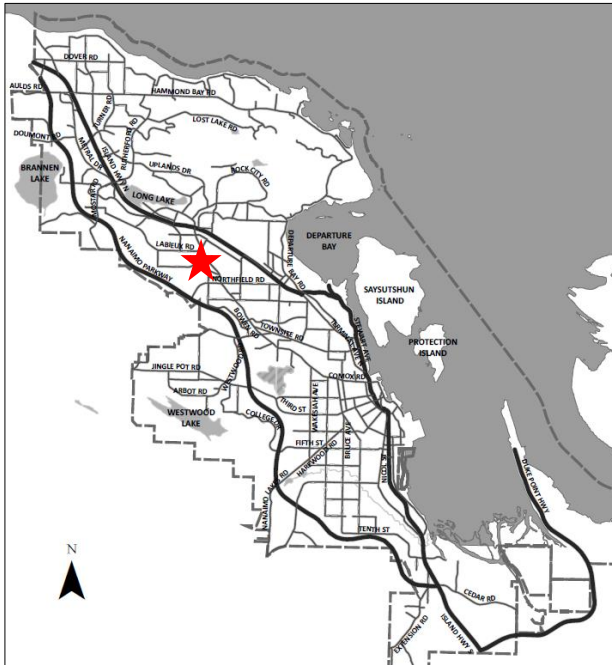


DATE OF MEETING July 8, 2024

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT LIQUOR LICENCE APPLICATION NO. LA156 – 2373 ROSSTOWN ROAD



**Proposal:**

To inform Council of a new liquor licence application

**Zoning:**

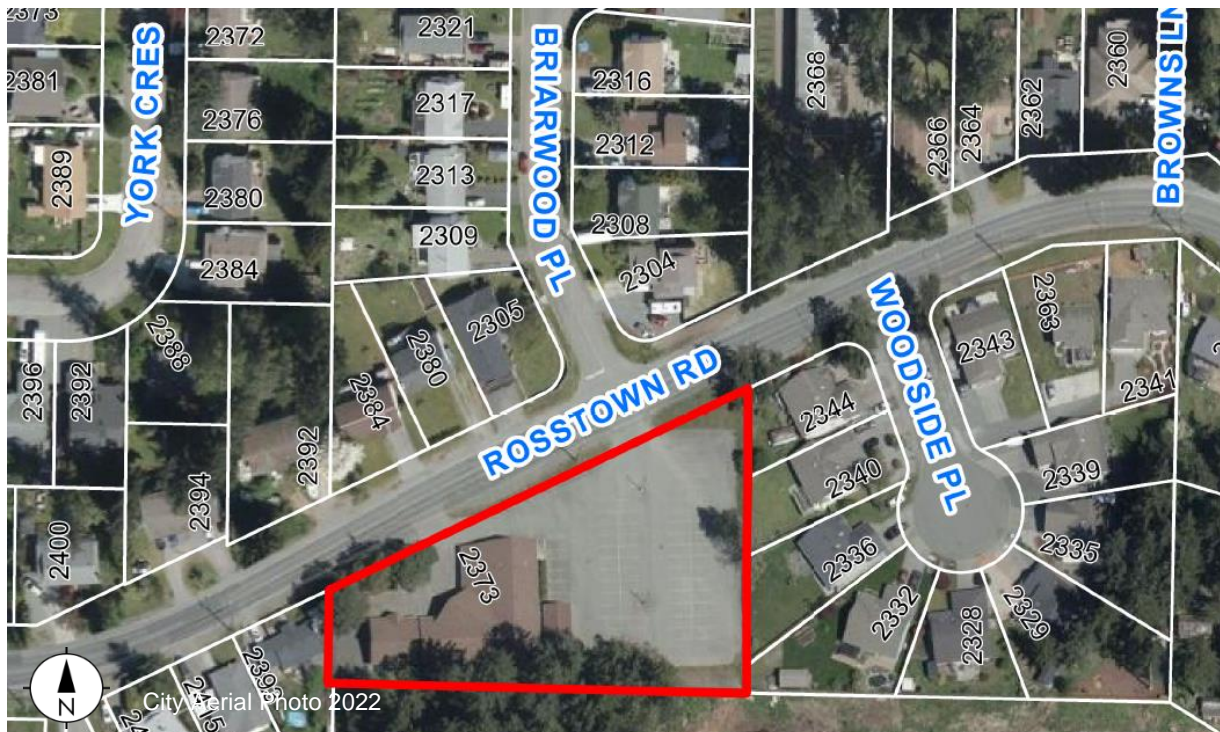
CS1 – Community Service One

**City Plan Land Use Designation:**

Suburban Neighbourhood

**Lot Area:**

4,804m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To inform Council of a new liquor licence application to permit liquor to be served at an existing cultural facility located at 2373 Rosstown Road. |

