

DATE OF MEETING January 17, 2022

AUTHORED BY LISA BRINKMAN, PLANNER, CURRENT PLANNING

SUBJECT LIQUOR LICENCE APPLICATION NO. LA145 – 1431 BOWEN ROAD

OVERVIEW

Purpose of Report:

To provide Council with information regarding an application that has been received to amend the existing liquor licence at 1431 Bowen Road (Quarterway Pub) to permit an outdoor patio.

BACKGROUND

A notice of application was received from Nadine Holdings Ltd. requesting a local government resolution in support of their licence amendment application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) to permit an outdoor patio at the Quarterway Pub at 1431 Bowen Road.

DISCUSSION

The Quarterway Pub and liquor store are currently located on the property at 1431 Bowen Road, which is zoned 'Community Corridor' (COR3). A pub has been located on the property since 1879, and the liquor store was built in 2003. The applicant has provided a letter of rationale for the proposed change to the liquor licence (see Attachment E). The outdoor patio is proposed to be approximately 86m² in size, contain 40 seats, and would be open from May to September each year. The patio would be adjacent to the lounge area and access to the patio would be from the interior of the building. If the proposed patio is supported, the maximum capacity for the business would remain at 123 persons.

During the pandemic, temporary outdoor patios were supported by the LCRB and the City of Nanaimo, thus the Quarterway Pub had a temporary outdoor patio during the 2020 and 2021 summer seasons. The LCRB has advised that, moving forward, the temporary patios must either be removed, or a liquor licence amendment application must be submitted to the LCRB requesting a permanent outdoor patio. In accordance with the review process utilized prior to the pandemic, the LCRB has requested that liquor licence amendment applications be reviewed in terms of the following criteria:

- The location of the establishment;
- The proximity of the establishment to other social or recreational facilities;
- The person capacity and hours of service of the establishment;
- The impact of noise on the community in the immediate vicinity; and
- The impact on the community if the application is approved.

Staff will comment on each of these factors in a future report after public comments have been received. The next step will be for Staff to mail and hand deliver a Public Notice to the owners and occupants of all buildings within a 100 metre radius of the subject property to inform them of the proposed liquor licence amendment, and to obtain neighbourhood input. |

SUMMARY POINTS

- An application has been received to amend the existing liquor licence at 1431 Bowen Road (Quarterway Pub) to permit an outdoor patio.
- Staff will proceed with the public notification to gather the views of nearby residents and business owners.
- A summary of public comments and an evaluation of community impacts will be brought to Council for consideration in a future report.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Floor Plan (patio)
ATTACHMENT E: Letter of Rationale
ATTACHMENT F: Aerial Photo |

Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
GM, Development Services/Deputy CAO |

