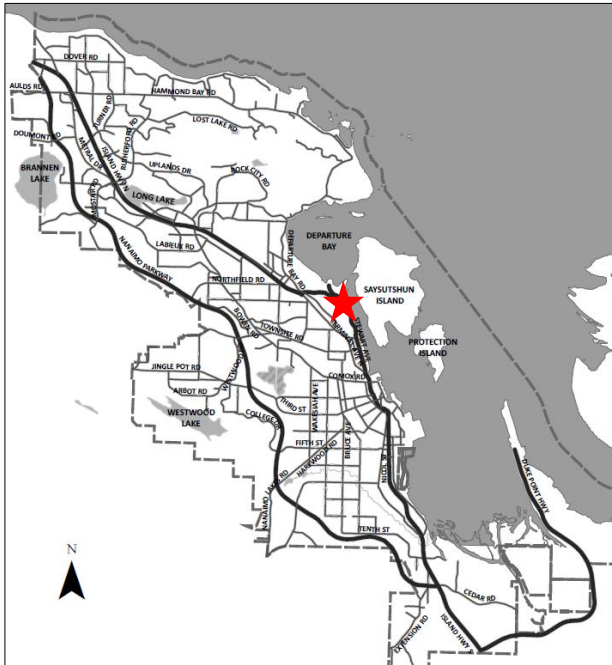


DATE OF MEETING | February 5, 2024 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT | LIQUOR LICENCE APPLICATION NO. LA155 – 1724 STEWART AVENUE



**Proposal:**

To allow a temporary expanded service area (TESA) to remain permanently

**Zoning:**

W2 – Harbour Waterfront

**City Plan Land Use Designation:**

Waterfront

**Lot Area:**

5.5ha



## **OVERVIEW**

### **Purpose of Report**

To provide Council with an application to amend the existing liquor licence at 1724 Stewart Avenue (Carlos O’Bryan’s Neighbourhood Pub) to permit a permanent extension of the existing temporary outdoor patio area.

### **Recommendation**

That Council recommend the Liquor and Cannabis Regulation Branch approve the liquor licence amendment application for 1724 Stewart Avenue (Carlos O’Bryan’s Neighbourhood Pub) to permit a permanent extension of the existing 93m<sup>2</sup> outdoor patio area.

## **BACKGROUND**

During the COVID-19 Pandemic, temporary outdoor patios were permitted by the Liquor and Cannabis Regulation Branch (LCRB) and the City of Nanaimo. Carlos O’Bryan’s Neighbourhood Pub has had a temporary outdoor patio since October 2020. The LCRB has advised that temporary patios must either be removed, or a liquor licence amendment application is to be submitted to the LCRB requesting a permanent outdoor patio. As such, the applicant is seeking to make the temporary patio extension permanent.

A notice of application was received from Carlos O’Bryan’s Neighbourhood Pub, requesting a local government resolution in support of their licence amendment application to the (LCRB) to permit the Temporary Extended Service Area (TESA) to remain permanently at the Carlos O’Bryan’s Neighbourhood Pub at 1724 Stewart Avenue. The following report summarizes public comments received and considerations for this liquor licence application.

## **DISCUSSION**

### **Proposed Development**

The LCRB has requested liquor licence amendment applications be reviewed in terms of the following criteria, and requests that the local government gather the views of nearby residents and business owners:

- The location of the establishment;
- The person capacity and hours of liquor service of the establishment;
- The impact of noise on nearby residents; and,
- The impact on the community if the application is approved.

#### *Public Consultation*

The following summarizes opportunities for information sharing and public consultation for the proposed amendment to the liquor licence:

- An information report was presented at the 2023-DEC-18 Council meeting.
- A public notice and comment sheet was mailed and hand-delivered to the owners and occupants of all buildings within a 100m radius of the subject property on 2023-DEC-19.

