



ADDENDUM
SPECIAL COUNCIL MEETING (PUBLIC HEARING)

Thursday, April 5, 2018, 7:00 P.M.
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

SCHEDULED RECESS AT 9:00 P.M.

Pages

5. PUBLIC HEARING AGENDA

- b.* Add Liquor Licence Application No. LA128 - 940 Old Victoria Road

2 - 6

To be introduced by Dave Stewart, Planner.

Application to permit a 60 person manufacturer's lounge within the existing Wolf Brewery located at Unit 2, 940 Old Victoria Road.

[Note: Report, dated 2018-FEB-05, is attached for information only]

DATE OF MEETING FEBRUARY 5, 2018

AUTHORED BY DAVE STEWART, PLANNER, CURRENT PLANNING AND
SUBDIVISION

SUBJECT LIQUOR LICENCE APPLICATION NO. LA128 – 940 OLD VICTORIA
ROAD

OVERVIEW

Purpose of Report

To inform Council of a liquor licence application to permit a lounge endorsement for an existing brewery manufacturing business located at 940 Old Victoria Road prior to proceeding with the public input process.

Recommendation

That the report titled “Liquor Licence Application No. LA128 - 940 Old Victoria Road”, dated 2018-FEB-05, be received for information.

DISCUSSION

A Notice of Application was received from Mr. Sayaz Sattar requesting a local government resolution in support of his application to the Provincial Liquor Control and Licensing Branch (LCLB) to permit a lounge endorsement for the existing brewery (Wolf Brewery) at 940 Old Victoria Road. If approved, the lounge endorsement will allow the licensed brewery to sell and serve their products by the glass (or other single serving) in a designated lounge area on site. Sales and service may also include other kinds of liquor for consumption, provided that the sales of products not distilled or brewed on site do not exceed 20% of the total product sales in any given quarter. Food and non-alcoholic beverages must be available during all hours of liquor service.

The applicant is proposing to add a manufacturer’s lounge within the existing Wolf Brewery building located at Unit 2, 940 Old Victoria Road. The proposed lounge includes an interior area and an outdoor patio. The existing hours of service are 12:00 p.m. to 6:00 p.m. Monday to Thursday; 12:00 p.m. to 9:00 p.m. Fridays; and 12:00 p.m. – 5:00 p.m. Saturday and Sunday.

The subject property is located within an existing industrial park located within Nanaimo’s South End. The property is zoned Light Industrial (I2). While a lounge is not listed as a permitted principle use within the I2 zone, the LCLB restrictions tie the lounge to the brewery use, so the manufacturer’s lounge is permitted as an ancillary use.

On 2016-JUN-19, Council endorsed a similar application for an outdoor patio lounge for Arbutus Distillery located at 1890 Boxwood Road, which is also included within the I2 zone.

Hours of service and capacity are subject to local government consideration and comment. A municipal resolution is required before the province will consider the application further.

Provincial and Municipal Application Review and Requirements

The LCLB has requested distillery lounge endorsements be reviewed in terms of the following criteria:

- The location of the lounge;
- The proximity of the lounge to other social or recreational facilities;
- The person capacity and hours of service of the lounge;
- The impact of noise on the community in the immediate vicinity of the lounge; and,
- The impact on the community if the application is approved.

Staff will comment on each of these factors in a future report, after a public meeting has been held and referral responses have been received.

Further, the LCLB asks the local government to gather the views of nearby residents and business owners. The City requires all new liquor licence applications to include a public meeting. A public meeting regarding the application is tentatively scheduled to occur immediately following the 2018-MAR-01 Public Hearing. A public notice and comment sheet will be sent to all owners and occupants within 100m of the subject property. The public notice sheet will advise residents of the public meeting date and request comment. Once the responses have been returned, they will be summarized and attached to a future report.

SUMMARY POINTS

- An application for a manufacturer's lounge endorsement has been received for the Wolf Brewery located at 940 Old Victoria Road.
- Public notices will be delivered and a public meeting will be held.

ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Applicant's Letter of Rationale

ATTACHMENT C: Floor Plan

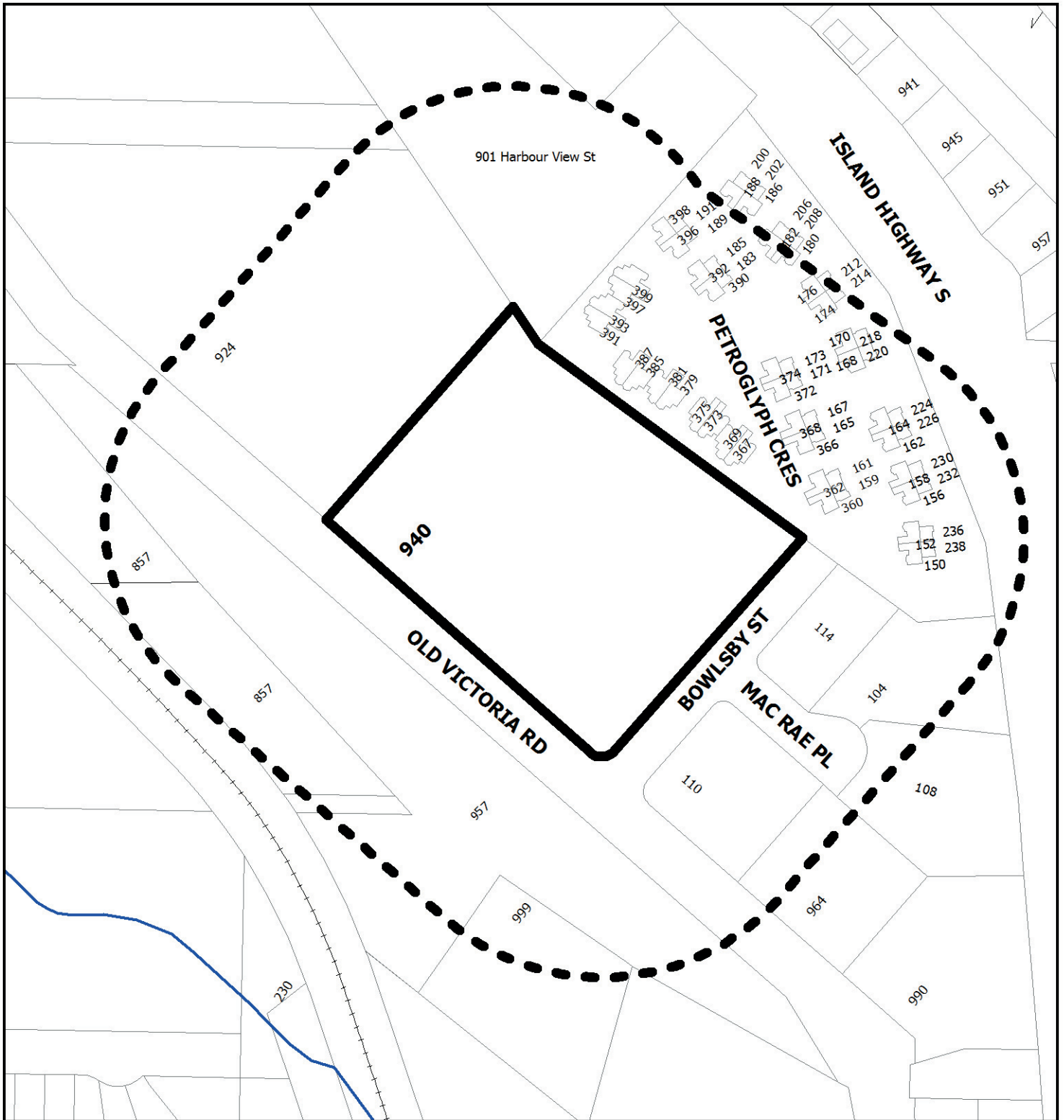
Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development

