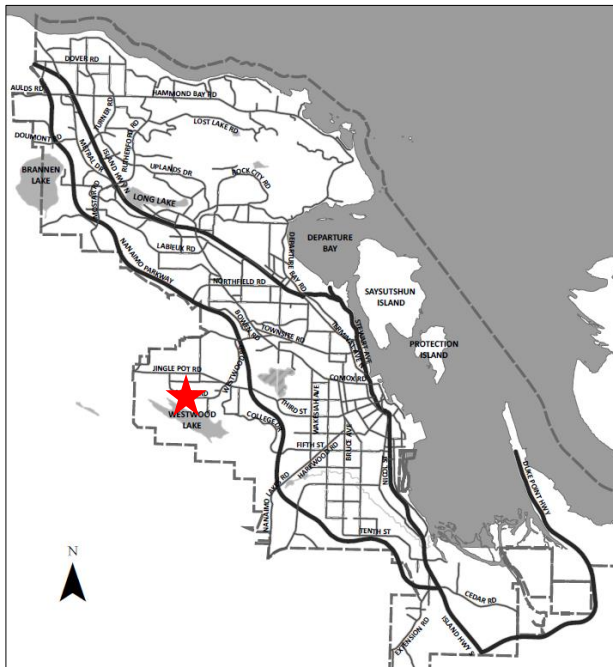


DATE OF MEETING | December 15, 2025

AUTHORED BY | LAINYA ROWETT, MANAGER, CURRENT PLANNING

SUBJECT | **LIQUOR LICENCE AMENDMENT APPLICATION NO. LA000164 –
2367 ARBOT ROAD**



Proposal:

Amend an existing liquor licence to allow liquor service within an existing outdoor patio.

LA

Zoning:

CC6 – Commercial Recreation Centre

City Plan Land Use Designation:

Suburban Neighbourhood

Lot Area:

1.16ha



OVERVIEW

Purpose of Report

To present for Council's consideration an application to amend the existing liquor licence at 2367 Arbot Road to allow liquor service within an existing outdoor patio area.

Recommendation

That Council recommend that the Liquor and Cannabis Regulation Branch approve the liquor licence amendment application at 2367 Arbot Road to allow liquor service within an existing outdoor patio area.

BACKGROUND

A notice of application was received from Michele Yung, on behalf of Overhead Management Ltd. and Players Place for Sports Ltd., requesting a local government resolution in support of their licence amendment application to the Liquor and Cannabis Regulation Branch (LCRB) to allow liquor service within an existing outdoor patio area at 2367 Arbot Road (Westwood Tennis Club). The tennis club has been in operation since the 1980s and previously had a restaurant onsite with two liquor licences –one liquor primary (still in effect) and one food primary with liquor service permitted in the existing outdoor patio. The restaurant closed at the end of 2023 and the food primary licence was subsequently cancelled in January 2025.

The applicant was advised by the LCRB that the existing liquor primary licence only includes the interior floor area and does not include the outdoor patio, which was covered by the food primary licence. The applicant is applying to include the existing patio area within the liquor primary licence. The following report summarizes comments received and considerations for this liquor licence application.

DISCUSSION

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

Public Consultation

A public notice and comment sheet was mailed in September 2025 to owners and occupants of buildings within 100m of the subject property at 2367 Arbot Road. Four responses were received (Attachment D), including three in opposition to the application due to concerns about potential noise, hours of operation, traffic, and proximity to other liquor establishments in the area. The liquor licence amendment application was also referred to City departments for review and comments, and the responses are discussed in the sections below.

Location of the Establishment

The subject property is located within a rural residential neighbourhood adjacent to Westwood Lake and contains the tennis club building and parking area on the west side of the property,

tennis courts (covered and uncovered) on the east side the property, and a treed buffer between the buildings/courts and the lake. City Plan designates the property and immediate surrounding area as Suburban Neighbourhood and Parks and Open Space. The property is zoned CC5 – Commercial Recreation Centre, which permits a wide range of public gathering and service uses such as assembly hall, hotel, neighbourhood pub, recreation facility, and restaurant. The outdoor patio area that is proposed to be licensed for liquor service is located on both sides of the front entry to the tennis club building, internal to the site, facing east to the tennis courts. As shown in Attachments B and C, the patio areas measure approximately 3.6m x 2.7m (10m²) on each side of the entrance and represents the same location and area that was previously licensed for liquor service. The patio area is situated to take advantage of lake views, and the outdoor use is well-separated and buffered from the nearest neighbours, approximately 30m to the west and 90m to the east, by existing buildings, the tennis courts, and mature trees and landscaping.

