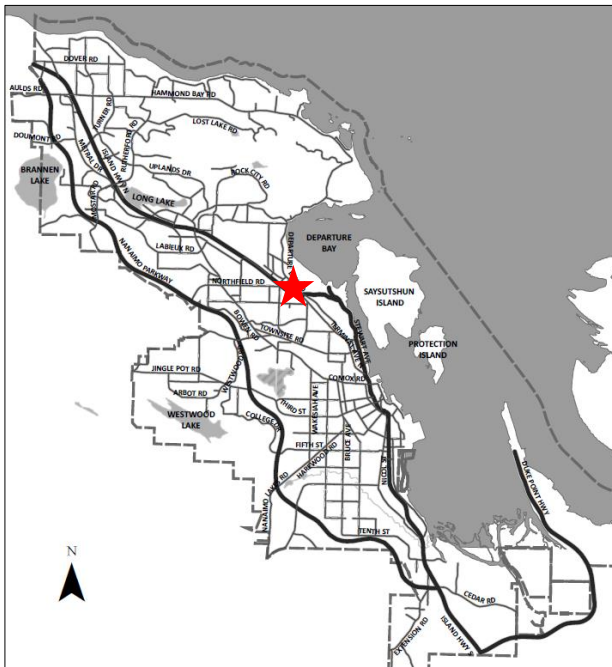


DATE OF MEETING July 7, 2025

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT LIQUOR LICENCE APPLICATION NO. LA160 – UNIT 205 – 2000 ISLAND HIGHWAY NORTH



Proposal:

Consideration of a new liquor licence application

Zoning:

CD8 – Comprehensive Development District Zone Eight

City Plan Land Use Designation:

Mixed-Use Corridor

Lot Area:

4.15ha



City Aerial Photo 2024

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 205 – 2000 Island Highway North.

Recommendation

That Council recommend that the Liquor and Cannabis Regulation Branch approve the application for a liquor primary licence at Unit 205– 2000 Island Highway North.

BACKGROUND

A notice of application was received from Vince Nails Spa Ltd., 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 Vince Nails Spa Ltd., located at Unit 205 - 2000 Island Highway North.

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-MAY-23.
- A total of four comment sheets were received by the City, of which three indicated support of the application and one did not support 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 site is a commercial property (Brooks Landing Shopping Centre), located within the Departure Bay neighbourhood. The surrounding area includes local-serving commercial uses; low-density residential; places of worship; and, an elementary school.

City Plan designates the property as ‘Mixed-Use Corridor’ and the property is zoned Comprehensive Development District Zone Eight (CD8), which is intended to provide integrated residential and commercial development that serves the surrounding neighbourhood.

Person Capacity and Hours of Service

The proposed hours of liquor service are 9:00 a.m. to 6:00 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

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. 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 and spa.
- Public comments from nearby residences and business owners were gathered for a period of 30 days, concluding on 2025-MAY-23.
- 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 |