- A total of 13 responses to the public notification were received by the City from surrounding residents and businesses. Of the 13 responses received, 11 are in support of the application and two are opposed, citing noise concerns. Comment sheets returned are included as Attachment D.
- The liquor licence amendment application was referred to the RCMP and City departments for review and comments. Responses are discussed in the sections below.

#### *Location of the Establishment*

The subject property is located within the existing Stones Marine Centre. City Plan designates the property and surrounding area as ‘Light Industrial’ and the property is zoned Harbour Waterfront (W2), which permits neighbourhood pubs. The patio is located within the adjacent, under-utilized parking area, across the Nanaimo Waterfront Walkway. Sufficient parking remains to service the existing uses located on site, which include the Carlos O’Bryan’s Neighbourhood Pub, as well as boat and marine sales and service operations. A gas station and single family residences are located across Stewart Avenue. The patio is located adjacent to supporting commercial uses and is well-separated from residential areas.

#### *Capacity of Hours of Service*

The patio area considered in this application is 93m<sup>2</sup> and provides seating for 38 patrons. Carlos O’Bryan’s Neighbourhood Pub is an existing facility and no increase in occupant load is requested. If the proposed patio is supported, the maximum capacity for the business, including indoor and outdoor areas, would remain at 228 persons. Business hours are 9:00 a.m. to 1:30 a.m. daily. No change of business hours is proposed as part of this application. The business hours are consistent with the City’s practice of not supporting the extension of liquor service hours past 1:30 a.m.

#### *Impact of Noise on the Community*

The outdoor patio area considered in this application has been operational since 2020. As the TESA is currently in use and is internal to the marina site, noise impacts to the community would be minimal if the application is approved. The RCMP and City departments have advised that no complaints have been received with respect to the outdoor patio. The RCMP has no objection to the proposed amendment to the liquor licence.

Staff have reviewed the proposal to allow the patio to remain permanently and recommend support for the proposed amendment to the liquor licence at 1724 Stewart Avenue (Carlos O’Bryan’s Neighbourhood Pub). Staff support the amendment as the patio is located near complementary uses, there are no changes to the hours of service, and minimal noise impacts to residential areas are anticipated.

Should Council pass a resolution to support the application, Staff will forward the resolution to the LCRB. The final decision regarding the approval of this liquor primary licence amendment application will be made by the LCRB. |

### **SUMMARY POINTS**

- An application has been received to amend the existing liquor licence at 1724 Stewart Avenue (Carlos O'Bryan's Neighbourhood Pub) to permit a permanent extension of the existing temporary outdoor patio area.
- Staff have completed the required public notification on 2023-DEC-19, and received 13 responses from surrounding residents and businesses, 11 in support and two opposed to the application.
- Staff recommend support of the proposed amendment to the liquor licence.

### **ATTACHMENTS**

ATTACHMENT A: Subject Property Map  
ATTACHMENT B: Site Plan  
ATTACHMENT C: Letter of Rationale  
ATTACHMENT D: Public Comment Sheets

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development



# ATTACHMENT B SITE AND PATIO PLAN



# ATTACHMENT C LETTER OF RATIONALE



February 24, 2023

City of Nanaimo  
Planning Development Service  
455 Wallace Street  
Nanaimo, BC V9R 5J6

**RE: Letter of Rationale: Carlos O'Bryan's Neighborhood Pub - Liquor Primary New Outdoor Patio**

To Whom It May Concern,

This letter is to inform you of the reasons behind the application submitted for the new permanent outdoor service area (patio). Carlos O'Bryan's Neighborhood Pub has been providing exceptional service to the community of Nanaimo for 9 years. We strive to exceed excellence and ensure our customers are happy.

As you are aware, we were given temporary approval for a Temporary Expanded Service Area (patio) because of public health measures due to the pandemic. However, as the term for our temporary expanded service area is nearing its end, we are requesting that that the City support our application for a new permanent patio.

