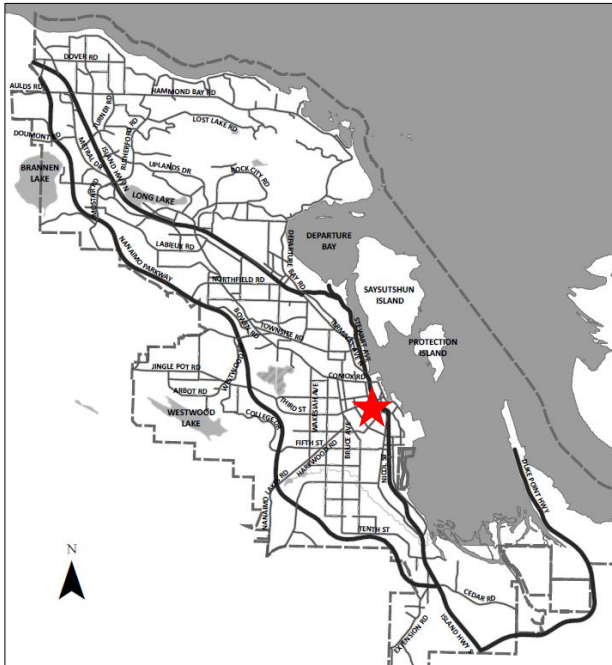


DATE OF MEETING | April 7, 2025 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT | LIQUOR LICENCE APPLICATION NO. LA158 – UNIT 201-70  
COMMERCIAL STREET



**Proposal:**

Consideration of a new liquor licence application

**Zoning:**

DT1– Core

**City Plan Land Use Designation:**

Primary Urban Centre

**Lot Area:**

6,320m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a new liquor primary licence application for an existing nail salon and spa located at Unit 201 – 70 Commercial Street.

### **Recommendation**

That Council recommend that the Liquor and Cannabis Regulation Branch approve the application for a liquor primary licence at Unit 201 – 70 Commercial Street.

## **BACKGROUND**

A notice of application was received from Paris Nails & Spa, 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 Paris Nails & Spa located at Unit 201-70 Commercial Street.

A local government resolution is required before the LCRB will further consider this application.

## **DISCUSSION**

In accordance with the City of Nanaimo's Liquor Licence Review Policy and the *Liquor Control and Licensing Act*, liquor licence applications are reviewed against the following criteria:

- the location of the establishment;
- the person capacity;
- the hours of liquor service;
- the impact of noise; and,
- the impact on the community.

### *Public Consultation*

The following summarizes the opportunities for public consultation and information sharing:

- In accordance with the Liquor Licence Review Policy, public comments from nearby residences and business owners were gathered for a period of 30 days, concluding on 2025-MAR-14.
- A total of two comment sheets were received by the City, all of which are in support of the application. The public comment sheets received are included as Attachment C.
- The liquor licence application was referred to the RCMP and City departments for review and comments. Responses are summarized in the sections below.

### *Location of the Establishment*

The subject property is located centrally in the downtown area at the intersection of Commercial Street and Museum Way. The area includes local-serving retail and mixed-use developments, as well as a number of tourist destinations including heritage buildings, Diana Krall Plaza, the Nanaimo Museum, and the Nanaimo Art Gallery.

City Plan designates the property as ‘Primary Urban Centre’ and the property is zoned Core (DT1), intended to provide for a mix of uses where residents live in an area where shopping, clubs, cultural and entertainment uses exist.

#### *Person Capacity and Hours of Liquor Service*

The proposed hours of liquor service are 9:00 a.m. to 8:00 p.m., seven days a week, intended to align with the hours of operation of the existing nail salon and spa. The proposed hours are within a range of hours supported by the City. The consumption of alcohol is proposed to be within the patron treatment areas, which support a maximum occupant load of 20 persons.

