

COMMUNITY IMPACT STATEMENT

**FOR: THE REZONING OF UNIT 120 – 2000 ISLAND HIGHWAY NORTH,
NANAIMO, B.C. V9S 5W3
FOR THE RELOCATION OF HOWARD JOHNSON – NANAIMO
LICENSEE RETAIL LIQUOR STORE**

APPLICANT: BROOKS LANDING CENTRE INC.

COMMUNITY IMPACT STATEMENT

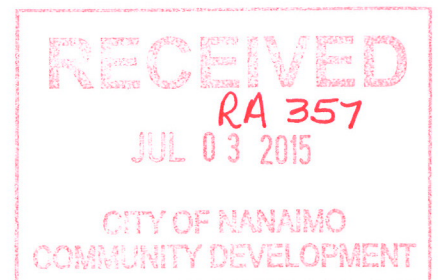
Submitted to:

**City of Nanaimo
411 Dunsmuir Street
Nanaimo, B.C.
V9R 0E4**

Submitted by:

**Rising Tide Consultants
1620-1130 West Pender Street
Vancouver, BC V6E 4A4**

**Phone: (604) 669-2928
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The applicant is applying for the rezoning of Unit 120 – 2000 Island Highway North, Nanaimo, B.C. V9S 5W3 for the relocation of the Howard Johnson – Nanaimo Licensee Retail Liquor Store.

Under Licensee Retail Stores (LRS) Rezoning Criteria of the City of Nanaimo most specifically Section 3.1 we submit this Community Impact Statement of behalf of the applicant.

The applicant is addressing items pursuant to this Section 3.1 as follows:

SPECIFIC EFFORTS TO PREVENT SALES TO INTOXICATED PERSONS AND MINORS

The licensee of the licensee retail liquor store license number 192238 is controlled by the Liquor Control & Licensing Branch with respect to the selling of liquor to minors. The Liquor Control & Licensing Branch currently has a minor's as agents program which is in force in British Columbia. All liquor store owners are aware of the harsh penalties that the service of liquor to minors attracts. The licensee will at all times adhere to the Liquor Control & Licensing Branch regulations. All staff working in the store will be trained to identify any possible under-age persons. The staff will ask all persons they think are under the age of 25 for two pieces of identification including photo identification as all staff and management will have completed the required Serving it Right Programs.

The staff will address anyone seen to be intoxicated who is attempting to purchase liquor. The staff will not sell liquor products to these individuals.

Staff will also have their own in house training program provided by the licensee.

LIMITS ON HOURS OF OPERATION

The Liquor Control & Licensing Branch controls the operation hours of private liquor stores in the Province of British Columbia. All private liquor stores have a maximum serving time of 9 am to 11 pm seven days a week. The licensee of this liquor license will never sell liquor to the public outside of these times.

PROPERTY MAINTENANCE AND BEAUTIFICATION PROGRAMS DESIGNED TO PREVENT UNSIGHTLINESS

The required maintenance and upkeep of the building, as determined by the landlord, will be reviewed constantly to maintain its visual appearance. Any graffiti that may occur will be dealt with expeditiously and removed from the said building at once.

PRODUCT RANGES TARGET AT NICHE MARKETS

This store is going to focus substantially on wine products given the residential community in the surrounding area and also will focus on craft beer as there is a rapidly growing interest in craft beer products.

TRAFFIC IN THE VICINITY

The establishment will not impact negatively on traffic. This shopping development offers ample parking for customers and patrons can easily walk and drive to the establishment from nearby residences and businesses. Therefore, there will be no impact on the traffic in the vicinity. This location is also well serviced by main roads and public transportation. It is envisaged that traffic will not be an issue.

NOISE IN THE COMMUNITY

As the proposed liquor store is located in the Brooks Landing Shopping Centre and not in a stand-alone building it is not an establishment that will create any more noise in the community. This establishment will complement the other stores in the shopping centre and noise is not anticipated to be a problem. The licensee will at all times comply with the City of Nanaimo noise by-law.

The applicant will endeavor to the best of their ability to ensure that no adverse impact will occur to parks and social facilities in the surrounding area. Indeed, this private liquor store will have positive impacts and benefits as mentioned above.

All of which is respectfully submitted this 29th day of June, 2015.