For the past three years, the hospitality industry, and the food and beverage sector, has been hit hard with changes to our service delivery, labour shortages, supply chain disruptions, fuel surcharges, and increased commodity prices, which have severely impacted our bottom line. While the approval of a temporary expanded service area has tempered some of those challenges, we have also had to adapt to a shift in dining habits. An increasing number of people are opting and preferring to eat and drink outdoors to mitigate any potential airborne public health risks. We believe that the approval of a permanent new patio will help to satisfy and meet this public preference.

As a locally-owned and operated company that employs approximately 60 staff who live in and around Nanaimo, the approval of a permanent patio will not only provide additional good-paying jobs but these employees will spend their money in the City further supporting other Nanaimo-based businesses and further growing the City's economic base.

With limited dining establishments in the area, a permanent patio will not only help to alleviate this shortfall and provide an opportunity for expanded food service, it will also provide families with an opportunity to sit and eat together in the outdoors while taking advantage of the Nanaimo hospitality industry.

With travel restrictions lifted and an increased demand for ferry travel, particularly in the summer months, multi-ferry waits are a common occurrence. This puts increased pressure on food service establishments within B.C. Ferry property and the surrounding area. Having a new permanent outdoor patio is an easy way to alleviate some of this pressure during peak hours and give all passengers, as well as local residents, easier access to food and beverages in a reasonable timeframe.

## Rationale

Families - family food service endorsement

Our current liquor licence has been endorsed to allow minors accompanied by a parent or guardian to receive service within our licensed area. During the summer season, it is much more commonplace for families and those with children to frequent our establishment. While we can accommodate to a degree, the interior of a pub is not necessarily a desired atmosphere for parents with young children.

Pandemic - Many people are still reluctant to be indoors.

We have made beneficial use of the Temporary Expanded Service Area as guests were able to access portions of our patio year-round. During the summer, when the weather is more inviting, these outdoor spaces become used more quickly and frequently and our lack of a permanent patio would limit the options available to guests.

Increased Costs/Increased Revenues

While we are strong advocates for the community, we are also a business. We are facing the very real issues of increased costs across the board. Having additional seating would be of great benefit for us to offset some of these costs, also allowing us more freedom to be the best community partner that we can be.

Had Temporary Expanded Service Area-no issues for over 2 years.

We and our guests have enjoyed the benefit of the Temporary Expanded Service Area for the duration of the pandemic and due to our sound business practices we have not noticed a detrimental effect to the City of Nanaimo.

With patio staying we employ 12 more staff

We are a leading employer in our community and are always looking for great staff that can help us improve our business, but also those whom we can help push towards their goals as well. The new patio would allow us the opportunity to employ more full-time and part-time staff; a new patio would allow us to keep staff on during the shoulder seasons.

Carlos O'Bryan's is a strong proponent of supporting the local community. The approval of a permanent new patio allows for the potential to further host community fundraising events like the Nanaimo Bathtub Race and other local organizations.

We firmly believe that the approval of a permanent new patio will be a benefit not only to Carlos O'Bryan's Nanaimo, but for the City and the community at large.

I appreciate the consideration of approval for the application. Please feel free to contact me at anytime.

Sincerely,



Owner – Carlos O'Bryan's Neighborhood Pub

ATTACHMENT D  
PUBLIC COMMENT SHEETS



RECEIVED  
LA155  
2023-DEC-20  
Current Planning

APPLICATION TO AMEND AN EXISTING LIQUOR LICENCE  
1724 STEWART AVENUE (CARLOS O'BRYAN'S NEIGHBOURHOOD PUB)

PUBLIC NOTICE AND COMMENT SHEET

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As part of the review process, the City of Nanaimo is responsible to gather the views of business operators and residents within the subject area and forward this information along with recommendations to the LCRB. Using this comment sheet, please indicate your name and address and whether or not you support the proposed amendment to the existing liquor licence to allow a previously installed Temporary Expanded Service Area (TESA) to remain permanently. Please add any relevant comments. Once completed, please submit this comment sheet no later than 4:00 p.m., Friday, 2024-JAN-05 to:

CITY OF NANAIMO  
Current Planning Section  
Service and Resource Centre  
411 Dunsmuir Street, Nanaimo BC V9R 0E4  
Email: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

More information regarding the proposed patio at the Carlos O'Bryan's Neighbourhood Pub can be found on the City website at: <https://www.nanaimo.ca/whatsbuilding/Folder/LA000155>.

