

DATE OF MEETING February 28, 2022

AUTHORED BY LISA BRINKMAN, PLANNER, CURRENT PLANNING

SUBJECT LIQUOR LICENCE APPLICATION LA145 – 1431 BOWEN ROAD

OVERVIEW

Purpose of Report

To present Council with an application to amend an existing liquor licence at 1431 Bowen Road (Quarterway Pub).

Recommendation

That Council recommend the Liquor Cannabis and Regulation Branch approve an application for 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 liquor licence amendment application to the Provincial Liquor Cannabis and Regulation Branch (LCRB) to permit an outdoor patio at the Quarterway Pub at 1431 Bowen Road. An information report was presented to Council on 2022-JAN-17 and public comment sheets were sent and delivered to residents and owners of properties within the immediate neighbourhood on 2022-JAN-18.

DISCUSSION

When considering the liquor licence amendment applications, the LCRB requests the City of Nanaimo take into account the:

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

Location of the establishment

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 subject property is surrounded on all sides by land zoned for Community Corridor uses which includes commercial and multi-family residential. Currently an automotive repair business is located on the adjacent property to the west (1481 Bowen Road), a fitness studio is located south of the liquor store, and the Millstone

River is located to the east. A multi-family residential development is located to the north on the opposite side of Bowen Road.

Public Consultation

The following summarizes the opportunities for information sharing and public consultation for the proposed changes to the liquor licence at 1431 Bowen Road:

- An information report was presented to Council at the 2022-JAN-17 meeting.
- A comment sheet with information about the proposed changes to the liquor licence was mailed and delivered to property owners and tenants within 100m of the subject property.
- A total of 16 completed comment sheets were received by the City. Of those, comment sheets submitted, 15 respondents indicated support for the proposed change to the liquor licence, and one respondent did not support the proposed change.
- The liquor licence amendment application was referred to the RCMP and the City's internal departments for review and comment and no concerns were raised.

Person Capacity and Hours of Liquor Service

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. The Quarterway Pub and patio hours are proposed as shown in the table below.

	<i>Monday-Thursday</i>	<i>Friday-Saturday</i>	<i>Sunday</i>
<i>Existing Pub hours</i>	10:30 a.m. to 12:30 a.m.	11:00 a.m. to 1:00 a.m.	11:00 a.m. to 12:00 a.m.
<i>Proposed Patio hours May-Sept.</i>	10:30 a.m. to 11:00 p.m.	11:00 a.m. to 11:00 p.m.	11:00 a.m. to 11:00 p.m.

Impact on the Community if the Application is Approved

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, and during this time the City did not receive any nuisance complaints in relation to the Quarterway Pub. Note that the proposed hours for the permanent patio are the same hours as have been in place for the temporary patio the past two summers. The RCMP have advised that they had not received any calls for service at the Quarterway Pub during the 2020 and 2021 summer season, thus the RCMP have no objection to the proposed permanent outdoor patio. In addition, to mitigate potential impacts on the surrounding neighbourhood access to the patio area is only from within the Pub; the patio hours of operation are proposed to close before the Pub; and the patio area is enclosed with fencing and screened from the public sidewalk with landscaping. As a result, the proposed permanent patio is not anticipated to negatively impact the community.

Staff have reviewed the proposal to allow a permanent outdoor patio at 1431 Bowen Road and recommend supporting the proposed change to the liquor licence. |

SUMMARY POINTS

- A notice of application was received from the Quarterway Pub (1431 Bowen Road) requesting a local government resolution in support of their application to the LCRB to amend their existing liquor licence application to allow a permanent outdoor patio.
- The City completed a referral process and public consultation to obtain feedback regarding the proposed amendment to the liquor licence.
- The proposed permanent patio is not anticipated to negatively impact the community. |

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: Public Comment Sheets
ATTACHMENT G: Aerial Photo
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Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
Deputy CAO / General Manager,
Development Services |