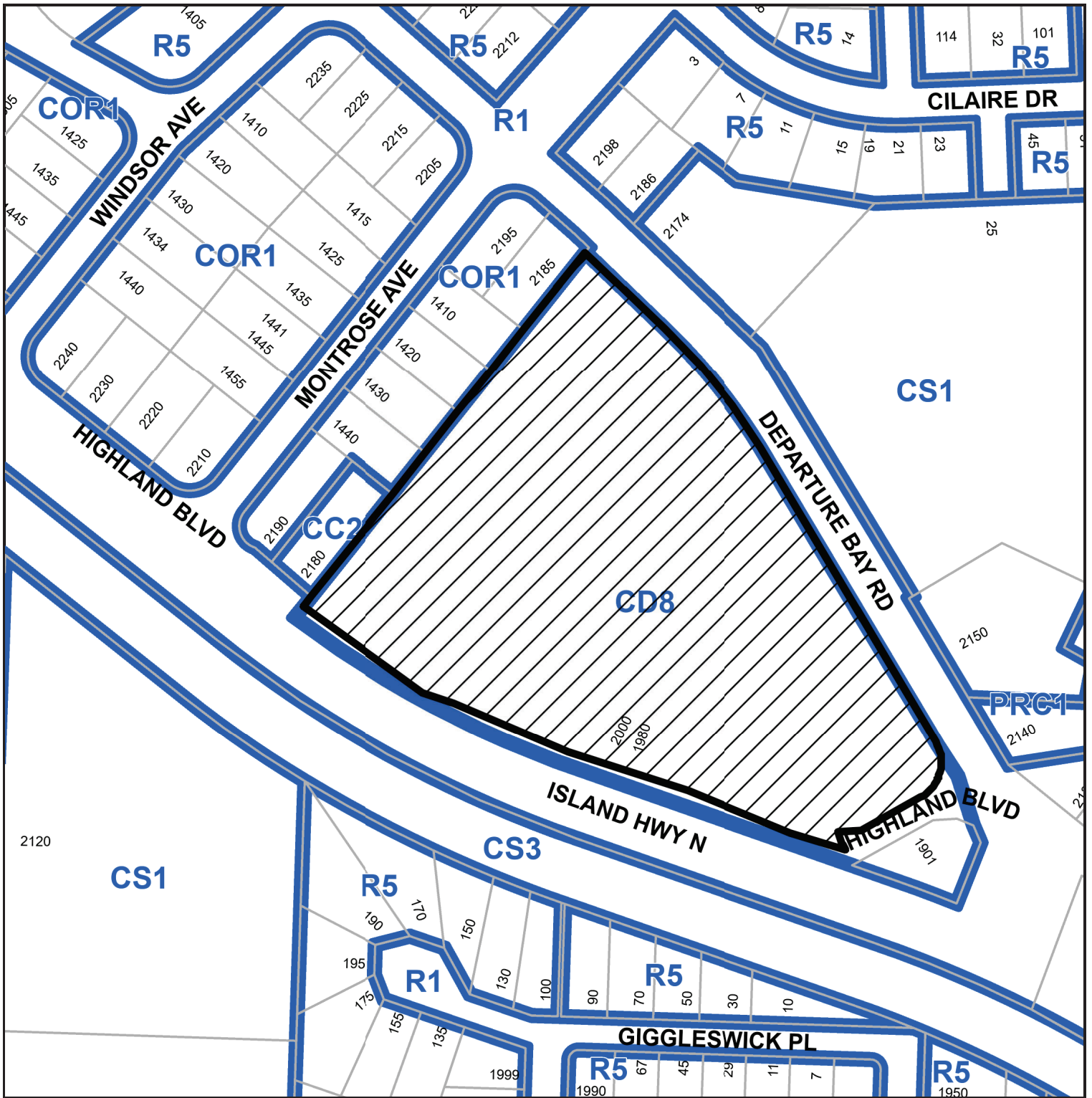
Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Planning & Development |

