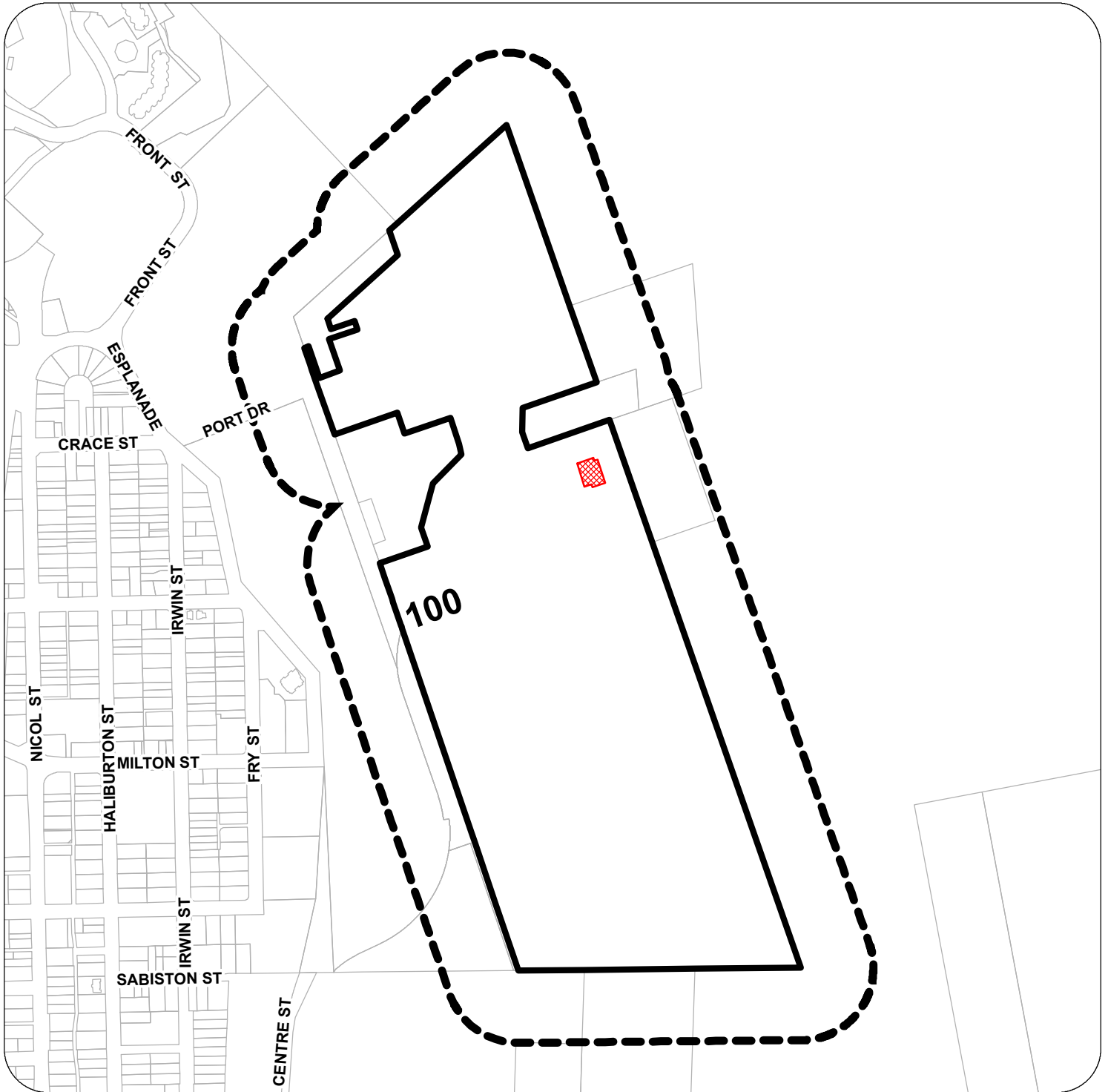


# ATTACHMENT A LOCATION PLAN






LIQUOR LICENCE APPLICATION NO. LA000131

## LOCATION PLAN

Civic: 100 PORT DRIVE NANAIMO BC

### Legend

-  Location of Helijet Terminal
-  Subject Property
-  Notification Area



**ATTACHMENT B  
LETTER OF RATIONALE**



*Experts in liquor licensing for the success of your business*

**APPLICATION FOR A LIQUOR PRIMARY LICENSE**

**AT: HELIJET  
100 PORT DRIVE,  
NANAIMO, B.C. V9R 0C7**

**APPLICANT: HELIJET INTERNATIONAL INC.**

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**LETTER OF INTENT INCLUDING COMMUNITY IMPACT  
FOR THE APPLICATION FOR A LIQUOR PRIMARY LICENSE**

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**Submitted to:**

**Mr. David Stewart  
Planner  
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  
Tel: (604) 669-2928  
Fax: (604) 669-2920**

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## **INTRODUCTION/PURPOSE**

The applicant is applying for a liquor primary license to be situated inside the existing Helijet terminal building located at 100 Port Drive, Nanaimo, B.C.

The applicant is proposing to add the limited service of liquor (primarily beer and wine) for the guests and passengers of Helijet Airways. This will be an additional hospitality amenity of limited liquor service for Helijet passengers and guests who are primarily tourists, government officials and business professionals travelling to and from Nanaimo on Helijet. The applicant is requesting an interior capacity of 75 persons. There will be no outside licensed area/patio.

The sale and service of liquor is an ancillary use at this establishment and as such does not service liquor as their primary purpose. The applicant is requesting a Minors Endorsement to permit minors to be present in the terminal when liquor is being served.

The applicant holds two valid and current liquor primary licenses for their passenger terminals in Victoria and Vancouver. The proposed Nanaimo operator will have an identical operation to the Victoria and Vancouver Terminals. Liquor (primarily beer and wine) will be offered only to passengers of Helijet and their guests. This will include VIPs travelling on Helijet.