ATTACHMENT A CONTEXT MAP



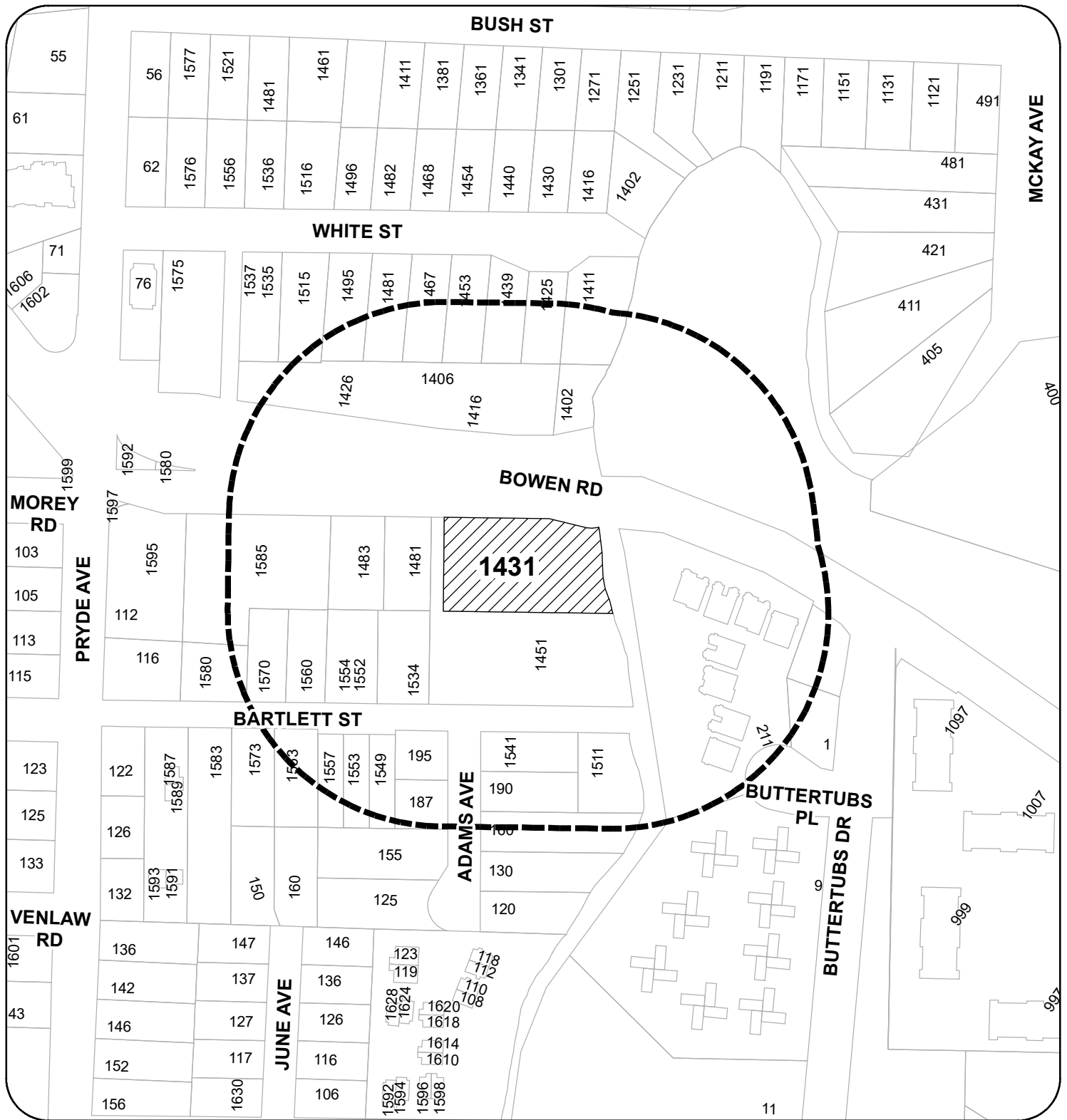
LIQUOR LICENCE APPLICATION NO. LA000145

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1431 BOWEN ROAD

ATTACHMENT B LOCATION PLAN





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LIQUOR LICENCE APPLICATION NO. LA000145