## **BACKGROUND**

A notice of application was received from the Nanaimo Theatre Group Society, requesting a local government resolution in support of their application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) to permit liquor to be served at the existing Bailey Studio theatre located at 2373 Rosstown Road.

### **Subject Property and Site Context**

The subject property is located in the Diver Lake neighbourhood and is surrounded by low-density residential development with single-family dwellings, secondary suites, and home-based businesses. South of the subject property are a number of large, vacant parcel zoned for medium density residential development. The Beban Park recreation facilities and commercial services are located nearby, east of Bowen Road. |

## **DISCUSSION**

The Bailey Studio has been operated by the Nanaimo Theatre Group in Nanaimo for over fifty years and no liquor service is currently offered unless a Special Event Permit is obtained from the LCRB. The existing cultural facility typically hosts sixteen or more theatre performances and musicals throughout the year.

The proposed hours of liquor service are 12:00 p.m. to 12:00 a.m., seven days a week, intended to align with the hours of the performances at the Bailey Studio. The consumption of alcohol is proposed within the auditorium, lobby, and throughout the building, within a total floor area of 363m<sup>2</sup>, which supports a combined occupant load of 302 patrons.

Location, hours of service, and capacity in relation to the liquor service are subject to local government consideration and comments. A municipal resolution is required before the LCRB will consider the liquor licence application further.

The LCRB asks the local government to gather the views of nearby residents and business owners for all new liquor licence applications. Should Council direct this application to proceed, it will be presented at a public meeting and a future open Council Meeting and comment sheet will be sent to all property owners and occupants within 100m of the subject property to seek public input on the liquor licence proposal. Once the responses have been returned, they will be summarized and attached to a future report to Council.

The LCRB has requested the City comment on the impact of noise on the community in the immediate vicinity of the establishment, and the impact on the community if the application is

approved. Staff will comment on these considerations in a future report to Council after the referral responses have been received.

### **Opt Out of Application Process**

With respect to all food and liquor primary licence applications, Council has the option to provide no comment to the LCRB. If Council chooses to opt out of the application process, Staff will inform the LCRB of Council's decision and no further action will be taken by Staff regarding the application. If a local government chooses to opt out, the LCRB will start their own review process, which could considerably delay the application process timeline for the applicant. As such, Staff recommend that Council does not opt out of the application review process. |

### **SUMMARY POINTS**

- An application for a new liquor primary licence has been received to permit liquor to be served at a cultural facility at 2373 Rosstown Road.
- Public notices will be delivered and the public will have an opportunity to comment on the liquor licence application at an upcoming public meeting.
- A summary of public comments and evaluation of community impacts will be brought to Council for consideration at a future open Council Meeting. |