ATTACHMENT A CONTEXT MAP



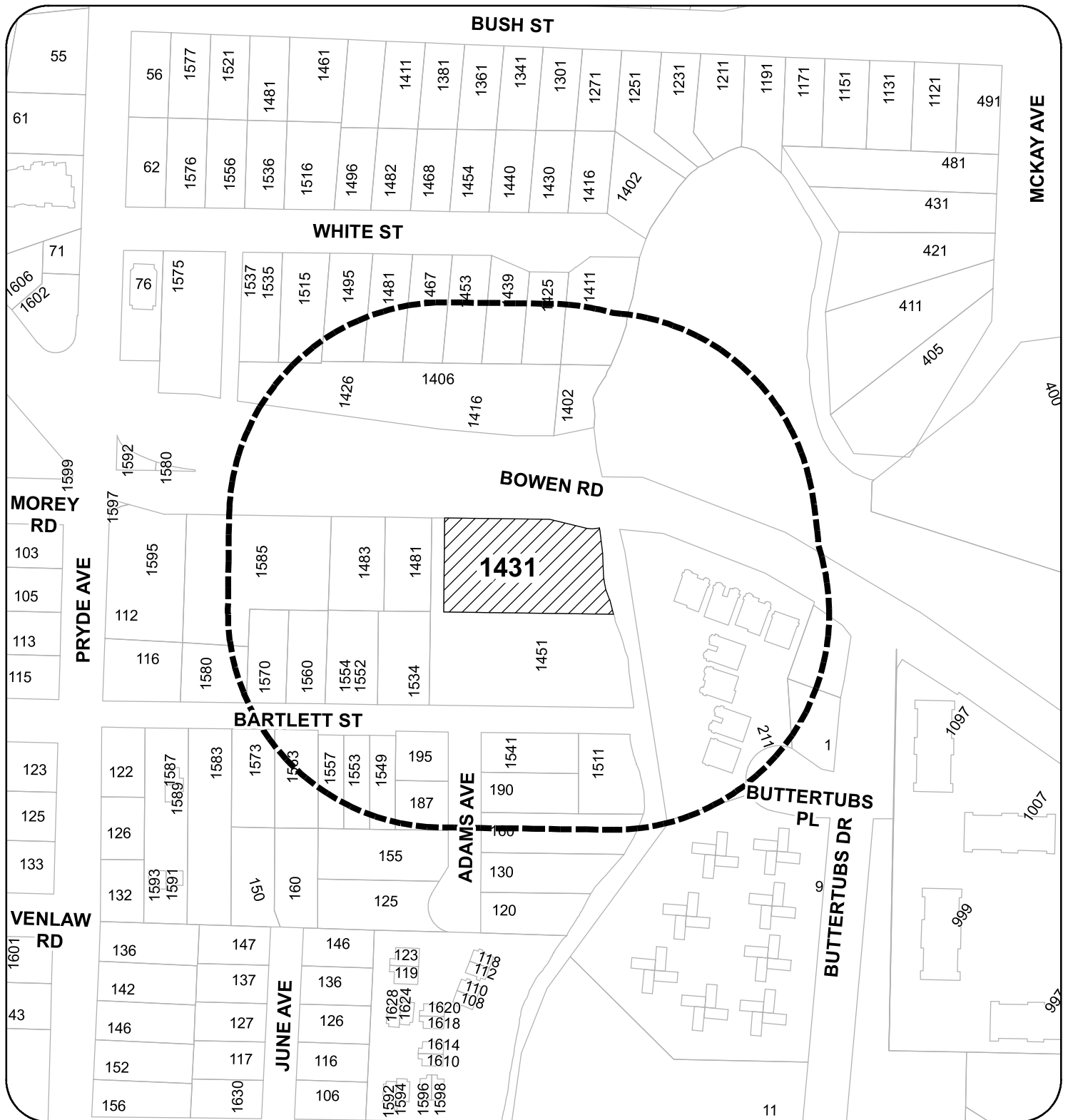
LIQUOR LICENCE APPLICATION NO. LA000145

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1431 BOWEN ROAD

ATTACHMENT B LOCATION PLAN





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LIQUOR LICENCE APPLICATION NO. LA000145

