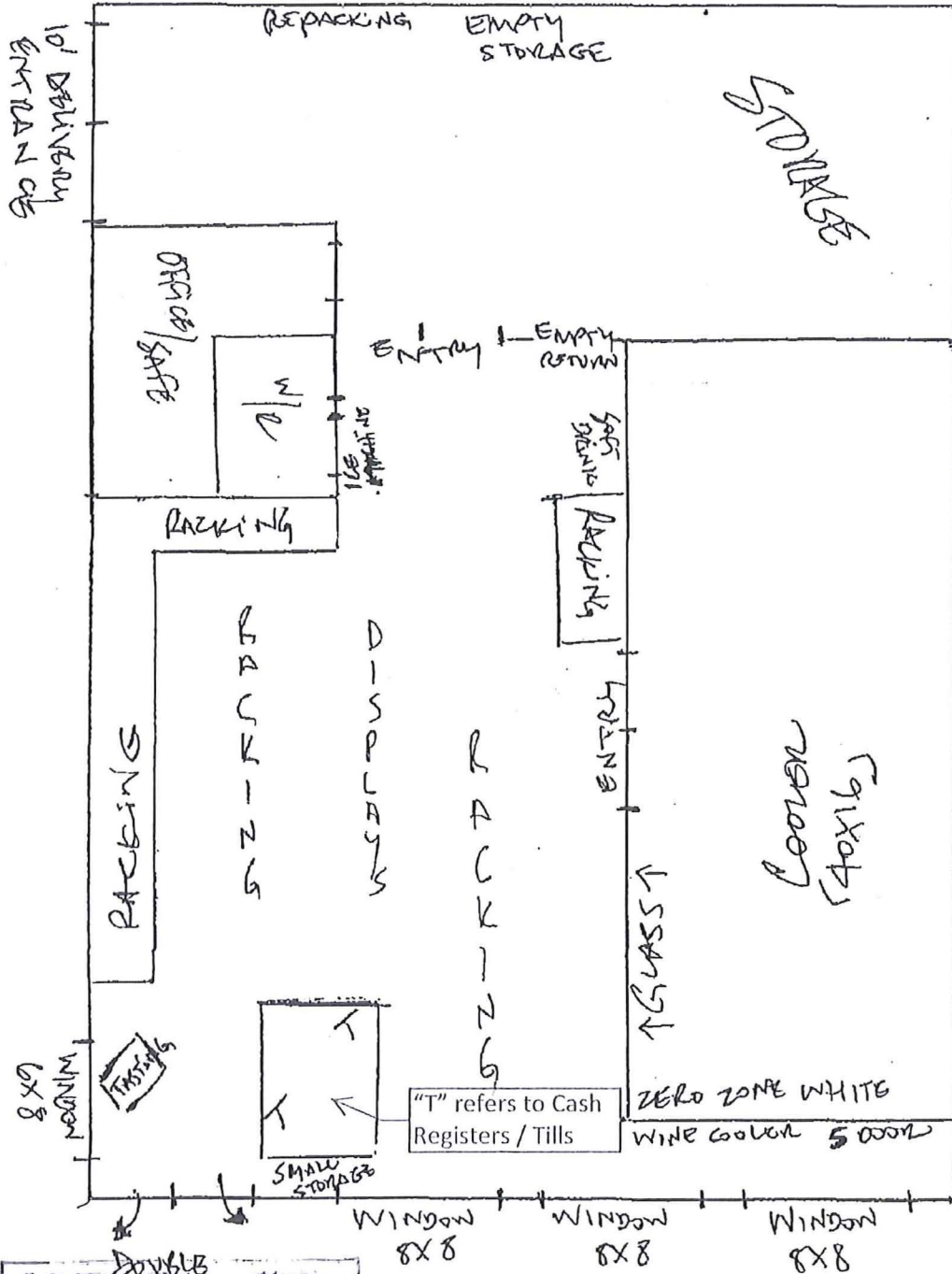
<p>APPROVALS</p>	<p>DATE</p>	<p>BY</p>			<p>Street: All</p>	<p>Site: All</p>	<p>Site Location</p>	<p>City: Nanaimo</p>	<p>Project Name: [Illegible]</p>
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DEC 12 2013
 RA000330
 CITY OF NANAIMO
 DEVELOPMENT SERVICES

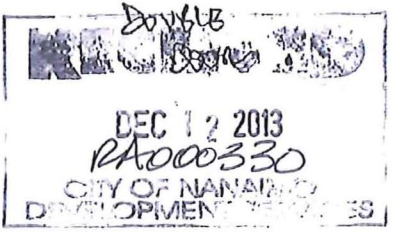
SCHEDULE C

VANCOUVER ISLAND LIQUOR - NANAIMO



2562
42'x61'

7-11



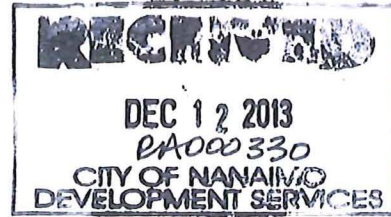
SCHEDULE D

RECEIVED
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Double entrance doors

SCHEDULE E



REZONING RATIONALE
FOR TEXT AMENDMENT TO ZONING CC2
AT2875 DEPARTURE BAY ROAD, NANAIMO, B.C. V9S 3X1

7-Eleven Canada Inc. is seeking a text amendment only to the current zoning of CC2. It is understood that this zoning does already allow liquor stores however, the liquor store policy in the City of Nanaimo is site specific for private liquor stores.

We believe that this liquor store will add to the economic development of the Departure Bay area as well as create employment opportunities for local people and also will be a convenience to the people in this area as well as the ferry-travelling public at the nearby ferry terminal at Departure Bay which holds itself as a gateway to Vancouver for this part of Vancouver Island.

BENEFITS TO THE COMMUNITY

The applicant's establishment will benefit the community in the following ways:

- Employment opportunities for residents of Nanaimo;
- Provide a source of additional tax revenue for local, provincial and federal governments;
- Further diversify the liquor store venues available to the residents, business people and tourists to Nanaimo
- Participation in community affairs and charities.

HOSPITALITY/TOURISM DEVELOPMENT FACTORS

Given the outstanding picturesque location of this area of Nanaimo, many people from Vancouver Island, the surrounding Gulf Islands, the Lower Mainland of British Columbia and Northern Washington State in the United States will frequent this area.

The site, located on Departure Bay Road in Nanaimo is a convenient location for tourists and residents of Nanaimo.

The applicant submits that the proposed liquor store will not impact negatively on any of the surrounding recreational facilities, parks and public venues. Indeed, it is an added amenity to this area of Nanaimo.

TRAFFIC IN THE VICINITY

The proposed liquor store will not impact negatively on traffic in the vicinity of the liquor store. The primary purpose of this liquor store is to cater to residents of the area, tourists who come to Nanaimo to enjoy its wonders and other residents of Vancouver Island. There will be no negative impact on the traffic in the vicinity.

NOISE IN THE COMMUNITY

This is not a venue that will be creating noise in the community.

OTHER FACTORS

The applicant also submits the following additional factors for consideration:

- This liquor store will not detract from the beauty of the surrounding area.
- From experience, liquor store venues tend not to create problems in the community.
- The applicant's focus is on offering the public the convenience of a private liquor store in this area of Departure Bay, Nanaimo.

All of which is respectfully submitted this 9th day of December, 2013.