Person Capacity and Hours of Service

The proposed amendment, if approved, would allow liquor service for a maximum occupancy load of 21 patrons indoors (existing) and 15 patrons outdoors within the patio area for a total of 36 patrons. The proposed hours of liquor service are Monday to Friday 11:00am to 10:00pm and Saturday and Sunday 11:00am to 4:00pm. These hours complement the operation of the tennis club and courts, mainly serving members, with food and beverage service extending after the courts close, for example, at 9:00pm Monday to Thursday. For context, the nearest pub (Jingle Pot Pub at 2211 Jingle Pot Road) is located approximately 1.9km away in the Westwood neighbourhood and provides longer hours of service: Monday to Thursday 11:30am to 10:00pm, Friday and Saturday 11:30am to 11:00pm, and Sunday 11:30am to 9:00pm. In addition, all of the required parking for the Westwood Tennis Club, including the outdoor patio, is provided onsite.

Noise and Community Impact

The proposed outdoor liquor service would be limited to the existing patio as described above, which is internal to the site and well-separated from neighbouring properties. The size of the patio area is minor and accommodates a limited amount of seating. No negative impacts from noise are anticipated as the patio service will not allow any live entertainment or music/audio outdoors. No concerns were identified by City departments through the application referral process.

Given that the proposed amendment would allow liquor service within an existing outdoor patio in the same location and area as previously licensed, and no negative community impacts are anticipated, Staff recommend support for the application.

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 licence amendment application will be made by the LCRB.

SUMMARY POINTS

- An application has been received to amend the existing liquor licence at 2367 Arbot Road (Westwood Tennis Club) to permit liquor service within an existing outdoor patio.
- Staff have completed the required public notification and received four responses, three in opposition to the application.

- No negative community impacts are anticipated as the existing patio is well-separated and buffered from nearby properties.
- Staff recommend support of the proposed liquor licence amendment application. |