If you have any questions regarding this application, contact Payton Carter, Planner at (250) 755-4429, Ext. 4220.

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I SUPPORT THE APPLICATION.

I DO NOT SUPPORT THE APPLICATION.

Comments: It is great having this pub in our neighborhood.  
~~and~~ we will do anything it takes to support  
this pub.

For Residents

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

For Businesses

Business Name: Stones Boatyard + Nanaimo Yacht  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ ANDREW BABUEN



RECEIVED  
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2023-DEC-20  
Current Planning

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

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

**For Residents**

**For Businesses**

Name: \_\_\_\_\_

Business Name: CALIBRE YACHT SALES

Address: \_\_\_\_\_

Address: [Redacted]

Signature: \_\_\_\_\_

Signature: [Redacted]



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


Comments: *Patios increase safety during for those concerned about respiratory illnesses + enjoyment during good weather as well as increased capacity for businesses.*

For Residents

For Businesses

Name: *Stephen Mulligan*

Business Name: \_\_\_\_\_

Address: 

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



**APPLICATION TO AMEND AN EXISTING LIQUOR LICENCE  
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- I SUPPORT THE APPLICATION.**
- I DO NOT SUPPORT THE APPLICATION.**

Comments: Can you add overnight parking for kayakers near the boat launch parking?

Thank you :)

**For Residents**  
 Name: Imor Friedman  
 Address: [REDACTED]  
 Signature: [REDACTED]

**For Businesses**  
 Business Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Signature: \_\_\_\_\_



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**I SUPPORT THE APPLICATION.**

**I DO NOT SUPPORT THE APPLICATION.**

Comments: thus far there have been no noise complaints from our  
guests so we fully support this continued use!

As much as possible should be done to make our  
waterfront areas more attractive and use-able to both residents  
and guests of Nanaimo. Carlos O'Bryans has added to this.

**For Residents**

**For Businesses**

Name: \_\_\_\_\_

Business Name: BUCCANEER INN

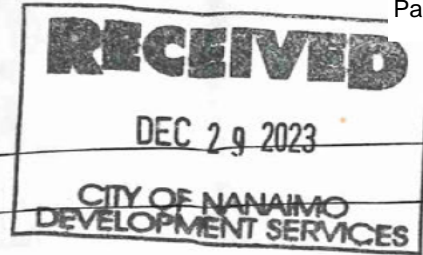
Address: \_\_\_\_\_

Address: 1577 STEWART AVE. NANAIMO

Signature: \_\_\_\_\_

Signature: 

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



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

*For Residents*

*For Businesses*

Name: John Harrison Business Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Signature: \_\_\_\_\_



LA000155 – 1724 Stewart Avenue



**RECEIVED**  
**LA155**  
**2024-JAN-02**  
Current Planning

**APPLICATION TO AMEND AN EXISTING LIQUOR LICENCE  
1724 STEWART AVENUE (CARLOS O'BRYAN'S NEIGHBOURHOOD PUB)**

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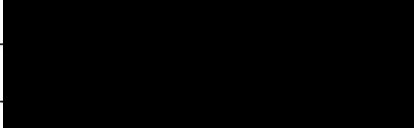
- I SUPPORT THE APPLICATION.**
- I DO NOT SUPPORT THE APPLICATION.**

