

DATE OF MEETING | August 13, 2018 |  
AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND  
SUBDIVISION |  
SUBJECT | LIQUOR LICENCE APPLICATION NO. LA000131 –  
100 PORT DRIVE |

## **OVERVIEW**

### **Purpose of Report**

To present Council with a liquor licence application to permit a liquor primary licensed area within the existing HeliJet passenger terminal located at 100 Port Drive. |

### **Recommendation**

That Council recommend that the Liquor and Cannabis Regulation Branch approve the application to permit a liquor primary licensed area within the HeliJet passenger terminal located at 100 Port Drive. |

## **BACKGROUND**

A Notice of Application was received from Rising Tide Consultants Ltd. on behalf of HeliJet International Inc. (“HeliJet”) requesting a local government resolution in support of their application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) to permit liquor service within the HeliJet passenger terminal at 100 Port Drive. The applicants are also requesting a minors’ endorsement to permit minors to be present in the terminal when liquor is served.

On 2018-JUN-11, Council received an information report regarding the application. The application was also considered during the 2018-JUL-05 Special Council Meeting. A municipal resolution is required before the Province will consider the application further.

## **DISCUSSION**

The applicant is proposing to add a 75-person liquor primary area within the indoor passenger lounge. Liquor service will be available exclusively to HeliJet passengers and guests. The proposed hours of service are from 9:00 a.m. to 9:00 p.m., seven days a week. It is the applicant’s intent that liquor service will remain ancillary to the primary use of a helicopter terminal and be limited to beer and wine sales only.

## Provincial and Municipal Application Review and Requirements

As Council is aware, a local government resolution is required before the LCRB will consider the application further. The LCRB has requested the local government comment on the following criteria:

### 1. The location of the liquor primary use

The subject property is located adjacent to the Cruise Ship Welcome Centre on property owned and operated by the Nanaimo Port Authority. The property is zoned Harbour Waterfront (W2); a neighbourhood pub is a permitted use within the W2 zone. The property is located within a secure area within the waterfront assembly area, and uses within the area are predominately industrial.

No residential use currently exists within 400m of the subject property. The property is included within the boundaries of the South Downtown Waterfront Initiative and adjacent to the recently adopted Port Drive Waterfront Master Plan Area. The land use designation within the area of the master plan closest to the subject property is Light Industrial. The subject property is included in the South End Neighbourhood Association and is located adjacent to the Snuneymuxw First Nation Nanaimo Reserve Number One, although the terminal building itself is located more than 700m from the First Nation property. Referral requests have been sent to the South End Neighbourhood Association and the Snuneymuxw First Nation. No responses have been received from either group.

Given that liquor service will be limited to HeliJet passengers and guests only, additional parking will not be required.

### 2. The proximity of the lounge to other social or recreational services

No other liquor licensed establishments or social or recreational service providers exist within 500m of the subject property. The closest elementary school (Bayview Elementary) is over one kilometer from the subject property.

### 3. The person capacity and hours of the liquor primary use

The proposed licensed capacity of the terminal is 75 persons (inclusive of staff and patrons), as per the approved occupant load. The proposed hours of service are 9am to 9pm, seven days a week. The proposed hours are consistent with the City's Hours of Service Policy.

### 4. The impact of noise on the community in the immediate vicinity of the lounge

Given the distance of the terminal building from any residential use, the limited occupancy, and the limited hours of operation, Staff do not anticipate the proposed lounge will result in excessive noise or disturbance to the surrounding community.

### 5. The impact on the community if the application is approved

As part of any liquor licence application, Council is asked to weigh the social and economic benefit of extended entertainment or hospitality opportunities against concerns related to potential liquor-related noise and disorder. HeliJet offers a high-speed transportation connection between Nanaimo and Vancouver, available to tourists, guests and business travelers. By allowing the extra amenity of beer and wine sales, HeliJet hopes to enhance the experience for travelers to the Nanaimo Region.

The RCMP do not believe the proposed lounge will result in public disorder, noise, or criminal activity and have no concerns with the proposed application. A copy of the RCMP referral response is included as Attachment B.

### **Public Consultation**

As required for any new liquor licence application, a public meeting was held on 2018-JUL-05. The public meeting was advertised in the 2018-JUN-26 and 2018-JUN-28 editions of the Nanaimo News Bulletin. A notice and comment sheet were delivered to all residents, businesses, and property owners within 100m of the subject property, which included details of the Special Council Meeting. No members of the public spoke for or against the application during the Special Council Meeting.

Those who received notices were encouraged to provide comments by email or by returning the comment sheets delivered by mail. A total of two comment sheets were received, both in support of the application. A summary of the public responses received is included as Attachment C.