ATTACHMENTS

ATTACHMENT A: Subject Property Map

ATTACHMENT B: Floor Plan

ATTACHMENT C: Site Context Photos

ATTACHMENT D: Public Comment Sheets |

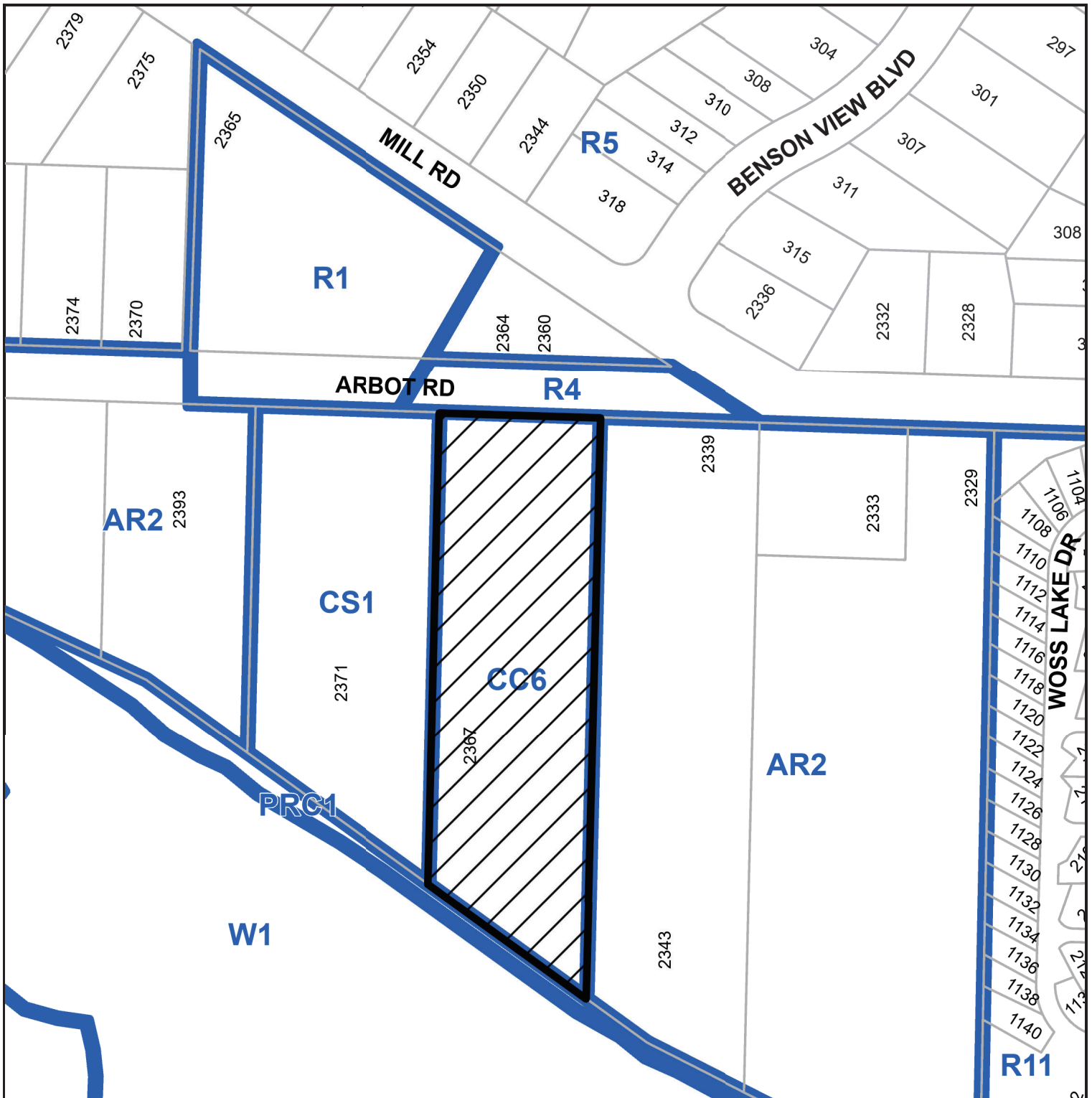
Submitted by:

Lainya Rowett
Manager, Current Planning|

Concurrence by:

Jeremy Holm
Director, Planning & Development|

ATTACHMENT A SUBJECT PROPERTY MAP



2367 ARBOT ROAD

ATTACHMENT B

FLOOR PLAN

March 31, 2025.

Composite base floor plans by Others. Reviewed only for liquor license occupant load. Future dining and large patio currently vacant. Maximum licensed patron occupancy below limited by liquor primary area.

Net Floor Area (food primary 1.2m²/ person): n.a.

Net Floor Area (liquor primary 0.95m²/ person): 36 persons (34.94m²).
Water Closets (2M + 2F + 2 Unisex): may 200 persons

Water Closets (2M+2F+2 Unisex): max 200 persons.

Water Closets Accessible (min.1): 0 (existing non conforming)

Exit Capacity (6.1mm/ person): o.k.

Fire Alarm (where >150 persons): n/a.

Exit Signs (where >60 persons): o.k.
Parking (seating 1/3 seats): acceptable for clubhouse, tennis courts, and residential suites; to be confirmed for future dining that is currently vacant.

Occupant load for patio and decks may not be additional to maximum interior occupant load based on the assumption that patrons may site outside during fine weather.