LOCATION PLAN

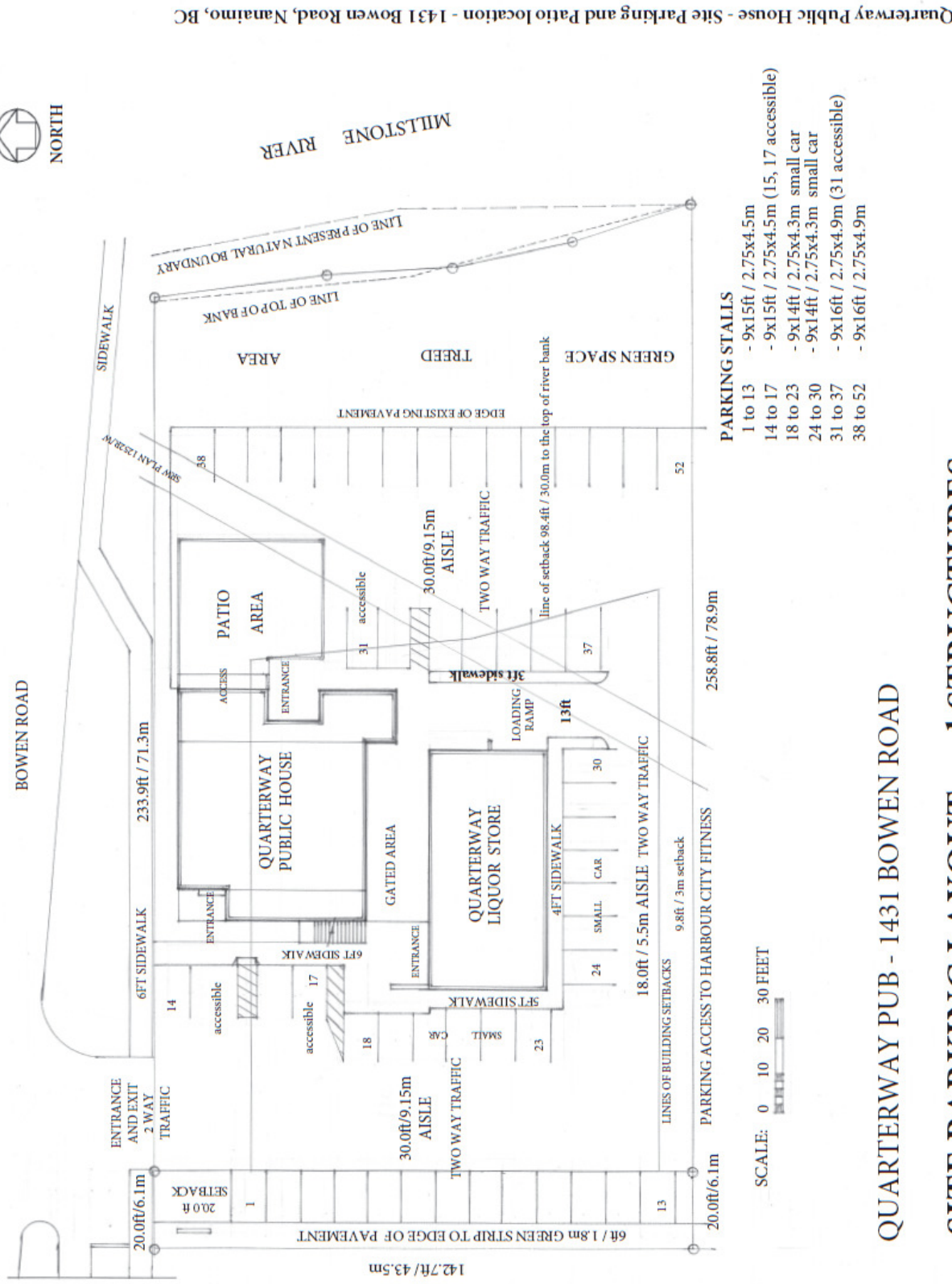
Legend

-  Subject Property
-  Buffer (100m)

Civic: 1431 BOWEN ROAD

Legal: LOT 2, SUBURBAN LOT 7, SECTION 1, NANAIMO DISTRICT PLAN 6025, EXCEPT PARTS IN PLANS 31163 AND EPP12275

ATTACHMENT C SITE PLAN



- PARKING STALLS**
- 1 to 13 - 9x15ft / 2.75x4.5m
 - 14 to 17 - 9x15ft / 2.75x4.5m (15, 17 accessible)
 - 18 to 23 - 9x14ft / 2.75x4.3m small car
 - 24 to 30 - 9x14ft / 2.75x4.3m small car
 - 31 to 37 - 9x16ft / 2.75x4.9m (31 accessible)
 - 38 to 52 - 9x16ft / 2.75x4.9m