### **SUMMARY POINTS**

- The application, if approved, will allow for a 75-person licensed lounge area ancillary to the operation of the HeliJet terminal.
- A public meeting was held on 2018-JUL-05 regarding the application.
- Given the subject property's location, the limited occupancy, hours of the proposed licence, and the ancillary nature of the liquor service, Staff do not anticipate the liquor primary licence will negatively impact the surrounding community.

### **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: RCMP Response  
ATTACHMENT C: Public Comment Sheets  
ATTACHMENT D: Floor Plan  
ATTACHMENT E: Aerial Photo

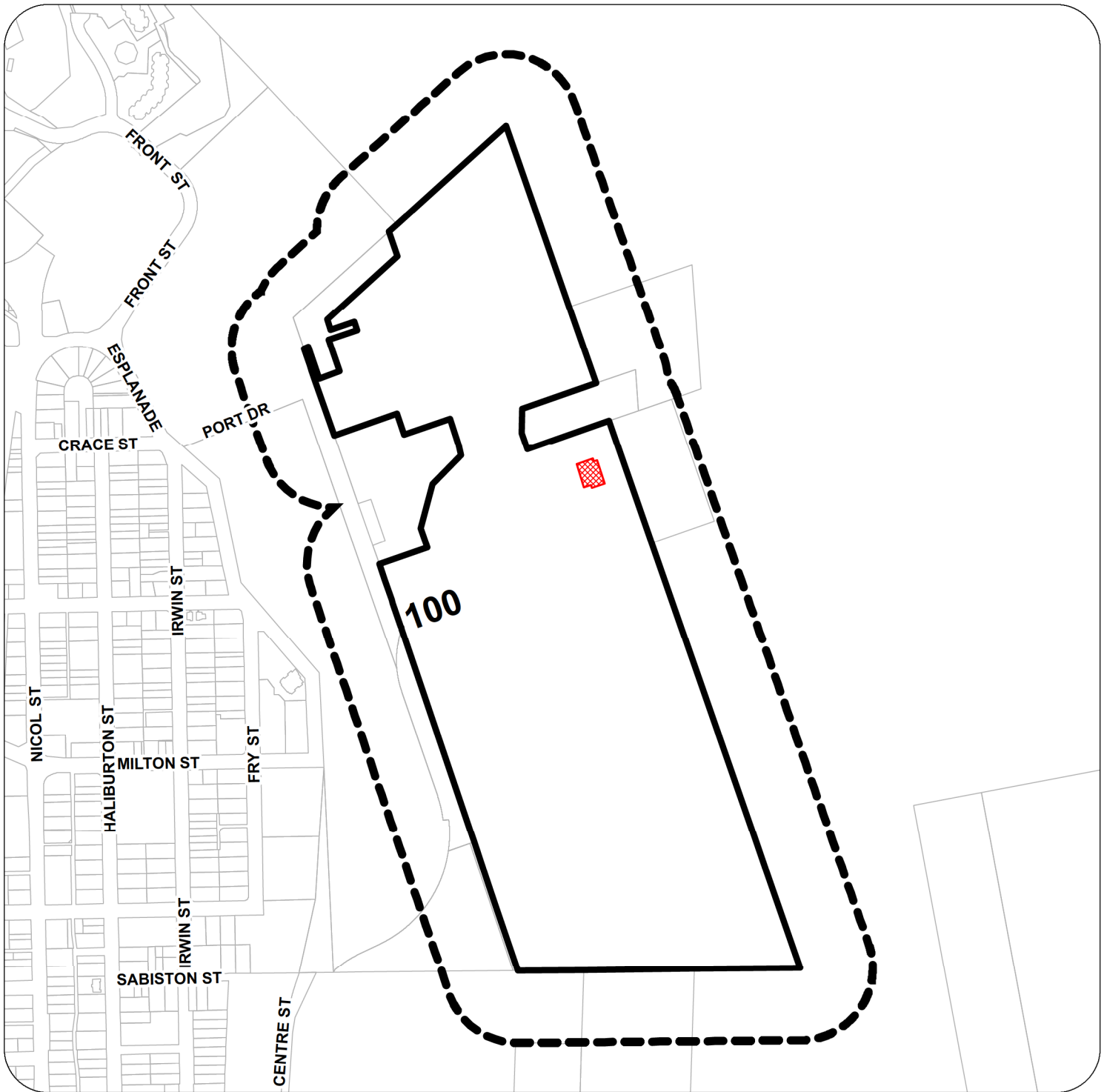
#### **Submitted by:**

L. Rowett  
Manager, Current Planning and Subdivision

#### **Concurrence by:**

D. Lindsay  
Director, Community Development


ATTACHMENT A  
LOCATION PLAN





LIQUOR LICENCE APPLICATION NO. LA000131

LOCATION PLAN

Legend

 Location of Helijet Terminal

 Subject Property

 Notification Area

Civic: 100 PORT DRIVE NANAIMO BC





Royal Canadian  
Mounted Police

## ATTACHMENT B RCMP RESPONSE

Security Classification  
/Designation  
Classification/désignation

I Unclassified

Your File - Votre référence

LA131

Our File - Notre référence

RCMP Nanaimo  
303 Prideaux Street  
Nanaimo, BC V9R 2N3

City of Nanaimo  
455 Wallace St, Nanaimo  
Attention: Current Planning & Subdivision