#### *Noise and Community Impact*

Both the RCMP and City departments did not identify any safety concerns should the licence be granted. Given the nature of the business, it is not expected that noise will be generated by the addition of liquor service, which will be offered to a limited number of patrons within a controlled environment. The business does not offer entertainment, and patron services are entirely contained within the unit, which is suitably located within the downtown. No negative impacts on the community are anticipated if the application is approved. |

### **SUMMARY POINTS**

- The application, if approved, will allow liquor to be served within an existing nail salon.
- Public comments from nearby residences and business owners were gathered for a period of 30 days, concluding on 2025-MAR-14.
- Given that liquor service will be offered to a limited number of patrons within a controlled environment, no negative impacts are anticipated if the application is approved. |

### **ATTACHMENTS**

ATTACHMENT A: Subject Property Map  
ATTACHMENT B: Floor Plan  
ATTACHMENT C: Public Comment Sheets |

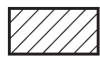
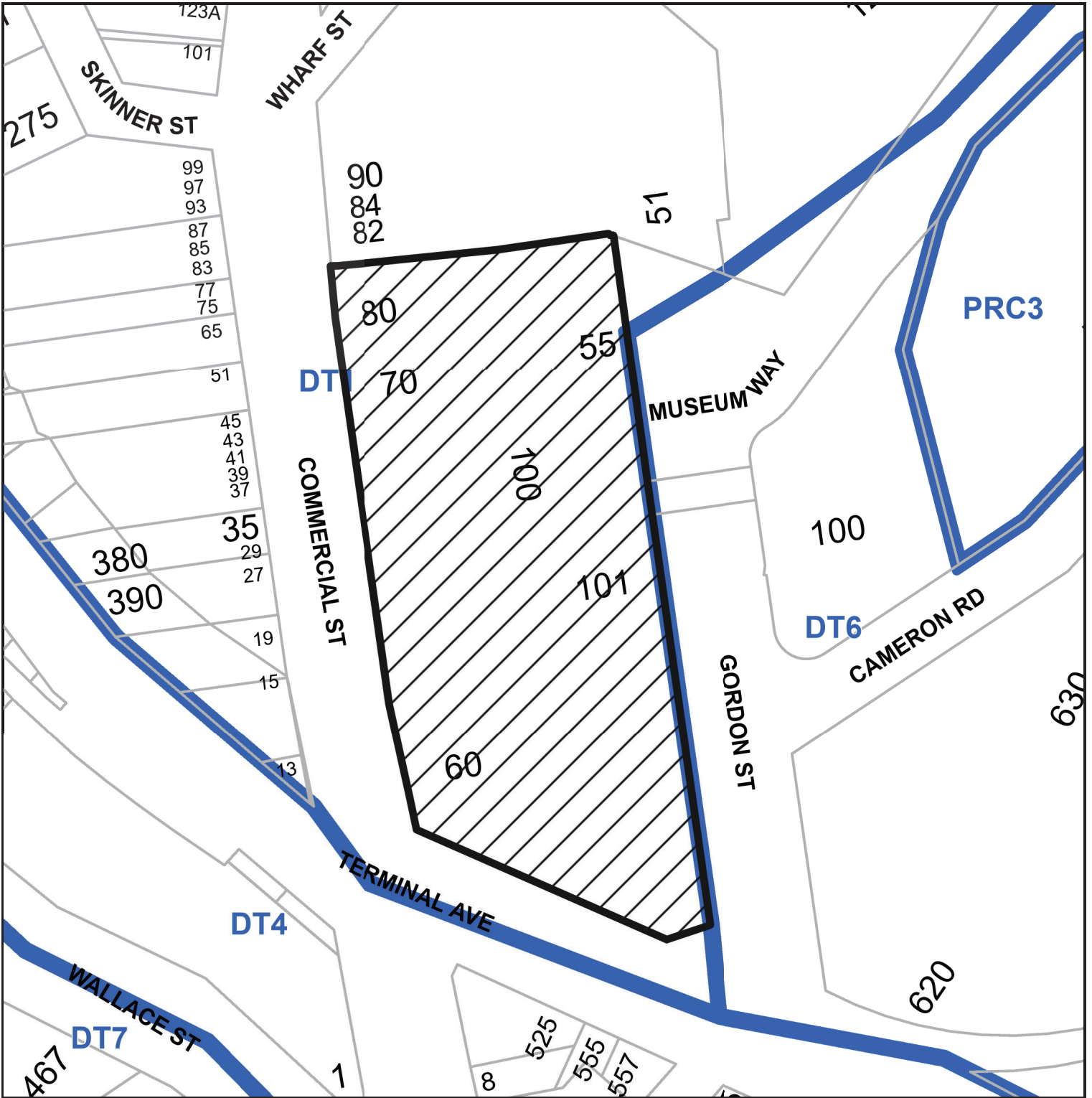
#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning |

#### **Concurrence by:**

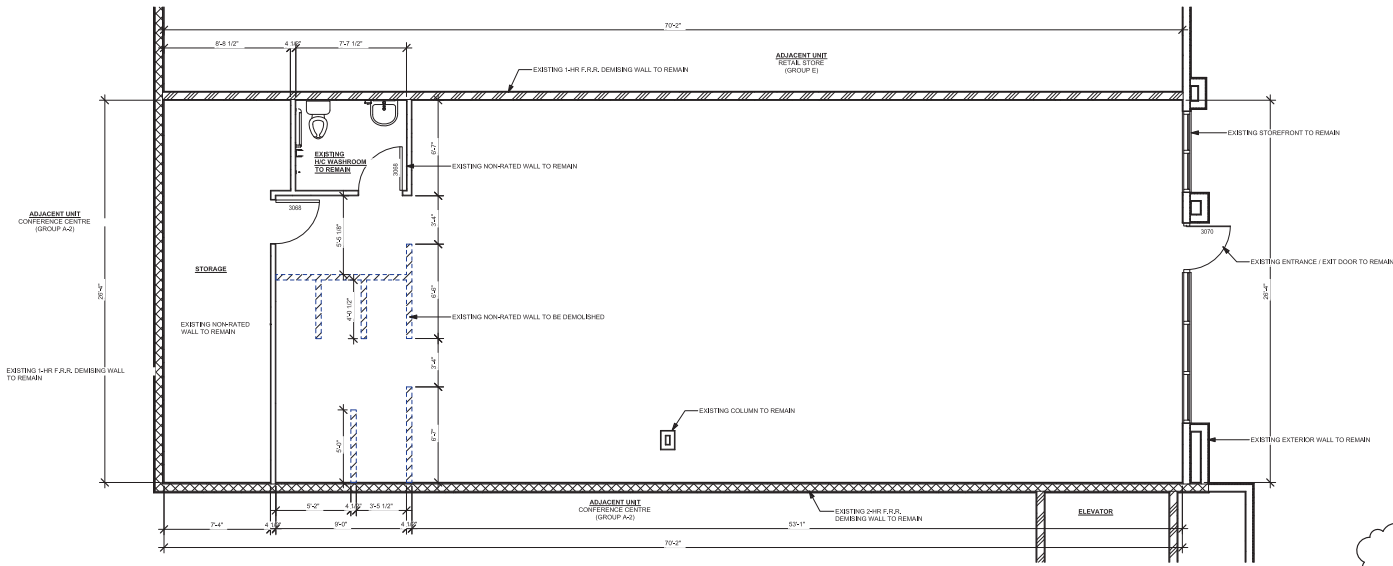
Lisa Brinkman  
Acting Director, Planning & Development |