LOCATION PLAN

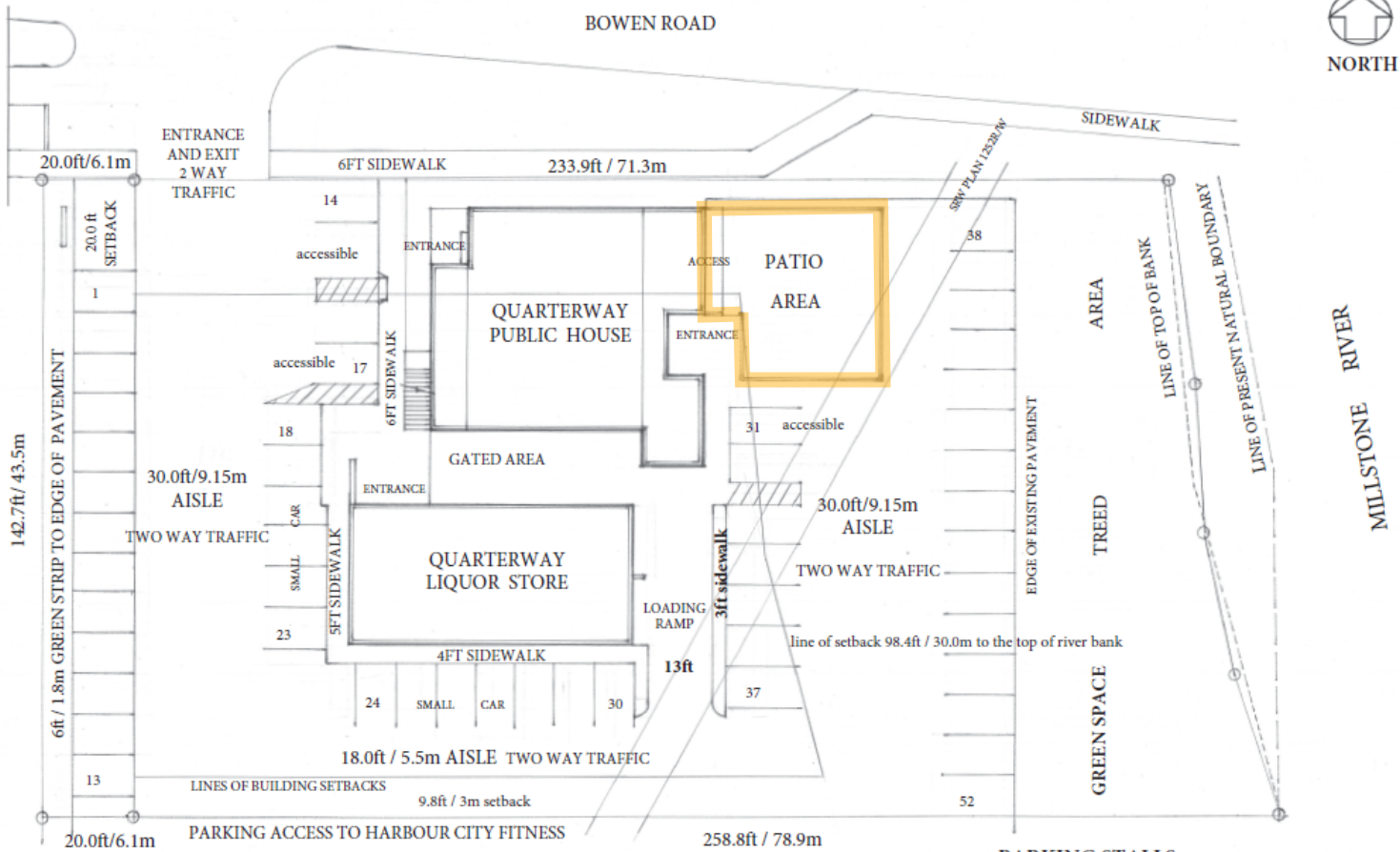
Legend

-  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



SCALE: 0 10 20 30 FEET

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

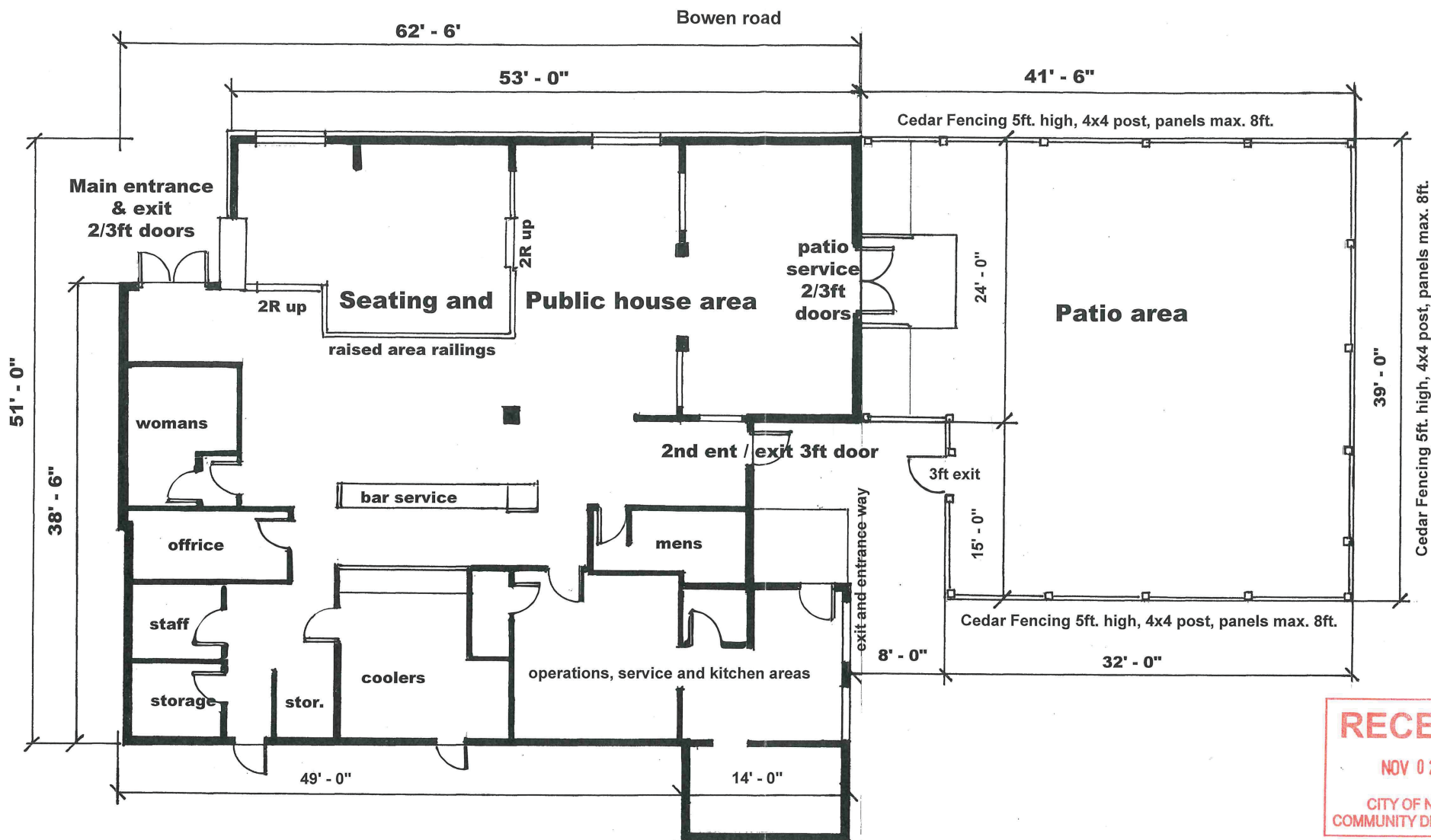
SITE PARKING LAYOUT and STRUCTURES

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

SCALE: 0 4 8FT

occupant load 123 patrons

KD 21-10-02
SHEET 1

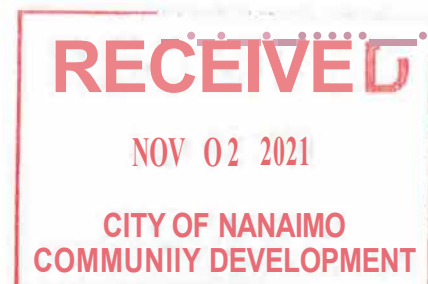
**ATTACHMENT E
LETTER OF RATIONALE**

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
PUBLIC COMMENT SHEETS

I SUPPORT THE APPLICATION.