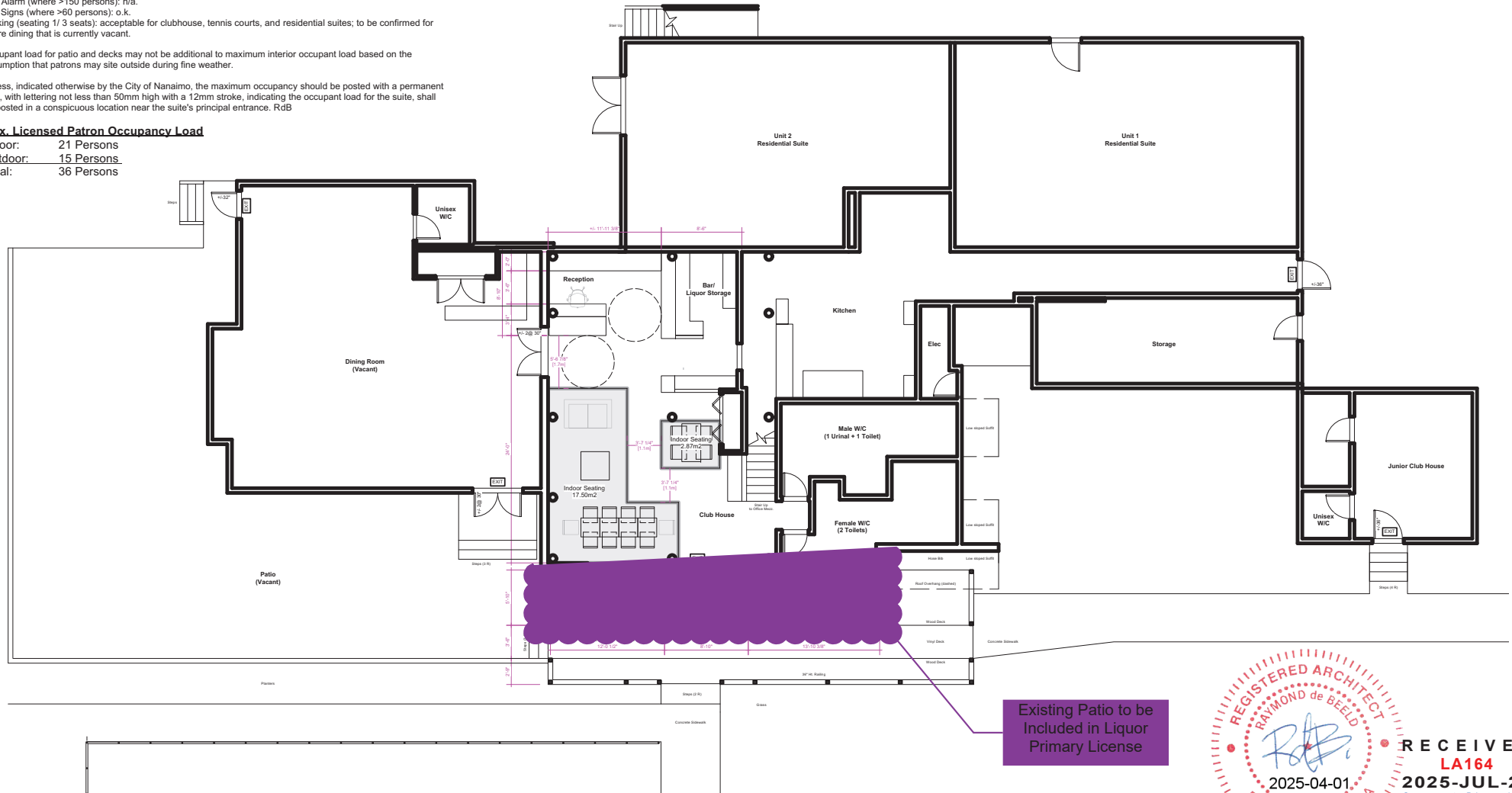
Unless, indicated otherwise by the City of Nanaimo, the maximum occupancy should be posted with a permanent sign, with lettering not less than 50mm high with a 12mm stroke, indicating the occupant load for the suite, shall be posted in a conspicuous location near the suite's principal entrance. RdB