QUARTERWAY PUB - 1431 BOWEN ROAD

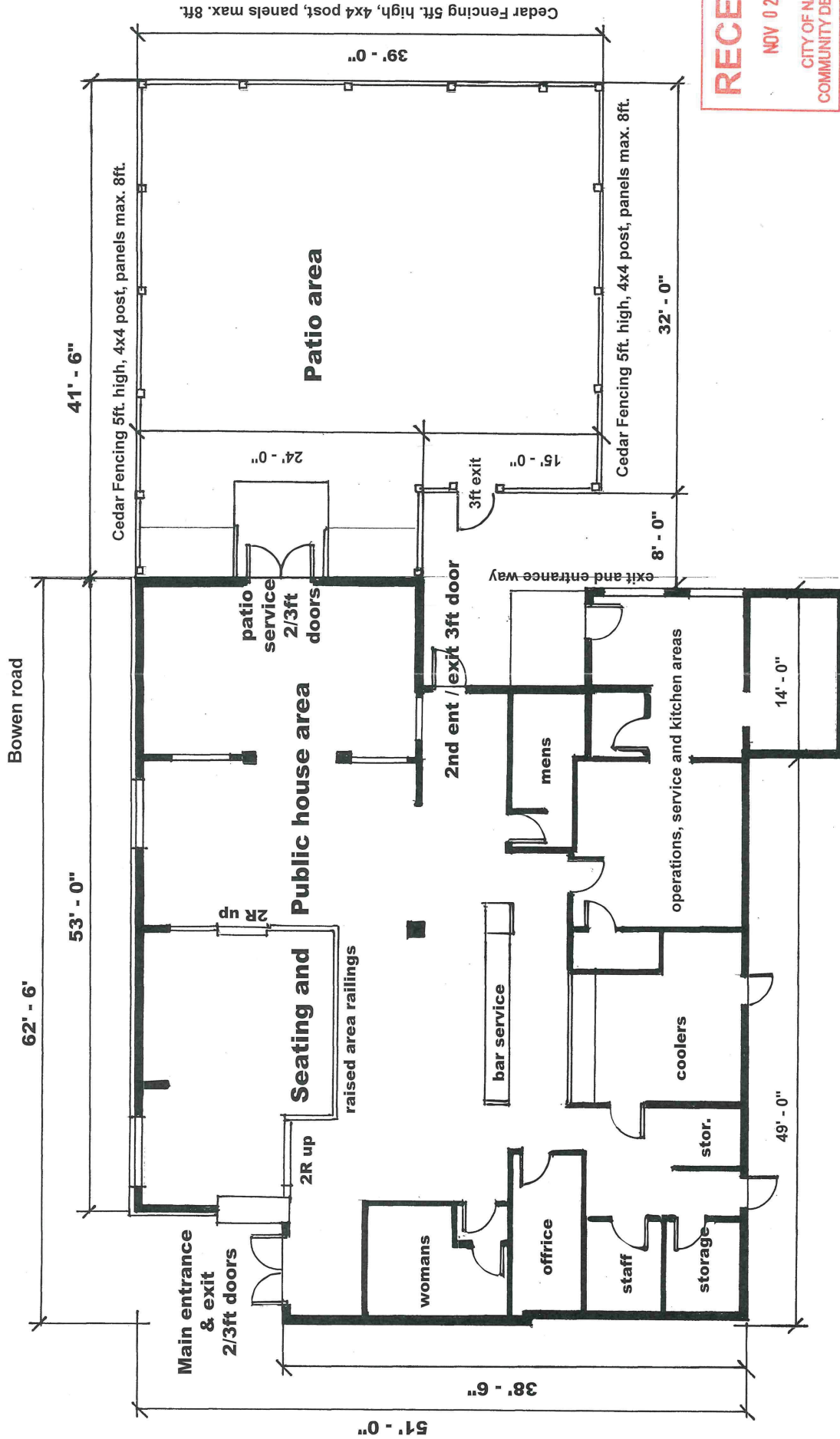
SITE PARKING LAYOUT and STRUCTURES

Quarterway Public House - Site Parking and Patio location - 1431 Bowen Road, Nanaimo, BC

RECEIVED
LA 145
2021-DEC-13
CITY OF NANAIMO

KD 21-12-01

**ATTACHMENT D
FLOOR PLAN (PATIO)**



RECEIVED
 NOV 02 2021
 CITY OF NANAIMO
 COMMUNITY DEVELOPMENT

QUARTERWAY PUB MAIN FLOOR and PATIO PLAN - Liquor primary #5852 - 1431 Bowen Rd., Nanaimo, BC
 occupant load 123 patrons
 KD 21-10-02
 SHEET 1