I DO NOT SUPPORT THE APPLICATION.

Comments: own Property on #1 Buttertubs Dr
Nanaimo Bc.

For Residents

For Businesses

Name: [Redacted] Business Name: _____
Address: 5564 Howebrun Rd Nan Address: _____
Signature: [Redacted] Signature: _____

LA000145- 1431 Bowen Road

I SUPPORT THE APPLICATION.

I DO NOT SUPPORT THE APPLICATION.

Comments: _____

For Residents

For Businesses

Name: [Redacted] Business Name: _____
Address: #1-211 Buttertubs Pl Address: _____
Signature: [Redacted] Signature: _____

LA000145- 1431 Bowen Road

I SUPPORT THE APPLICATION.

I DO NOT SUPPORT THE APPLICATION.

Comments: hasn't been a problem so far.

For Residents

For Businesses

Name: [Redacted] Business Name: _____
Address: #3-211 Buttertubs Pl. Address: _____
Signature: [Redacted] Signature: _____

LA000145- 1431 Bowen Road

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

Comments: _____

For Residents	For Businesses
Name: [Redacted]	Business Name: _____
Address: 6-211 Butterfield Place	Address: _____
Sig: [Redacted]	Signature: _____

LA000145- 1431 Bowen Road

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

Comments: Please have them extend the patio
 out as far as our front door, if
 possible!

For Residents	For Businesses
Name: [Redacted]	Business Name: _____
Address: 28-211 Butterfield Pl.	Address: _____
Signature: [Redacted]	Signature: _____

LA000145- 1431 Bowen Road

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

Comments: _____

For Residents	For Businesses
Name: [Redacted]	Business Name: _____
Address: 20-211, BUTTERFIELD PL.	Address: _____
Signature: [Redacted]	Signature: _____

LA000145- 1431 Bowen Road

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

Comments: _____

For Residents **For Businesses**

Name: [Redacted] Business Name: _____
 Address: 1535 WHITE ST Address: _____
 Signature: [Redacted] Signature: _____

LA000145- 1431 Bowen Road

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

Comments: HOPEFULLY IT WILL REMAIN AS PEACEFUL AND
 QUIET AS IT HAS BEEN SO FAR

For Residents **For Businesses**

Name: [Redacted] Business Name: _____
 Address: 1573 BARTLETT ST Address: _____
 Signature: [Redacted] Signature: _____

LA000145- 1431 Bowen Road

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

Comments: _____
 I feel all small businesses should be allowed the
 Outside Patios. They are struggling, and a vital
 part of our community

For Residents **For Businesses**

Name: [Redacted] Business Name: _____
 Address: 1537 White Street Address: _____
 Signature: [Redacted] Signature: _____

LA000145- 1431 Bowen Road

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

Comments: _____

For Residents	For Businesses
Name: [Redacted]	Business Name: _____
Address: 190 Adams Ave. Nanaimo B.C.	Address: _____
Signature: [Redacted]	Signature: _____

LA000145- 1431 Bowen Road

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

Comments: _____
 I did have lunch several times at the patio
 last summer. I do not drink but enjoyed being
 outside.

For Residents	For Businesses
Name: [Redacted]	Business Name: _____
Address: 1495 White St.	Address: _____
Signature: [Redacted]	Signature: _____

LA000145- 1431 Bowen Road

From: [Redacted]
Sent: Tuesday, February 1, 2022 5:30 PM
To: Lisa Brinkman <Lisa.Brinkman@nanaimo.ca>
Subject: Quarterway Pub

I did not receive a return envelope, so I hope this email will suffice for my vote.
I support the application to maintain the deck at this location. I have lived next door for 25 years, and this establishment has always been a good neighbour.

[Redacted]

#23-211 Buttertubs Place
Nanaimo, B.C.
V9R 3X8

[Redacted]

[Redacted] [?] [?]