ATTACHMENT A  
SUBJECT PROPERTY MAP

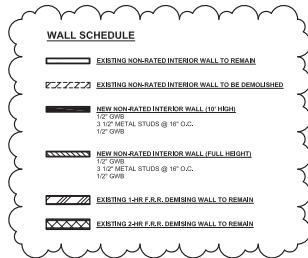


UNIT 201-70 COMMERCIAL STREET

# ATTACHMENT B FLOOR PLAN



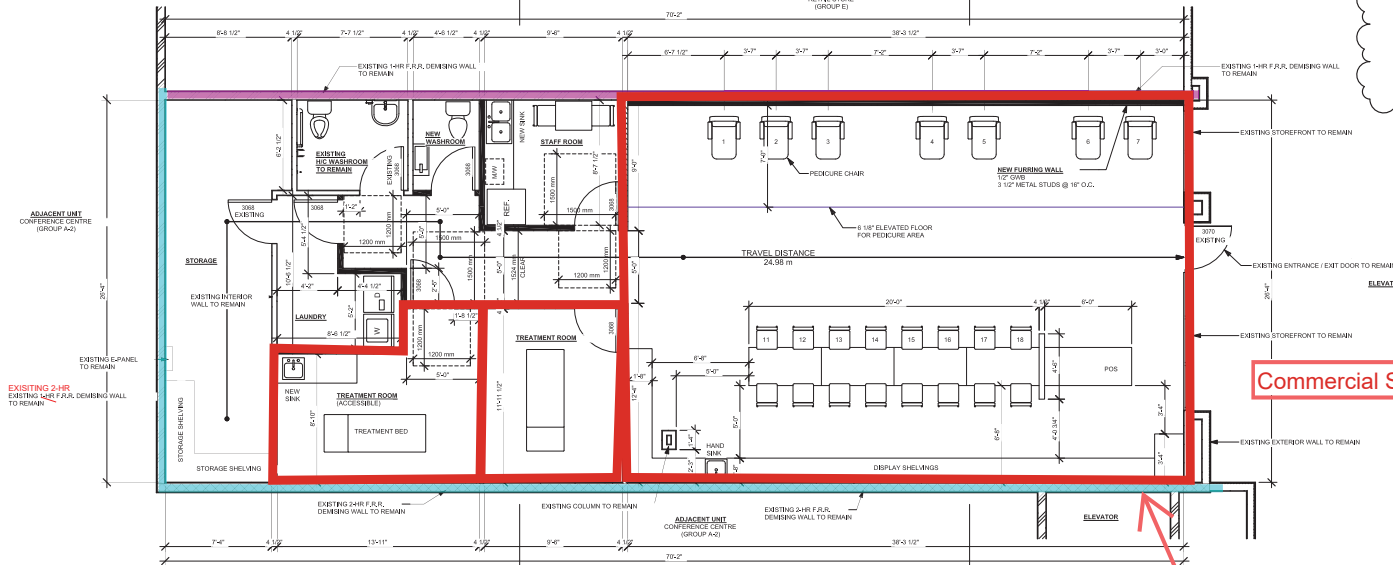
1 EXISTING & DEMOLITION PLAN  
1/4" = 1'-0"



**FIRE SEPARATIONS/FIRE RESISTANCE RATING**

- 0 HOUR: [Blue line]
- 45 MINUTE: [Purple line]
- 1 HOUR: [Yellow line]
- 1.5 HOUR: [Green line]
- 2 HOUR: [Red line]

**\*\* EXISTING FIRE SEPARATIONS TO REMAIN AND BE MAINTAINED.**



2 PROPOSED PLAN  
1/4" = 1'-0"

Proposed Liquor Service Area

Commercial Street

REVISIONS FOR WALL SCHEDULE

4	REVISION FOR WALL SCHEDULE	2023-08-08
3	ISSUED FOR RP SUBMITTAL	2023-02-16
2	ISSUED FOR COORDINATION	2022-02-03
1	ISSUED FOR COORDINATION	2022-01-18

**must'art**  
Interior & Construction

Must'art Interiors & Construction  
450-1502 Steeles Ave. East  
Coquitlam, BC V3K 2W9  
Phone: (778) 888-8888

These drawings are copyrighted and all rights are reserved. If these drawings are used for any purpose other than that intended by the architect, the user assumes all liability. The user agrees to indemnify and hold Must'art Interiors & Construction, its officers, directors, employees, agents, and subcontractors harmless from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by the Owner and General Contractor in any litigation or proceedings arising out of or resulting from the use of these drawings for any purpose other than as intended.