## **PRIMARY FOCUS OF THE BUSINESS**

The primary focus of the Helijet Business is the provision of scheduled passenger helicopter service primarily between Victoria and Vancouver and Vancouver and Nanaimo. This service is primarily used by Government and business officials that need to commute for meetings and related events. Helijet also offers private helicopter charters, VIP Charters (such as a recent royal visit). They also operate a helicopter air ambulance service throughout the province.

The provision of liquor service at the three existing Helijet Passenger Terminals (Victoria, Vancouver and now Nanaimo) will be to provide an added amenity for their customers. The added amenity is primarily beer and wine and offered to passengers and their guests in the holding lounge waiting for a flight.

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## **HOURS OF OPERATION**

Helijet operates their passenger terminals around the times of their scheduled flights coming early in the morning around 6.30 am and ending the evening around 8 pm.

They may also offer charters at different times. Therefore, the applicant is requesting licensed hours of 9 am to 9 pm Sunday to Saturday to cover the regular scheduled flights as well as charters. However, the applicant's practice in Victoria and Vancouver is to restrict the hours of liquor service to the later afternoon flights. The Nanaimo operation will be similar in hours.

## **ENTERTAINMENT**

The entertainment Helijet offers in their passenger terminals is restricted to T.V. Monitors (broadcasting news), newspapers and magazines. This is the limited entertainment available for the passengers.

## **FOOD SERVICE**

Food service is available in the form of snack food for the passengers and there is a wide variety of non-alcoholic beverages available to the passengers and guests.

## **COMPOSITION OF THE NEIGHBOURHOOD**

The Nanaimo Terminal is located in an industrial area on the Nanaimo Waterfront and there are no residents in the immediate area. The zoning of the proposed site building is W2 (Waterfront) and a liquor primary license is a permitted ancillary use. The location of the terminal in Nanaimo is similar to the Vancouver Terminal with large parking areas on the waterfront and Helijet needs to have their terminals located away from any residential developments.