Comments: NO LIVE OR PIPED IN MUSIC  
pls

**For Residents**

**For Businesses**

Name: GRACE ROBERTS Business Name: \_\_\_\_\_

Address:  Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_



-01-03 2024  
PROP DATA *[Handwritten signature]*

**APPLICATION TO AMEND AN EXISTING LIQUOR LICENCE  
1724 STEWART AVENUE (CARLOS O'BRYAN'S NEIGHBOURHOOD PUB)**

**PUBLIC NOTICE AND COMMENT SHEET**

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CITY OF NANAIMO  
**Current Planning Section**  
Service and Resource Centre  
411 Dunsmuir Street, Nanaimo BC V9R 0E4  
Email: [planning@nanaimo.ca](mailto:planning@nanaimo.ca)

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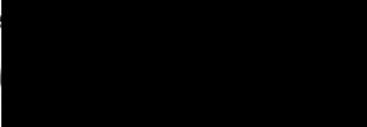
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- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments: *Very noisy at night on the patio, can hear very loud noise and music on the TESA. Sometimes last <sup>2020</sup> years I have to put ear I lived on drake 3<sup>rd</sup> House of Stewart Ave. | ear plugs to sleep*

**For Residents**

**For Businesses**

Name: JESSIE CHAN-SEPSEN  
Address:   
Signature: 

Business Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_



**APPLICATION TO AMEND AN EXISTING LIQUOR LICENCE  
1724 STEWART AVENUE (CARLOS O'BRYAN'S NEIGHBOURHOOD PUB)**

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

Comments: ANY OPPORTUNITY FOR CONTINUED EXPANSION AND  
CITIZEN ENJOYMENT AT WATERFRONT PROPERTIES IS SUPPORTED.  
SEEING THIS INDUSTRIAL AND DETERORATED BUILDINGS TRANSITIONED  
TO ACCESSIBLE AND ENJOYABLE PROPERTIES IS EXCITING FOR  
THE AREA.

*For Residents*

*For Businesses*

Name: HAYDEN & CADY REDFOLD

Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_





**APPLICATION TO AMEND AN EXISTING LIQUOR LICENCE  
1724 STEWART AVENUE (CARLOS O'BRYAN'S NEIGHBOURHOOD PUB)**

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**I SUPPORT THE APPLICATION.**



**I DO NOT SUPPORT THE APPLICATION.**

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

*For Residents*

*For Businesses*

Name: Cornelius de Plessis

Business Name: \_\_\_\_\_

Address: \_\_\_\_\_  
Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: **RECEIVED**

148

**LA155**  
**2023-JAN-04**  
Current Planning

LA000155 – 1724 Stewart Avenue



**APPLICATION TO AMEND AN EXISTING LIQUOR LICENCE  
1724 STEWART AVENUE (CARLOS O'BRYAN'S NEIGHBOURHOOD PUB)  
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- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

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

**For Residents**

**For Businesses**

Name: <u>HAL CROSBY</u>	Business Name: _____
Address: 	Address: _____
Signature: _____	Signature: _____



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**I SUPPORT THE APPLICATION.**

**I DO NOT SUPPORT THE APPLICATION.**

Comments: So far, there has been no noise problems from Carlos O'Bryan's outdoor area.

We also own:

**For Residents**

**For Businesses**

Name: [Redacted]

Business Name: Buccaneer Inn

Address: [Redacted]

Address: 1577 Stewart Ave.

Signature: [Redacted]

Signature: [Redacted]

Marlene Peaker & Dave Ilyn



**APPLICATION TO AMEND AN EXISTING LIQUOR LICENCE  
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**I SUPPORT THE APPLICATION.**