Rising Tide Consultants
1620-1130 West Pender Street
Vancouver BC V6E 4A4

STATISTICS

SITE AREA	11.32 ACRES
EXISTING RETAIL A	140,386 S.F.
EXISTING RETAIL B	2,834 S.F.
EXISTING RETAIL C	5,000 S.F.
BUILDING D GROUND FLOOR	6,870 S.F.
BUILDING D SECOND FLOOR	6,790 S.F.
BUILDING D GROSS FLOOR	13,660 S.F.
TOTAL BUILDING AREA	161,880 S.F.
GROUND FLOOR AREA	155,090 S.F.
PARKING PROVIDED	583 CARS
COVERAGE	3,601,000 S.F. 31.45%



BROOKS LANDING
NAVAMOO, BRITISH COLUMBIA

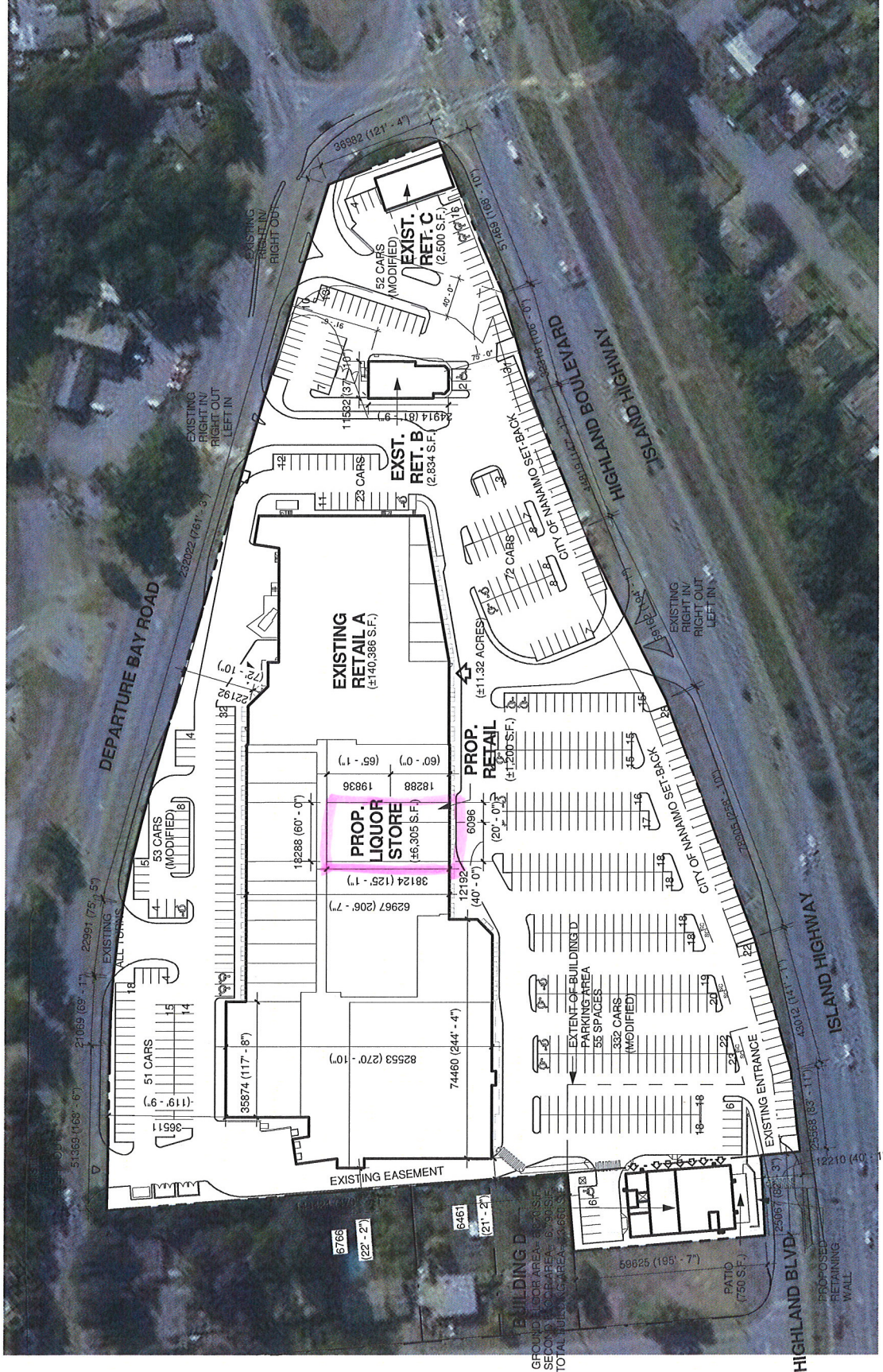
CONCEPT SITE PLAN



SCALE = 1:1,250

FEBRUARY 23, 2014
09.327 A1-44

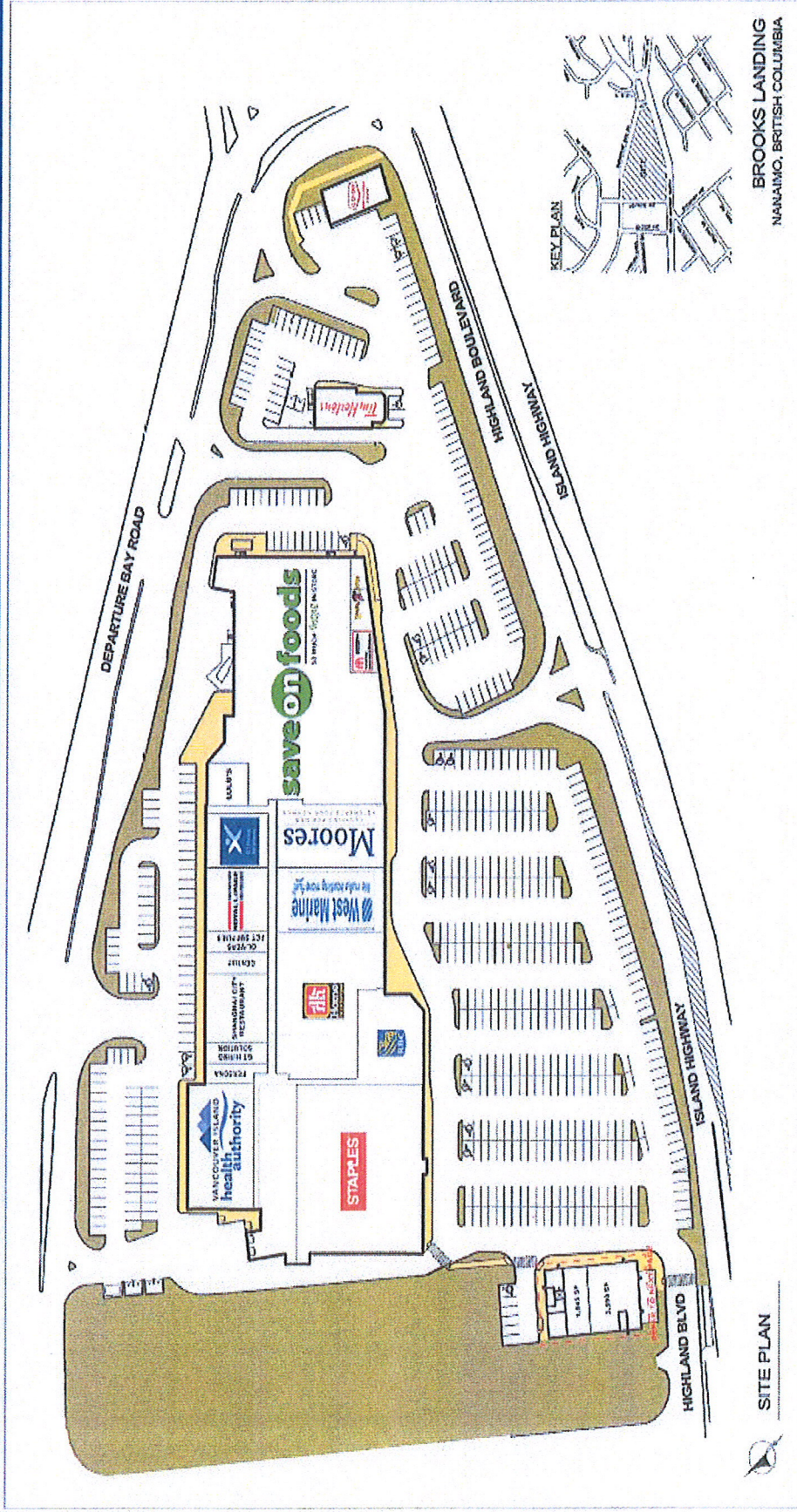
PRELIMINARY



TURNER FLEISCHER

www.turnerfleischer.com

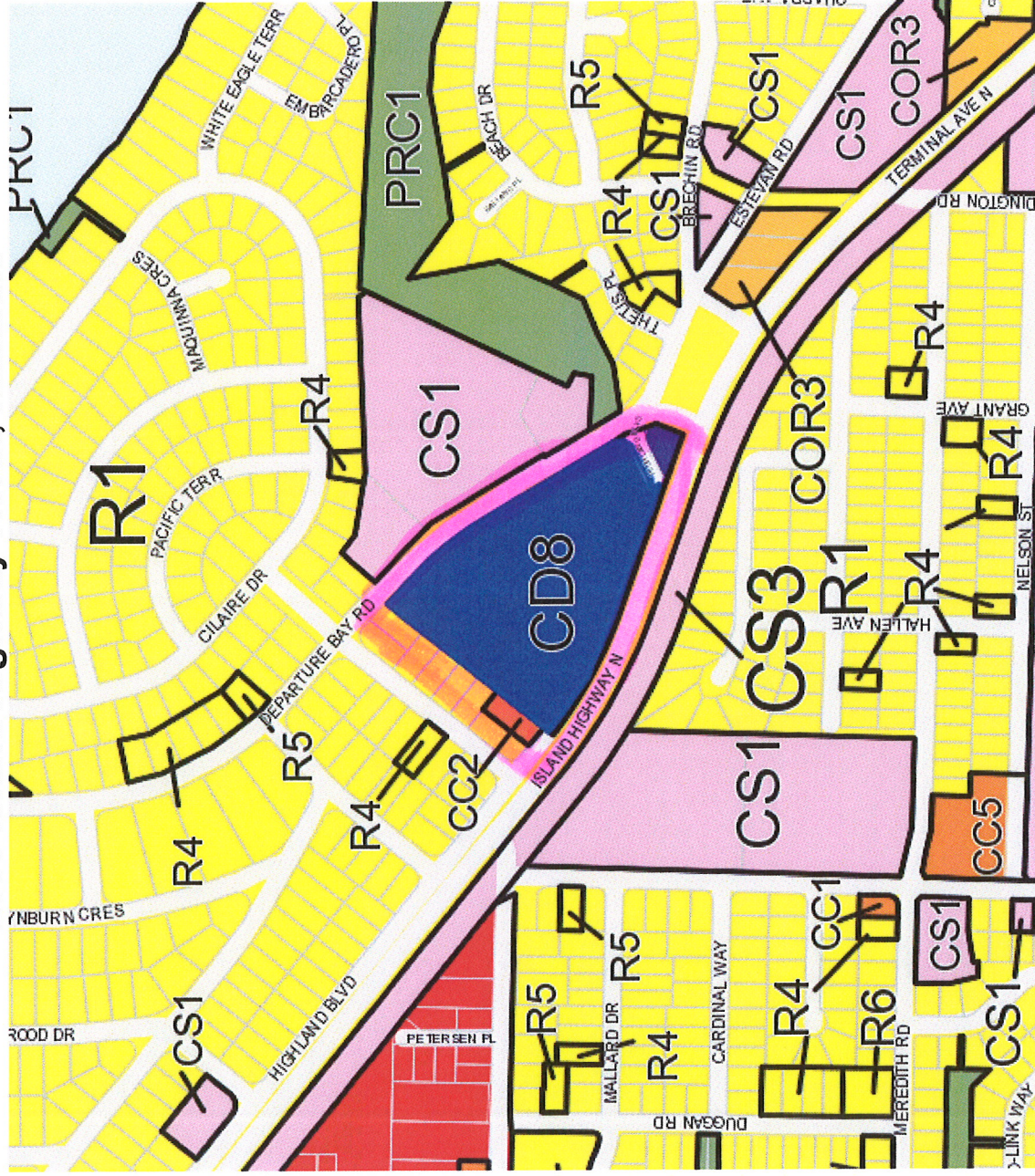
BROOKS LANDING



SITE PLAN