## **NOISE IN THE COMMUNITY**

This application is for a liquor primary license to be located inside the existing Helijet passenger terminal building. The sale and service of liquor will merely be an added amenity to the primary business which is the provision of helicopter



charters, scheduled commuter flights and tourist sightseeing services. Therefore, this small licensed establishment will not have a negative noise impact on the community. Given the small size of the establishment and the passenger profile, it is not expected that this establishment would impact negatively on the community. Any noise is generated from the helicopters not the service of liquor.

The applicant will comply with the City of Nanaimo noise bylaw at all times. This is a factor the City of Nanaimo will consider when it assesses the application.

### **NOISE MITIGATION MEASURES**

As there are no nearby residents combined with the small size of the establishment and limited nature of the liquor services to a specific clientele, there is no need for noise mitigation measures.

### **TRAFFIC IN THE VICINITY**

The establishment will not impact negatively on traffic. Helijet offers ample parking for customers and patrons. 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.

The applicant will endeavor to the best of their ability to ensure that no adverse impact will occur to the surrounding area.

Helijet has a very positive record with the Liquor Control & Licensing Branch, City of Nanaimo and City of Nanaimo RCMP Detachment.

The applicant is requesting approval of this small liquor primary licensed establishment that will be an added amenity to enhance the travel and hospitality experience for the passengers and guests of Helijet in Nanaimo.

### **LICENSING OPTIONS AND/OR ENDORSEMENTS**

The only endorsement the applicant is requesting as previously outlined is a Minors Endorsement. The applicant's establishment is like an airport. A minor's

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endorsement was granted to the applicant for their Victoria and Vancouver Terminals.

**OTHER FACTORS**







- The applicant has liquor primary licenses operating at both their Vancouver Terminal and their Victoria Terminal without any problems or issues.
- This will provide an additional hospitality amenity and enhance the travel experience for tourists, business professionals and government officials using the services of Helijet, similar to that of licensed lounges at airports;

All of which is respectfully submitted this 26th day of April, 2018.

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



Legend

-  6
-  Click to go safari!
-  Feature 1
-  Feature 2
-  Feature 3
-  Nanaimo Port Authority

# Untitled Map

Helijet Terminal Building  
100 Port Drive, Nanaimo, B.C.