**I DO NOT SUPPORT THE APPLICATION.**

Comments: PLEASE SEE ATTACHED

**For Residents**

**For Businesses**

Name: \_\_\_\_\_

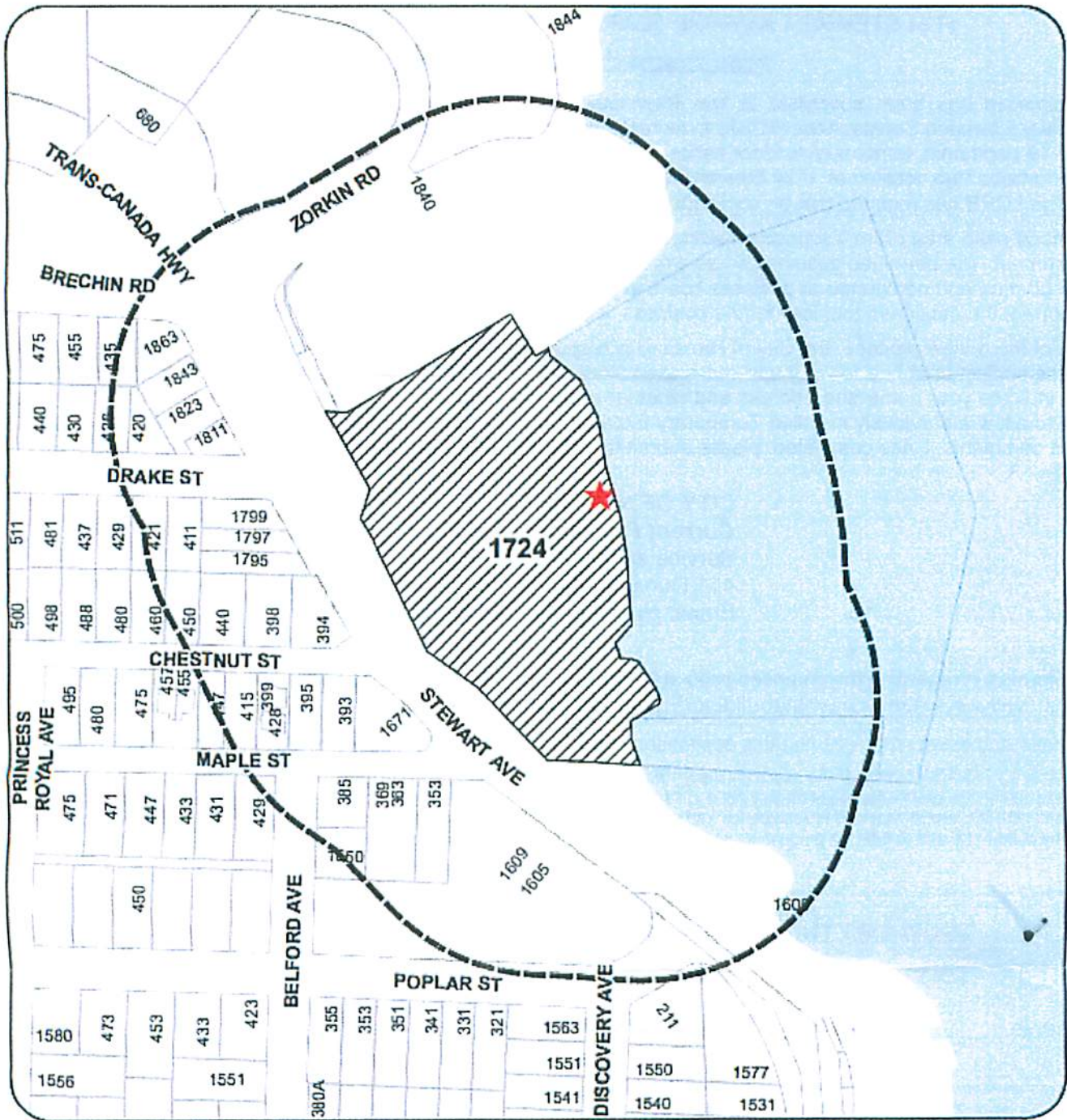
Business Name: STONES MARINE CENTRE INC

Address: \_\_\_\_\_

Address: 16901 STEWART AVE, NANAIMO

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



**LIQUOR LICENCE APPLICATION NO. LA000155**

- Legend**
-  Subject Property
  -  Buffer (100m)
  -  Unit



M A R I N E C E N T R E I N C.