**RECEIVED  
LA158  
2025-JAN-06  
Current Planning**

**UNIT 201  
70 COMMERCIAL STREET  
NANAIMO, BC**

**CITY OF NANAIMO  
BUILDING INSPECTION SECTION  
PLANS REVIEWED BY:  
Iloekentinger  
BP128316**

**REVISED:  
tzuit 09/13/2024  
Deletion of 3 pedicure chairs**

Project no. JAN 2022 Scale 1/4" = 1'-0"  
Sheet no. 220101 Sheet no. **A101**

**ATTACHMENT C  
PUBLIC COMMENT SHEETS**



**NEW LIQUOR PRIMARY LICENCE APPLICATION  
UNIT 201-70 COMMERCIAL STREET  
PARIS NAILS & SPA  
PUBLIC NOTICE AND COMMENT SHEET**

The City of Nanaimo has received notice of an application to the Provincial Liquor & Cannabis Regulation Branch (LCRB) for a new liquor primary licence to allow liquor to be served at a personal service establishment located at Unit 201-70 Commercial Street.

The primary focus of the business is personal service use (nail salon). The business would have a maximum capacity of 20 persons. If approved, the liquor primary licence would permit liquor to be served from 9:00am to 8:00pm, seven days a week at Paris Nails & Spa. As part of the review process, the City is responsible for gathering the views of local residents and business operators and to 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 application. Please add any relevant comments. Once completed, please submit this comment sheet no later than **4:00 p.m., March 14<sup>th</sup>, 2025** 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)

Comment sheets can also be mailed to 455 Wallace Street, Nanaimo, BC V9R 5J6.

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

NOTE: Public submissions, including information obtained through this comment sheet, email, and letter submissions, will become part of the public record. Freedom of Information and Protection of Privacy Act (FOIPPA) information collected on this form is done so under the general authority of the Community Charter and FOIPPA, and is protected in accordance with FOIPPA. Personal information (address, phone number, or email) will be redacted, and will only be used by authorized staff to fulfill the purpose for which it was originally collected, or for a use consistent with that purpose.

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

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

**For Residents**

**For Businesses**

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

Business Name: My Indies

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

Address: 202-70 Commercial St.

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

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



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2025-FEB-21  
Current Planning



**NEW LIQUOR PRIMARY LICENCE APPLICATION  
UNIT 201-70 COMMERCIAL STREET  
PARIS NAILS & SPA**

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

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

**For Residents**

**For Businesses**

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

Business Name: Scotiabank  
Address: 105 Commercial Street  
Signature: 

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LA158  
2025-MAR-03  
Current Planning



**NEW LIQUOR PRIMARY LICENCE APPLICATION  
UNIT 201-70 COMMERCIAL STREET  
PARIS NAILS & SPA**

**PUBLIC NOTICE AND COMMENT SHEET**

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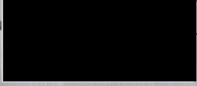
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- I SUPPORT THE APPLICATION.**
- I DO NOT SUPPORT THE APPLICATION.**

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

<b>For Residents</b>	<b>For Businesses</b>
Name: _____	Business Name: <u>Harbour Bay Reporters</u>
Address: _____	Address: <u>203 - 15 Commercial St.</u>
Signature: _____	Signature: 

LA000158 - 201-70 Commercial Street

**RECEIVED**  
**LA158**  
**2025-MAR-14**  
Current Planning