Google Earth

STREET VIEW  
© 2017 Google

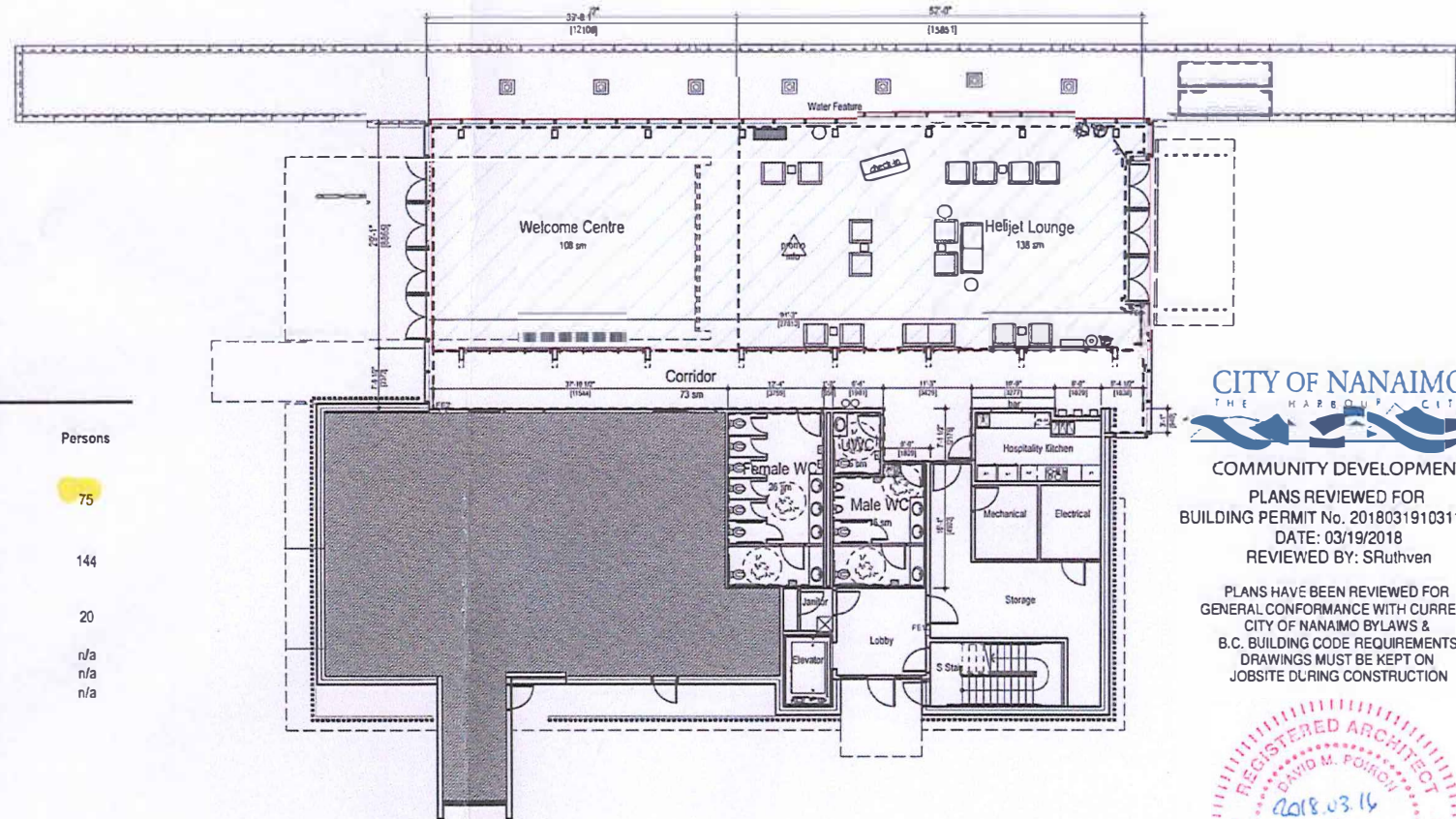
200 m





# ATTACHMENT C PROPOSED FLOOR PLAN

OCCUPANT LOAD FOR WELCOME CENTER/ HELIJET  
75 PERSONS BASED ON AREA CALCULATION



## Nanaimo Helijet Lounge

Type of Use	Area (sqm)	Area/Person (sqm)	Persons
Helijet Lounge	138	1.85	75
Welcome Centre	108	0.75	144
Corridor	73	3.7	20
Washrooms			
Female WC	26	n/a	n/a
Male WC	16	n/a	n/a
Universal WC	5	n/a	n/a

## SIGN POSTED FOR MAXIMUM 75 PERSONS

Area/Person taken from the BC Building Code 2012



COMMUNITY DEVELOPMENT

PLANS REVIEWED FOR  
BUILDING PERMIT No. 201803191031124  
DATE: 03/19/2018  
REVIEWED BY: SRuthven

PLANS HAVE BEEN REVIEWED FOR  
GENERAL CONFORMANCE WITH CURRENT  
CITY OF NANAIMO BYLAWS &  
B.C. BUILDING CODE REQUIREMENTS  
DRAWINGS MUST BE KEPT ON  
JOBSITE DURING CONSTRUCTION



Helijet Nanaimo  
100 Port Way Nanaimo, BC

Scale: n/a  
Project: 1805  
Client: Helijet  
Issue: 2  
Date: 2018.03.16  
NOT FOR CONSTRUCTION - FOR PERMITS

A1