ATTACHMENT A
SUBJECT PROPERTY MAP



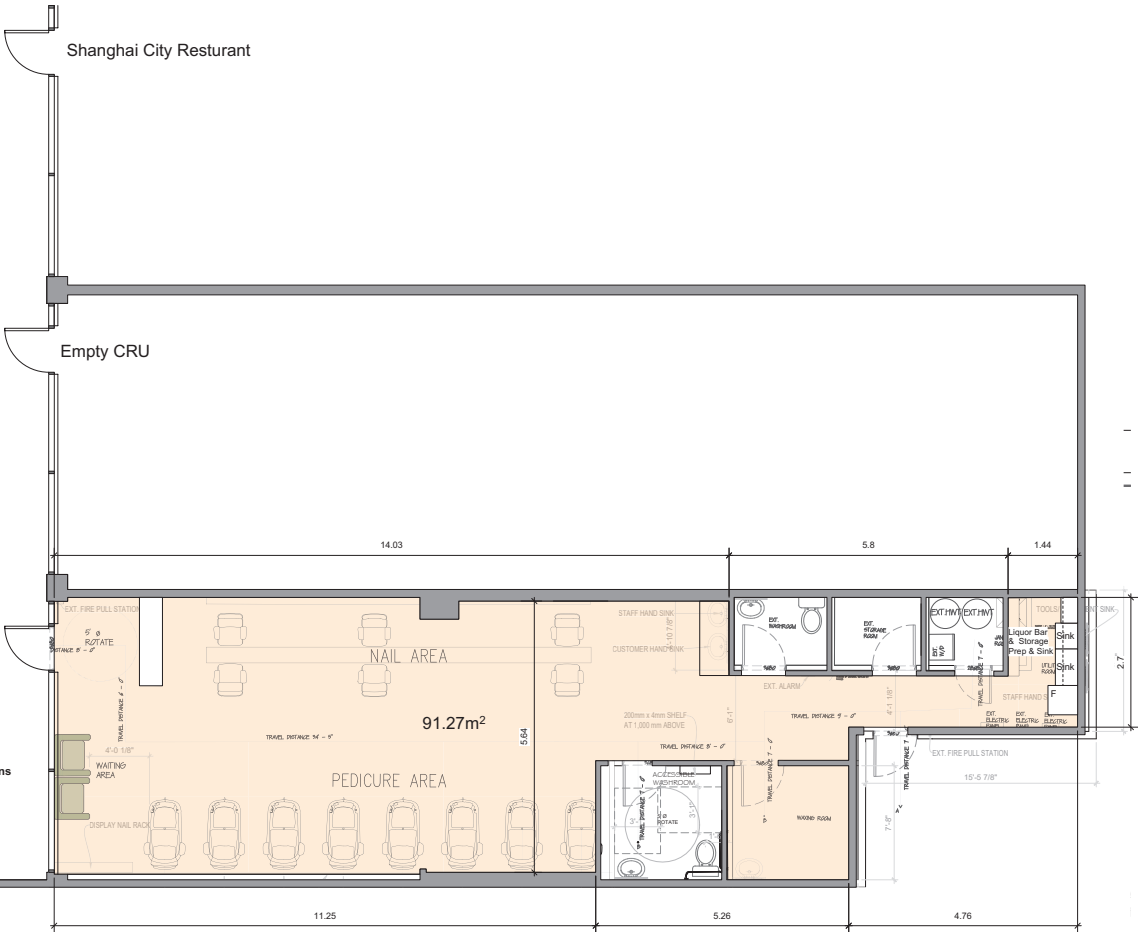
 2000 ISLAND HIGHWAY N

ATTACHMENT B FLOOR PLAN

Client

Vince Nails Boutique

Date: 2025 02 05
Revision/Issue: Occupant Load



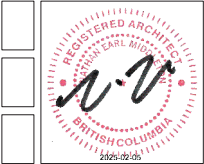
BCBC 2024
3.1.17 Occupant Load
Table 3.1.17.1(c)
Table 3.1.17.1 Occupant load for Business
and Personal Services
4.6 m² per persons = 91.27/4.6= 20 persons

Floor Plan
Scale: 1:48

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Middleton
Architect
553 Larch Street, Nanaimo B.C.
Canada, V9S-2G2
nanmid@telus.net
Mobile: 250 713 7697

Seal

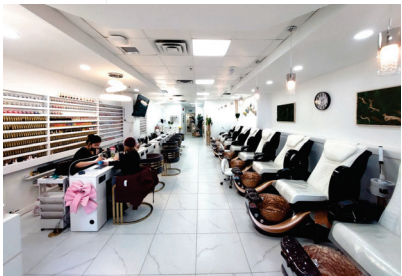


Project

Vince Nails Boutique
Occupant Load
205 - 2010 Island Hwy
Nanaimo B.C.

Sheet Title
Floor Plan

Sheet Number



**ATTACHMENT C
PUBLIC COMMENT SHEETS**



**NEW LIQUOR PRIMARY LICENCE APPLICATION
UNIT 205 - 2000 ISLAND HIGHWAY NORTH
VINCE NAILS SPA LIMITED**

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 205 – 2000 Island Highway North.

The primary focus of the business is personal service use (nail salon). The business would have a maximum capacity of 20 persons, including customers. If approved, the liquor primary licence would permit liquor to be served from 9:00am to 6:00pm, seven days a week at Vince Nails Spa Limited. 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 a resolution, to the LCRB.

Using this comment sheet, please indicate your name, 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., May 23rd, 2025** to:

CITY OF NANAIMO
Current Planning Section
Service and Resource Centre
411 Dunsmuir Street, Nanaimo BC V9R 0E4
Email: 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: <u>Open Water Holdings Inc</u>
Address: _____	Address: _____
Signature: _____	Signature: _____

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2025-MAY-05
Current Planning



**NEW LIQUOR PRIMARY LICENCE APPLICATION
UNIT 205 - 2000 ISLAND HIGHWAY NORTH
VINCE NAILS SPA LIMITED**

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

Comments: _____

For Residents

For Businesses

Name: _____	Business Name: <u>Open Water Holdings Inc</u>
Address: _____	Address: <u>21816 Departure Bay Rd, Nanaimo BC</u> <u>V9S 3V6</u>
Signature: _____	Signature: 

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2025-MAY-05
Current Planning



**NEW LIQUOR PRIMARY LICENCE APPLICATION
UNIT 205 - 2000 ISLAND HIGHWAY NORTH
VINCE NAILS SPA LIMITED**

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

Comments: _____

For Residents

For Businesses

Name: _____
Address: _____
Signature: _____

Business Name: _____
Address: _____
Signature: _____

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2025-MAY-05
Current Planning

LA000160 – Unit 205-2000 Island Highway North



**NEW LIQUOR PRIMARY LICENCE APPLICATION
UNIT 205 - 2000 ISLAND HIGHWAY NORTH
VINCE NAILS SPA LIMITED**

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

Comments: *Most people drive to have their nails done; it's not safe to DRINK+DRIVE! There are plenty of places nearby to buy alcohol. We don't need more! Bad idea to drink while getting nails done.*

For Residents

For Businesses

Name: _____	Business Name: _____
Address: _____	Address: _____
Signature: _____	Signature: _____

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