

DATE OF MEETING | August 13, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | LIQUOR LICENCE APPLICATION NO. LA000131 –
100 PORT DRIVE |

OVERVIEW

Purpose of Report

To present Council with a liquor licence application to permit a liquor primary licensed area within the existing HeliJet passenger terminal located at 100 Port Drive. |

Recommendation

That Council recommend that the Liquor and Cannabis Regulation Branch approve the application to permit a liquor primary licensed area within the HeliJet passenger terminal located at 100 Port Drive. |

BACKGROUND

A Notice of Application was received from Rising Tide Consultants Ltd. on behalf of HeliJet International Inc. (“HeliJet”) requesting a local government resolution in support of their application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) to permit liquor service within the HeliJet passenger terminal at 100 Port Drive. The applicants are also requesting a minors’ endorsement to permit minors to be present in the terminal when liquor is served.

On 2018-JUN-11, Council received an information report regarding the application. The application was also considered during the 2018-JUL-05 Special Council Meeting. A municipal resolution is required before the Province will consider the application further.

DISCUSSION

The applicant is proposing to add a 75-person liquor primary area within the indoor passenger lounge. Liquor service will be available exclusively to HeliJet passengers and guests. The proposed hours of service are from 9:00 a.m. to 9:00 p.m., seven days a week. It is the applicant’s intent that liquor service will remain ancillary to the primary use of a helicopter terminal and be limited to beer and wine sales only.

Provincial and Municipal Application Review and Requirements

As Council is aware, a local government resolution is required before the LCRB will consider the application further. The LCRB has requested the local government comment on the following criteria:

1. The location of the liquor primary use

The subject property is located adjacent to the Cruise Ship Welcome Centre on property owned and operated by the Nanaimo Port Authority. The property is zoned Harbour Waterfront (W2); a neighbourhood pub is a permitted use within the W2 zone. The property is located within a secure area within the waterfront assembly area, and uses within the area are predominately industrial.

No residential use currently exists within 400m of the subject property. The property is included within the boundaries of the South Downtown Waterfront Initiative and adjacent to the recently adopted Port Drive Waterfront Master Plan Area. The land use designation within the area of the master plan closest to the subject property is Light Industrial. The subject property is included in the South End Neighbourhood Association and is located adjacent to the Snuneymuxw First Nation Nanaimo Reserve Number One, although the terminal building itself is located more than 700m from the First Nation property. Referral requests have been sent to the South End Neighbourhood Association and the Snuneymuxw First Nation. No responses have been received from either group.

Given that liquor service will be limited to HeliJet passengers and guests only, additional parking will not be required.

2. The proximity of the lounge to other social or recreational services

No other liquor licensed establishments or social or recreational service providers exist within 500m of the subject property. The closest elementary school (Bayview Elementary) is over one kilometer from the subject property.

3. The person capacity and hours of the liquor primary use

The proposed licensed capacity of the terminal is 75 persons (inclusive of staff and patrons), as per the approved occupant load. The proposed hours of service are 9am to 9pm, seven days a week. The proposed hours are consistent with the City's Hours of Service Policy.

4. The impact of noise on the community in the immediate vicinity of the lounge

Given the distance of the terminal building from any residential use, the limited occupancy, and the limited hours of operation, Staff do not anticipate the proposed lounge will result in excessive noise or disturbance to the surrounding community.

5. The impact on the community if the application is approved

As part of any liquor licence application, Council is asked to weigh the social and economic benefit of extended entertainment or hospitality opportunities against concerns related to potential liquor-related noise and disorder. HeliJet offers a high-speed transportation connection between Nanaimo and Vancouver, available to tourists, guests and business travelers. By allowing the extra amenity of beer and wine sales, HeliJet hopes to enhance the experience for travelers to the Nanaimo Region.

The RCMP do not believe the proposed lounge will result in public disorder, noise, or criminal activity and have no concerns with the proposed application. A copy of the RCMP referral response is included as Attachment B.

Public Consultation

As required for any new liquor licence application, a public meeting was held on 2018-JUL-05. The public meeting was advertised in the 2018-JUN-26 and 2018-JUN-28 editions of the Nanaimo News Bulletin. A notice and comment sheet were delivered to all residents, businesses, and property owners within 100m of the subject property, which included details of the Special Council Meeting. No members of the public spoke for or against the application during the Special Council Meeting.

Those who received notices were encouraged to provide comments by email or by returning the comment sheets delivered by mail. A total of two comment sheets were received, both in support of the application. A summary of the public responses received is included as Attachment C.

SUMMARY POINTS

- The application, if approved, will allow for a 75-person licensed lounge area ancillary to the operation of the HeliJet terminal.
- A public meeting was held on 2018-JUL-05 regarding the application.
- Given the subject property's location, the limited occupancy, hours of the proposed licence, and the ancillary nature of the liquor service, Staff do not anticipate the liquor primary licence will negatively impact the surrounding community.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: RCMP Response
ATTACHMENT C: Public Comment Sheets
ATTACHMENT D: Floor Plan
ATTACHMENT E: Aerial Photo

Submitted by:

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Concurrence by:

D. Lindsay
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