1690 Stewart Avenue, Nanaimo, British Columbia, Canada, V9S 4E1 Telephone: 250-753-4232 Fax: 250-753-4204 email@stonesmarina.com

January 4, 2024

City of Nanaimo  
 Current Planning Section  
 Service and Resource Centre  
 411 Dunsmuir Street  
 Nanaimo, B.C. V9R 0E4  
**ATTN: Payton Carter, Planner**

Dear Sirs/Madams:

**Re: Application to amend an existing liquor license – Carlos O’Bryan’s**

This letter is further to our February 17, 2023 letter of support in respect of Carlos O’Bryan’s Neighborhood Pub’s (“Carlos”) application to make their temporary expanded service area (“TESA”) permanent (attached).

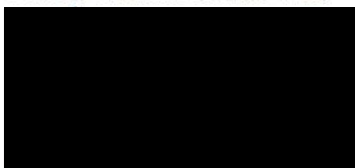
The Carlos O’Bryan’s existing expanded service patio, established within the “Green Zone” common areas on our property that are located immediately adjacent to their establishment, conforms to the conditions of use as laid out in their LCRB letter of authorization dated October 9, 2020. The Green Zone is exclusive to Carlos and is administered by them in accordance with the terms of our lease with them. Since established, Carlos has managed the expanded service area with professionalism and have made sure that our public walkway common areas are accessible for use by the public.

For your reference, we have attached Carlos’ letter of rationale, addressed to the City and dated February 24<sup>th</sup>, 2023, on making the TESA permanent. The letter gives reasons behind the application and additionally provides examples of the benefits to be had by both Carlos and the City of Nanaimo. Further to that letter, as landlords mindful of our tenant’s operations, we would also like to add and to report that, since Carlos began operations in 2014, it has been:

- respectful our noise bylaws
- mindful of surrounding and coexisting tenancies and residents
- dutiful in the management and cleanliness of the TESA and surrounding parking areas
- supportive of the RCMP and its members and participate in the Bar Watch program
- supportive of programs to train staff to eliminate occurrences of over-serving and of drinking and driving
- honouring its responsibilities pursuant to their “Good Neighbour Agreement” with the City

Please contact the undersigned should you wish any clarification or further information.

Yours sincerely,  
 Stones Marine Centre Inc.



Marc Stones  
 cc. Elaine Hosak, Carlos O’Bryan’s Neighborhood Pub



February 17, 2023

City of Nanaimo  
Planning Development Service  
455 Wallace Street  
Nanaimo, B.C. V9R 5J6

Dear Sirs/Madams:

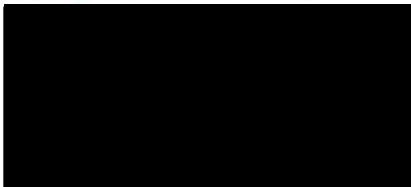
**Re: Application to make Carlos O'Bryan's TESA permanent**  
**Establishment: Carlos O'Bryan's Neighborhood Pub**  
**Liquor Primary Licence # 122246**  
**Establishment Location: 1724 Stewart Ave., Nanaimo, BC, V9S 4E1**

Our tenant, Carlos O'Bryan's, have asked us to support their application to the LCRB to make their authorized temporary expanded service area (TESA) a new permanent outdoor patio for the establishment after the March 31, 2023 expiry of their temporary authorization, as permitted by the General Manager of the LCRB. We are in full support of Carlos O'Bryan's making their TESA permanent.

The Carlos O'Bryan's existing expanded service patio, established within common areas on our property that are located immediately adjacent to their establishment, conforms to the conditions of use as laid out in their LCRB letter of authorization dated October 9, 2020.

Please contact us should you require further information or clarification.

Yours truly,  
Stones Marine Centre Inc.