ATTACHMENT A
LOCATION PLAN



LIQUOR LICENCE APPLICATION NO. LA000128

LOCATION PLAN

Civic: 940 Old Victoria Road
Lot 2, Section 1, Nanaimo District,
Plan 32980



 **Subject
Property**

 **Notification
Area**

ATTACHMENT B APPLICANT'S LETTER OF RATIONALE

Wolf Brewing Company has been in operation for seven years creating delicious and unique craft beers. Having plenty of involvement within the community doing different charity events, sponsor the mountain bike club and being a part of various craft beer events and the BC Ale Trail, we have been able to build our business with long term and loyal customers and clients. As our customer and client base grew and continues to grow, we were able to open up a quiet and cozy tasting room just on the outskirts of town that allow people to come in and enjoy our stand-out seasonal brews as well as our exceptional main-line brews. At Wolf we also offer snacks such as Mambo's Gourmet Pizza (a local pizzeria), salted peanuts, chips, bottled or tap water and a "snack tower" that offers various snacks and all proceeds go to the *Make A Wish* foundation.

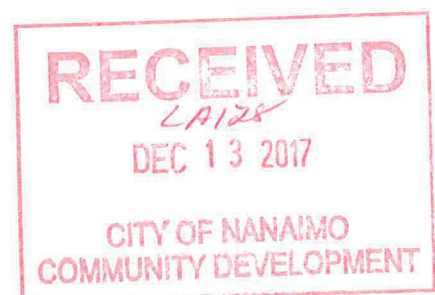
A Lounge Endorsement Permit would allow for expansion within the company to not only serve more of our beer but as well to continue participating in charity events, crafts and games, enjoy live entertainment and more. With the lounge endorsement, we would continue to serve the snacks, pizza and water that we already have available for our patrons but we would be able to add more food options from local food vendors via food carts and trucks. Along with more food options we would like to add a coffee machine, small cooler full of other carbonated and non-carbonated drinks such as pop and juice.

The types of entertainment offered at Wolf Brewing Company would include board games and/or video games, small kids' area, foosball table, live TV events, live music performances (usually by local artists/bands) which creates desire for a dance floor.

Wolf Brewing Company is located on the outskirts of Nanaimo, BC, on Old Victoria Rd in a commercialized zone. Our location has a fully fenced parking lot as well as a gated front entrance. To the east of the building below the fenced parking lot operates one or more shipping companies, to the South of us is a manufacturing company and truck rental business, to the North lies undeveloped land/ forest that is owned by a local trucking company, to the West of the building is Old Victoria Rd. There is a recycling centre about 1KM north of the brewery, beside that is an auto shop and all around is local walking trails.

Due to our location, there is not a lot of potential for disturbing local residents or other business' as we are slightly secluded and far enough from any homes, however we would ensure that no one is disturbed by our business by keeping the entertainment within the building, having a taxi service available to our patrons would allow them to get home safely as well as not disturb local residents.

The business hours for Wolf Brewing Company are between 12pm-6pm Monday to Thursday and Saturday, Sunday 12pm-5pm and Fridays 12pm-9pm. With a lounge license we would be able to operate for longer hours.



Proposed Outdoor Patio Area



NEW UNIT "A"

PRIMARY
ELECTRICAL
ROOM
EXISTING

PRE-MFG. COOLER

IT CURS TO PROVIDE

NEW CONCRETE PAI

A.03 **1st Floor Construction** **1/4" = 1'-0"**

WEST COAST DESIGN & DEVELOPMENT

1st Floor Construction

Wolf Brewery Tenant Improvements
Client: Wolf Brewing Company Ltd.
Site Address: Units 1 & 2 940 Old
Victoria Road Nanaimo
City: Nanaimo
Lot: 2 Plan: 32980 Section: 1.d.32
District: Nanaimo

[illegible]

A.03

1ST FLOOR