Max. Licensed Patron Occupancy Load

Indoor: 21 Persons

Outdoor: 15 Persons

Total:	36 Persons
--------	------------



Existing Patio to be Included in Liquor Primary License



March 31, 2025

A1

2511 Westwood Tennis Club 03.vwx

ATTACHMENT C
SITE CONTEXT PHOTOS



Patio Areas





ATTACHMENT D
PUBLIC COMMENT SHEETS

Page 1 of 4



PERMANENT CHANGE TO EXISTING LIQUOR PRIMARY LICENCE
2367 ARBOT ROAD
WESTWOOD TENNIS CLUB

PUBLIC NOTICE AND COMMENT SHEET

The City of Nanaimo has received notice of an application to the Provincial Liquor & Cannabis Regulation Branch (LCRB) requesting a permanent change to an existing liquor primary licence to allow for an **existing outdoor patio to include liquor service** at an existing recreation facility (Westwood Tennis Club) located at 2367 Arbot Road. The proposed hours of service for the outdoor patio are as follows:

Monday - Friday	11:00am – 10:00pm
Saturday - Sunday	11:00am – 4:00pm

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., October 3rd, 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 **Current Planning** at (250) 755-4429.

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: ABSOLUTELY NOT. I AM THE [REDACTED] DIRECTLY
IMPACTED BY EVERY CITY INDULGENCE AFFORDED THIS EXCLUSIVE PROPERTY:
IF THERE IS A DOCUMENTED HISTORY OF LIQUOR LAW CONTRAVENTIONS (2) THERE IS NO NOISE
MITIGATION IN THIS PROPOSAL (3) THE OPERATING HOURS ARE INTENSIVE. [REDACTED]

For Residents

For Businesses

Name: [REDACTED] Business Name: _____
Address: [REDACTED] Address: _____
Signature: [REDACTED] Signature: _____

R E C E I V E D

LA164

2025-SEP-08

Current Planning

LA000164 – 2367 Arbot Road



**PERMANENT CHANGE TO EXISTING LIQUOR PRIMARY LICENCE
2367 ARBOT ROAD
WESTWOOD TENNIS CLUB**

PUBLIC NOTICE AND COMMENT SHEET

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I SUPPORT THE APPLICATION.



I DO NOT SUPPORT THE APPLICATION.

Comments: The outside patio has been under a liquor licence for over
20 years and there has not been any issues.

For Residents

Name: _____

Address: _____

Signature: _____

For Businesses

Business Name: Overhead Management Ltd.

Address: _____

Signature: _____

R E C E I V E D

LA164

2025-SEP-11

Current Planning



**PERMANENT CHANGE TO EXISTING LIQUOR PRIMARY LICENCE
2367 ARBOT ROAD
WESTWOOD TENNIS CLUB**

PUBLIC NOTICE AND COMMENT SHEET

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☐ **I SUPPORT THE APPLICATION.**

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

THIS AREA IS A RESIDENTIAL AREA.

Comments: *THE TRAFFIC ON THIS SMALL PART OF ARBOT ROAD ALREADY SPEEDS. A LOT OF GUESTS SPEED IN AND OUT OF THE TENNIS CLUB. THERE ARE NO SIGNS OR SURVEILLANCE CAMERAS TO ENCOURAGE BETTER DRIVING. WHAT WORRIES ME IS WHAT WILL THEY BE LIKE WITH A FEW DRINKS IN THEM? THERE ARE LOTS OF CHILDREN UP AND DOWN THE ROAD ON SCOOTERS & BIKES*

For Residents IT'S ALREADY A DANGER. For Businesses

Name: [REDACTED] Business Name: _____

Address: [REDACTED] Address: _____

Signature: [REDACTED] Signature: _____

R E C E I V E D

LA164

2025-SEP-19

Current Planning

LA000164 – 2367 Arbot Road



I SUPPORT THE APPLICATION.



I DO NOT SUPPORT THE APPLICATION.

Comments:

Leave liquor license as is. We have a
liquor store plus a pub 1/4 mi. away so do
not wish another potential problem. Also we

Arbot.

from Dennis Coart.

For Residents

For Businesses

Name:

Business Name:

Address:

Address:

Signature:

ature:

LA000164 - 2367 Arbot Road

RECEIVED

LA164

2025-SEP-19

Current Planning