Date

June 12, 2018

Dear Sir/Madam,

Re: Helijet – 100 Port Drive, Application for a liquor primary licence

It is our understanding that Helijet International Inc. has requested local government endorsement of an application for a liquor primary license at their terminal building situated at the Nanaimo Port Authority building at 100 Port Drive. The scope of service is intended as a hospitality amenity for guests and passengers of the air service with an interior capacity of 75 persons. The sale of liquor will be ancillary to the flight services provided by Helijet.

The flight terminal building is situated in a secure waterfront area owned and administered by the Port of Nanaimo. This is industrial property that is not in proximity to residential properties or other commercial operations. The intended scope of liquor sales at this location would not raise any concern of public disorder or noise that would interrupt the peace of the community or impact police resources. The RCMP have no record of police-related incidents at 100 Port Drive that would be relevant to this application.

Nanaimo Detachment has no concerns regarding this application for a liquor primary license. Thank you for the opportunity to provide input in this matter. If you require further information, please contact Cpl David LaBerge of the Bike Patrol Unit.

Yours truly,

David LaBerge, Corporal - for -  
Cameron W. Miller, Superintendent  
Officer in Charge  
Nanaimo RCMP Detachment



## ATTACHMENT C PUBLIC COMMENT SHEETS

Support:

- I SUPPORT THE APPLICATION.  
 I DO NOT SUPPORT THE APPLICATION.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>For Residents</b>	<b>For Businesses</b>
Name: _____	Business Name: <u>NANAIMO PORT AUTHORITY</u>
Address: _____	Address: <u>100 PORT DRIVE, NANAIMO</u>
Signature: _____	Signature: <u>Mike Davidson V.P. Real Estate</u>

Please Note: Public submissions, including information obtained through this Comment Sheet and email and letter submissions, will become part of the public record. "Freedom of Information and Protection of Privacy Act (FOIPPA) Information collected on this form is done so under the general authority of the Community Charter and FOIPPA, and is protected in accordance with FOIPPA. Personal information will only be used by authorized staff to fulfill the purpose for which it was originally collected, or for a use consistent with that purpose. Submissions may be included within a future publicly available report, which will be available for viewing on the City's website".

- I SUPPORT THE APPLICATION.  
 I DO NOT SUPPORT THE APPLICATION.

Comments: We use Vancouver terminal (which has license) and staff is always very judicious, restrained & professional in serving any alcohol. I would expect same level of care in Nanaimo.