Marc Stones, President

cc Elaine Hosak, Carlos O'Bryan's Neighborhood Pub



February 24, 2023

City of Nanaimo  
Planning Development Service  
455 Wallace Street  
Nanaimo, BC V9R 5J6

**RE: Letter of Rationale: Carlos O'Bryan's Neighborhood Pub - Liquor Primary New Outdoor Patio**

To Whom It May Concern,

This letter is to inform you of the reasons behind the application submitted for the new permanent outdoor service area (patio). Carlos O'Bryan's Neighborhood Pub has been providing exceptional service to the community of Nanaimo for 9 years. We strive to exceed excellence and ensure our customers are happy.

As you are aware, we were given temporary approval for a Temporary Expanded Service Area (patio) because of public health measures due to the pandemic. However, as the term for our temporary expanded service area is nearing its end, we are requesting that that the City support our application for a new permanent patio.

For the past three years, the hospitality industry, and the food and beverage sector, has been hit hard with changes to our service delivery, labour shortages, supply chain disruptions, fuel surcharges, and increased commodity prices, which have severely impacted our bottom line. While the approval of a temporary expanded service area has tempered some of those challenges, we have also had to adapt to a shift in dining habits. An increasing number of people are opting and preferring to eat and drink outdoors to mitigate any potential airborne public health risks. We believe that the approval of a permanent new patio will help to satisfy and meet this public preference.

As a locally-owned and operated company that employs approximately 60 staff who live in and around Nanaimo, the approval of a permanent patio will not only provide additional good-paying jobs but these employees will spend their money in the City further supporting other Nanaimo-based businesses and further growing the City's economic base.

With limited dining establishments in the area, a permanent patio will not only help to alleviate this shortfall and provide an opportunity for expanded food service, it will also provide families with an opportunity to sit and eat together in the outdoors while taking advantage of the Nanaimo hospitality industry.

With travel restrictions lifted and an increased demand for ferry travel, particularly in the summer months, multi-ferry waits are a common occurrence. This puts increased pressure on food service establishments within B.C. Ferry property and the surrounding area. Having a new permanent outdoor patio is an easy way to alleviate some of this pressure during peak hours and give all passengers, as well as local residents, easier access to food and beverages in a reasonable timeframe.

**Rationale**

**Families - family food service endorsement**

Our current liquor licence has been endorsed to allow minors accompanied by a parent or guardian to receive service within our licensed area. During the summer season, it is much more commonplace for families and those with children to frequent our establishment. While we can accommodate to a degree, the interior of a pub is not necessarily a desired atmosphere for parents with young children.

**Pandemic - Many people are still reluctant to be indoors.**

We have made beneficial use of the Temporary Expanded Service Area as guests were able to access portions of our patio year-round. During the summer, when the weather is more inviting, these outdoor spaces become used more quickly and frequently and our lack of a permanent patio would limit the options available to guests.

**Increased Costs/Increased Revenues**

While we are strong advocates for the community, we are also a business. We are facing the very real issues of increased costs across the board. Having additional seating would be of great benefit for us to offset some of these costs, also allowing us more freedom to be the best community partner that we can be.

**Had Temporary Expanded Service Area-no issues for over 2 years.**

We and our guests have enjoyed the benefit of the Temporary Expanded Service Area for the duration of the pandemic and due to our sound business practices we have not noticed a detrimental effect to the City of Nanaimo.

**With patio staying we employ 12 more staff**

We are a leading employer in our community and are always looking for great staff that can help us improve our business, but also those whom we can help push towards their goals as well. The new patio would allow us the opportunity to employ more full-time and part-time staff; a new patio would allow us to keep staff on during the shoulder seasons.

Carlos O'Bryan's is a strong proponent of supporting the local community. The approval of a permanent new patio allows for the potential to further host community fundraising events like the Nanaimo Bathtub Race and other local organizations.

We firmly believe that the approval of a permanent new patio will be a benefit not only to Carlos O'Bryan's Nanaimo, but for the City and the community at large.

I appreciate the consideration of approval for the application. Please feel free to contact me at anytime.

Sincerely,



Owner – Carlos O'Bryan's Neighborhood Pub