

## **Sip Neighborhood Pub - Community Impact Statement**

The concept of SIP Pub is a locally owned and operated full-service neighborhood pub specializing in providing fresh local food and drink for lunch and dinner. The atmosphere and menu will reflect a West Coast vibe. The menu will have traditional pub offerings as well as signature dishes. The drink list will include reasonably priced local and Island craft beers, wine, and spirits as well as guests' favorites and will highlight island distilleries. Sip will offer entertainment for their guests such as tap take-overs, music trivia, open mic comedy, and more.

Growing up in the Harewood area of Nanaimo inspired me create a space that allows the community a place to together to nourish their souls with delicious food and great tasting drinks in a warm welcoming atmosphere.

### **Potential Positive Impact to the Community**

The positive impacts to the community are many and exciting.

The University District, affectionately known by us locals as "Harewood," lost its Neighborhood pub with the closure of the Harewood Arms about 10 years ago. Sip Pub will be the first of its kind to fill that void. The casual sit-down venue will provide the neighborhood with local entertainment options such as trivia nights, paint nights, TV sporting events, open mic comedy, solo music artist performances, and various other enjoyable activities.

Sip Pub will also provide over 20 well paid and enjoyable employment opportunities in the community.

The space will serve as a great venue for business meetings, staff functions, and University student meet-ups and will have involvement in community sponsorships and activities.

Through our focus in providing local fresh food, island craft beer and cocktails we will be directly supporting and promoting the local food and beverage industry and further diversify the hospitality and culinary options for the Harewood community.

### **Potential Negative Impact to the Community and measures taken to reduce impact**

#### **Noise in the Community**

Sip Pub will have an outdoor patio where noise could be a concern to the surrounding neighbourhood. To mitigate the possibility of noise the patio will be surrounded by a 6' high fence to provide a noise barrier to surrounding residences. In addition to this, the latest hours of operation for the patio would be to 11:00pm but keep in mind this would be only in the high season. In the low season the patio would not be open at all.

The entrance to the patio is controlled from within the pub and as a result patrons can not come and go as they wish. In addition, the patio faces the mall plaza on two sides and one side borders along the busy Bruce Avenue which means the residences mainly exposed to the patio are on the other side of Bruce Ave. which is very busy street.

The potential for noise disturbance to the few surrounding residences is quite minimal given the distance and dividing streets between the mall property and any residential home.

The venue doesn't have adequate space to host any large entertainment such as live bands and so any live music would be limited to an individual artist. There won't be any live entertainment outside but there will be music speakers on the patio and the speaker volume will be set to a comfortable level for patio patrons to enjoy while they socialize with their friends, resulting in that noise being contained within the patio.

### Capacity and hours of Operation

The licencing capacity proposed is 84 persons. Sip Pub also has an outdoor patio with a maximum capacity of 59 persons. This is not in addition to the proposed 84.

Our liquor licencing request is for 10:00am to 1:00am, 7 days a week but we would only open past midnight for special events such as New Year's Eve without needing to do special event application.

The seasonal outdoor patio hours of operation will be a maximum 10:00am to 11:00pm. This aligns with the covenant on the property to have the patio closed by 11:00pm as well.

It is anticipated that customer demand will be slower on various days throughout the week and in the low season so hours of closing will typically be reduced as well. We would like to reiterate that we are a casual gathering place for good food and drink and not a party venue.

#### Anticipated hours of operations

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Indoor Dining	11:00 – 22:00	11:00 – 22:00	11:00 – 22:00	11:00 – 23:00	11:00 – 23:00	11:00 – 24:00	11:00 – 24:00
Outdoor Patio	11:00-22:00	11:00 – 22:00	11:00 – 22:00	11:00 – 23:00	11:00 – 23:00	11:00 – 23:00	11:00 – 23:00

### Impact on Traffic and Parking

Sip Pub will have an increase on traffic and activity within the community, but the establishment is located within University Village mall which has two entrances and has ample parking within the plaza and would not impact any neighborhood street parking.

Additionally, as we are a neighborhood pub we will attract many patrons who are withing distance and not driving.

### Specific efforts to prevent sales to intoxicated persons and minors

We will always adhere to the Liquor Control and Licensing Branch Regulations. All staff will be trained to identify any possible under-age persons or intoxicated patrons. The staff will ask all persons they think are under the age of 30 for two pieces of identification including photo ID as all staff and management will have completed the required Serving it right Programs.

## **Security, litter, and Vandalism**

As a tenant of the University Village Mall, a portion of our monthly operating rent pays for the outdoor maintenance, litter clean up, and plaza security and as responsible tenants and holders of a property as per our lease have strict requirements to maintain complementary operations as a plaza tenant.

We will also have a high-quality security camera system and intrusion alarm installed to further deter any unwanted activity.