### **ATTACHMENTS**

ATTACHMENT A: Subject Property Map  
ATTACHMENT B: Floor Plan |

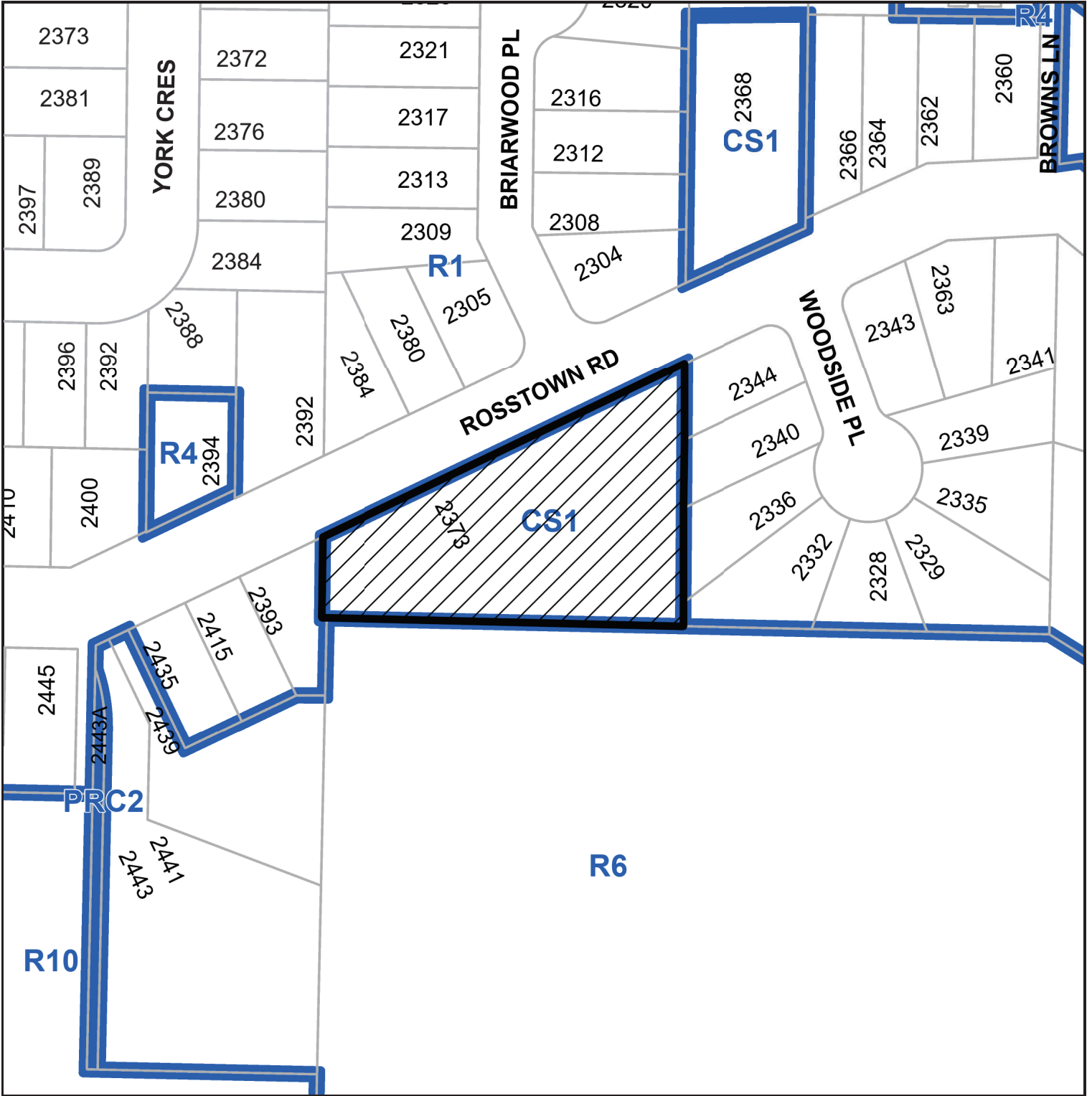
#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning |

#### **Concurrence by:**

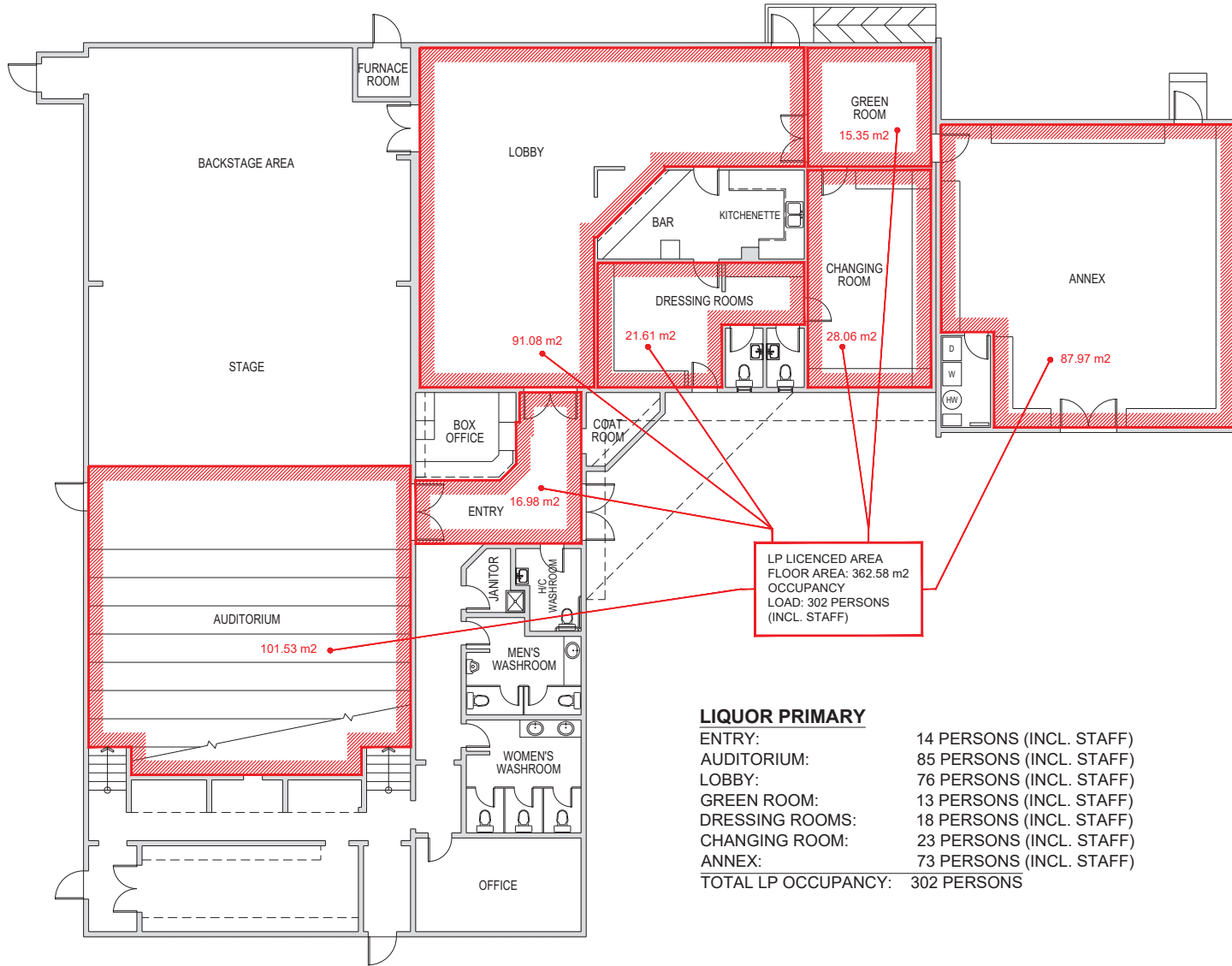
Jeremy Holm  
Director, Planning & Development |

# ATTACHMENT A SUBJECT PROPERTY MAP



 2373 Rosstown Road

# ATTACHMENT B FLOOR PLAN



LP LICENCED AREA  
FLOOR AREA: 362.58 m2  
OCCUPANCY  
LOAD: 302 PERSONS  
(INCL. STAFF)

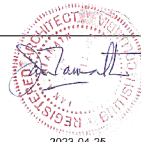
### LIQUOR PRIMARY

ENTRY:	14 PERSONS (INCL. STAFF)
AUDITORIUM:	85 PERSONS (INCL. STAFF)
LOBBY:	76 PERSONS (INCL. STAFF)
GREEN ROOM:	13 PERSONS (INCL. STAFF)
DRESSING ROOMS:	18 PERSONS (INCL. STAFF)
CHANGING ROOM:	23 PERSONS (INCL. STAFF)
ANNEX:	73 PERSONS (INCL. STAFF)
<b>TOTAL LP OCCUPANCY:</b>	<b>302 PERSONS</b>

RECEIVED  
**LA156**  
**2024-MAR-14**  
Current Planning

NOTES  
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.  
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.  
DO NOT SCALE FROM THESE DRAWINGS.

NO.	REVISION	DATE	NO.	REVISION	DATE
1					



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CELL 250 759 8786 EMAIL: [ianamath@shaw.ca](mailto:ianamath@shaw.ca)

PROJECT  
NANAIMO THEATRE GROUP BLDG  
2373 ROSSTOWN ROAD  
NANAIMO, BC

SHEET TITLE  
FLOOR PLAN W/ LICENCED AREAS

SCALE	DATE
3/16"=1'-0"	APR 20, 2023
DRAWN	CHECKED
EK	
DRAWING NO.	
<b>A1.0</b>	

2023-04-25