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

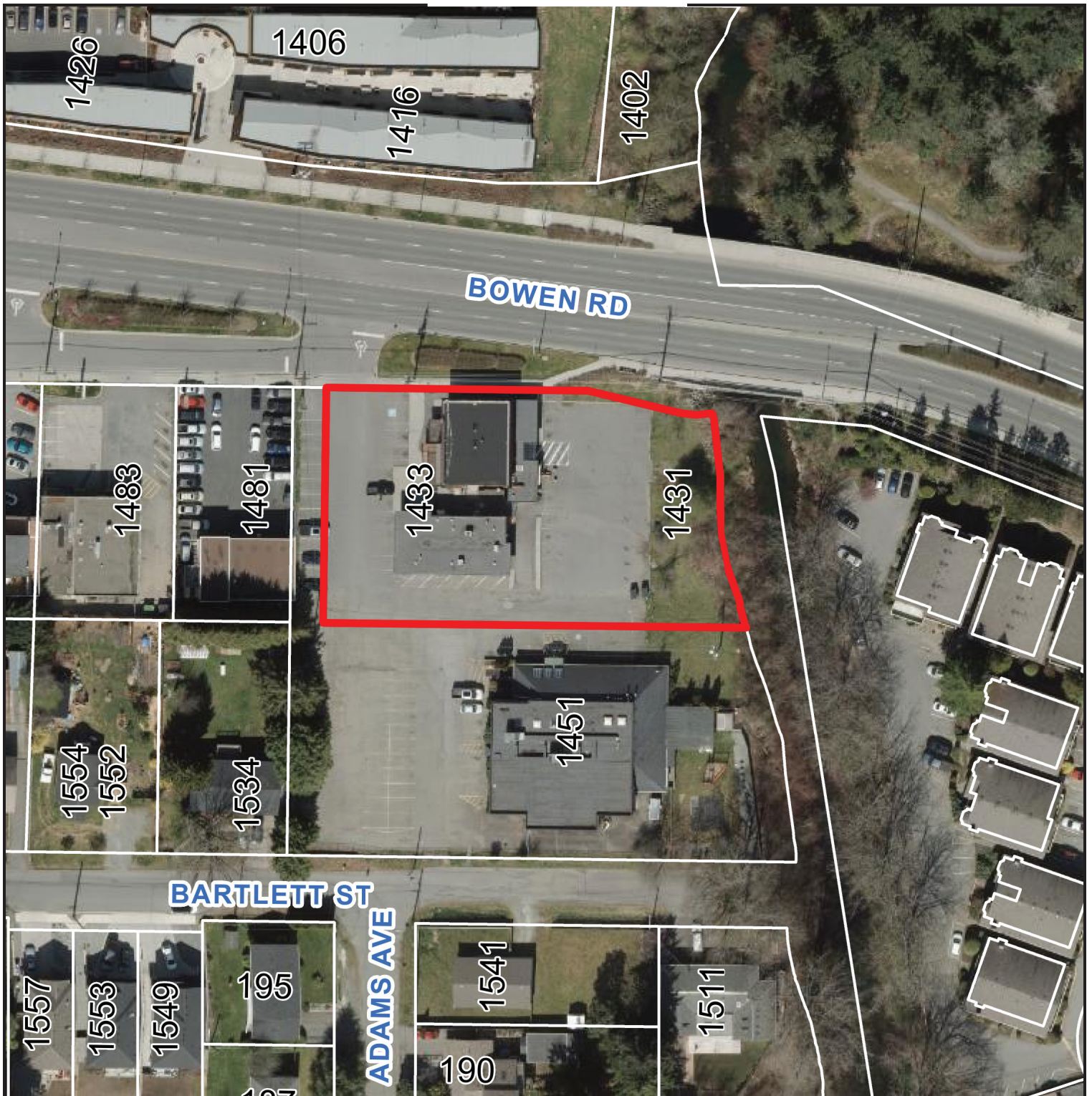
Comments: To much noise, the people from the PUB
going through our parking lot 211-Buttertubs
Smell from barbecue steaks everywhere Noise and
fishing sometimes wouldn't support it.

For Residents *For Businesses*


Name: [Redacted] Business Name: _____
Address: #22-211 Buttertubs Pl Address: _____
Signature: [Redacted] Signature: _____

LA000145-1431 Bowen Road

**ATTACHMENT G
AERIAL PHOTO**



LIQUOR LICENCE APPLICATION NO. LA000145

 1431 BOWEN ROAD