TERRACAP


2000 Island Highway North, Nanaimo



2000 ISLAND HIGHWAY

N - PROPERTY REPORT

[Home](#) > [Data](#) > [Property](#) > 2000 ISLAND HIGHWAY N

GENERAL INFORMATION		PARCEL GRAPHIC
Address:	2000 ISLAND HIGHWAY N, NANAIMO, BC	 Open as KML (Google Earth) Open in Google Maps Open in Bing Maps
Folio:	16142.005	
Plan:	VIP84049	
Size:	10.279 ACRES	
Legal Description:	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP84049	
Zone	CD8 COMPREHENSIVE EIGHT Please select ZONING from the THEMES menu in NanaimoMap for more information.	
Garbage Calendar <i>(click on route number to view calendar)</i>		
Garbage Cans Allowed		
Sewer Benefiting Area	YES	
GIS Link	201630	
Location	49.19178, -123.9683	

ASSESSMENT DATA

BUSINESS LICENCE DATA

The following businesses are located at addresses on this assessment parcel.

[BELTONE HEARING CARE CENTRE](#)

BUSINESS LICENCE DATA 
<u>BOOSTER JUICE</u>
<u>BROOKS LANDING CENTRE INC</u>
<u>BROOKS LANDING DENTAL CLINIC</u>
<u>GT HIRING SOLUTIONS (2005) INC</u>
<u>LULU CHINESE HEALTH CENTRE</u>
<u>MOORES THE SUIT PEOPLE</u>
<u>NANAIMO HOME HARDWARE</u>
<u>NANAIMO REALTY CO LTD</u>
<u>OLIVERS PET SUPPLIES</u>
<u>PERSONA HAIR GROUP</u>
<u>ROYAL BANK OF CANADA</u>
<u>SAVE ON FOODS</u>
<u>SHANGHAI CITY RESTAURANT</u>
<u>STAPLES THE OFFICE SUPERSTORE</u>
<u>WEST MARINE</u>
For more information, please use the City's <u>Business Licence Search</u>

View other properties on [ISLAND HIGHWAY N](#), or [search for other Nanaimo properties](#).