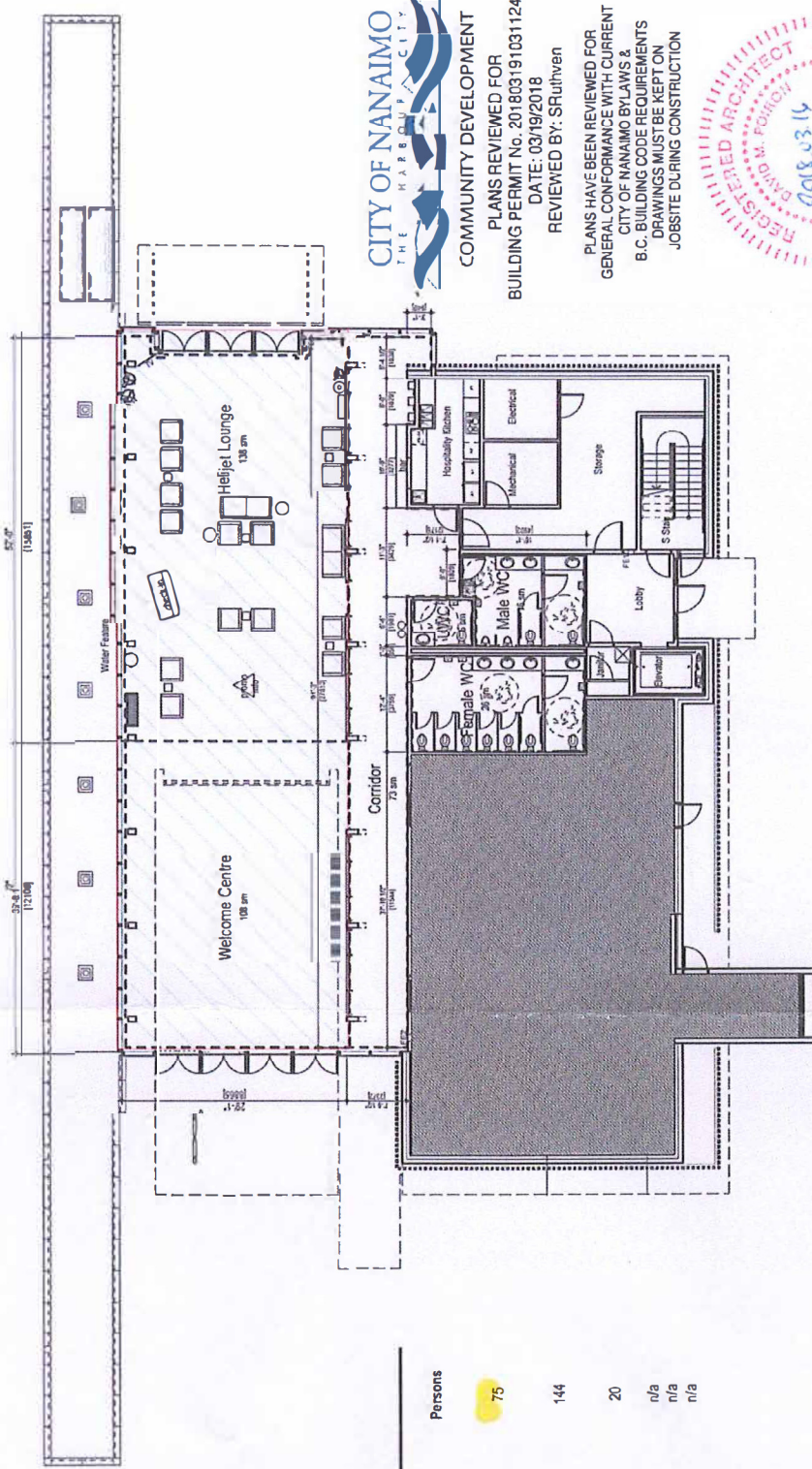
<b>For Residents</b>	<b>For Businesses</b>
Name: _____	Business Name: <u>Western Forest Products</u>
Address: _____	Address: <u>200-495 Dunsmuir St</u>
Signature: _____	Signature: <u>Bonnie Dawe</u>

Please Note: Public submissions, including information obtained through this Comment Sheet and email and letter submissions, will become part of the public record. "Freedom of Information and Protection of Privacy Act (FOIPPA) Information collected on this form is done so under the general authority of the Community Charter and FOIPPA, and is protected in accordance with FOIPPA. Personal information will only be used by authorized staff to fulfill the purpose for which it was originally collected, or for a use consistent with that purpose. Submissions may be included within a future publicly available report, which will be available for viewing on the City's website".

Do not support- No submissions received.

# ATTACHMENT D FLOOR PLAN

OCCUPANT LOAD FOR WELCOME CENTER/ HELIJET  
75 PERSONS BASED ON AREA CALCULATION



## Nanaimo Helijet Lounge

Type of Use	Area (sqm)	Area/Person (sqm)	Persons
Helijet Lounge	138	1.85	75
Lounge			
Welcome Centre	108	0.75	144
Assembly- Non Fixed Seats			
Corridor			
Corridor	73	3.7	20
Washrooms			
Female WC	26	n/a	n/a
Male WC	16	n/a	n/a
Universal WC	5	n/a	n/a

### SIGN POSTED FOR MAXIMUM 75 PERSONS

Area/Person taken from the BC Building Code 2012



CITY OF NANAIMO  
THE HARBOUR CITY

COMMUNITY DEVELOPMENT  
PLANS REVIEWED FOR  
BUILDING PERMIT No. 20180319103112  
DATE: 03/19/2018  
REVIEWED BY: SRuthven

PLANS HAVE BEEN REVIEWED FOR  
GENERAL CONFORMANCE WITH CURRENT  
CITY OF NANAIMO BYLAWS &  
B.C. BUILDING CODE REQUIREMENTS  
DRAWINGS MUST BE KEPT ON  
JOB SITE DURING CONSTRUCTION



Helijet Nanaimo  
100 Port Way Nanaimo, BC

Scale: 1/8" = 1'-0"  
Project: 1538  
Client: Helijet  
Issue: 2  
Date: 2018.03.14  
NOT FOR CONSTRUCTION - FOR PERMITS





ATTACHMENT E  
AERIAL PHOTO



LIQUOR LICENCE APPLICATION NO. LA000131

Legend

Name

-  Location of Helijet Terminal
-  Subject Property