SCALE: 0 4 8FT

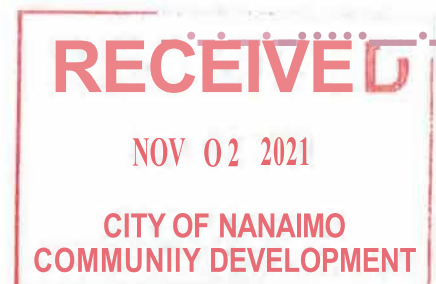
**ATTACHMENT E
LETTER OF RATIONALE**

Community Impact Statement
Quarterway Pub Patio
1431 Bowen Road

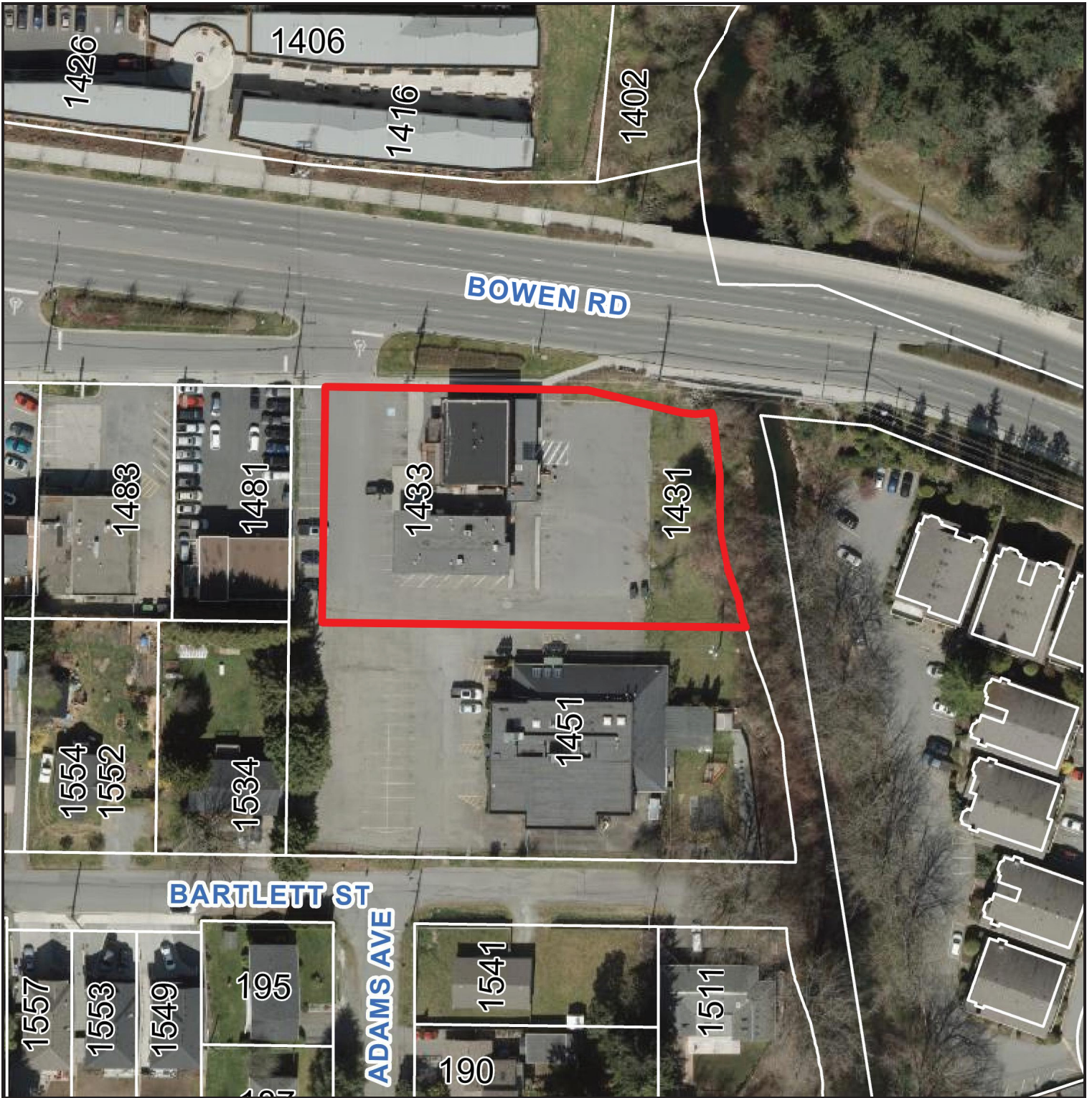
The Quarterway Pub has applied to the LCRB to make our Temporary Extended Seating Area (TESA) permanent. We have operated the TESA for the past 2 summers to provide a safe area where customers can come dine-in and feel safe due to Covid 19. We were very successful in managing the patio with no impact to our surrounding community. If we get approval for our new outdoor patio, we will put an entrance to the patio from the inside of our lounge area to make it more secure so customers can only come and go through the pub. We have 5 foot high fencing creating a secure patio area. As I said before, operating the patio for the past 2 summers, the city can check with our RCMP and will find there have been no problems on the patio and no complaints from our surrounding neighbours. The patio was a huge success for us this summer helping increase our sales and would like to continue doing so for future summers to come.

Thank you

Marty Morelli
Quarterway Pub & Lrs
Owner / Operator



ATTACHMENT F
AERIAL PHOTO



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 1431 BOWEN ROAD