

DATE OF MEETING | April 1, 2019

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING

SUBJECT | LIQUOR LICENCE APPLICATION NO. LA135 – 11 CLIFF STREET

OVERVIEW

Purpose of Report

To inform Council of a liquor licence application to permit a lounge endorsement for a proposed brewery manufacturing business to be located at 11 Cliff Street prior to proceeding with the public input process.

Recommendation

That the report titled “Liquor Licence Application No. LA135 – 11 Cliff Street”, dated 2019-APR-01, be received for information.

BACKGROUND

A Notice of Application was received from Hub City Ales, on behalf of 113359 BC LTD., requesting a local government resolution in support of their application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) to permit a lounge endorsement in conjunction with the proposed liquor manufacturing licence application. A Council resolution is requested for the proposed lounge only. Local government comment is not required for the manufacturing use within the building and an outside patio area.

If approved, the lounge endorsement will allow the brewery to sell and serve their products by the glass (or other single service) in a designated lounge area within the building and onsite patio area. Sales and service may also include other kinds of liquor for consumption, provided that the sale of products not distilled or brewed onsite does 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.

Council supported similar lounge endorsements for Arbutus Distillery (1890 Boxwood Road) on 2016-JUN-19 and Wolf Brewery (940 Old Victoria Road) on 2018-APR-23.

DISCUSSION

The subject property is included within the Terminal Avenue (DT4) Zone. A micro-brewery and lounge are permitted uses within the DT4 Zone.

The applicant is proposing to include the lounge within a proposed new micro-brewery building to be located within Units N and O at 11 Cliff Street. The proposed hours of service are 3pm to 11pm Monday to Thursday, 11 am to midnight Friday and Saturday, and 11 am to 6 pm on Sunday. The proposed occupant load for the lounge is 50 persons.

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 LCRB asks the local government to gather the views of nearby residents and business owners. The City requires all new liquor licence applications to be included on the Public Hearing/Special Council Meeting Agenda. The public will have an opportunity to comment on the application during the 2019-MAY-02 Public Hearing/Special Council Meeting. A public notice and comment sheet will be sent to all property owners and occupants within 100m of the subject property. The public notice sheet will advise residents of the Special Council Meeting date and request comment. Once the responses have been returned, they will be summarized and attached to a future report to Council.

The LCRB 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 the Public Hearing/Special Council Meeting has been held and referral responses have been received.

SUMMARY POINTS

- An application for a manufacturer's lounge endorsement licence has been received for a new brewery (Hub City Ales) to be located at 11 Cliff Street.
- Public notices will be delivered and the public will have an opportunity to comment on the application during the 2019-MAY-02 Public Hearing/Special Council Meeting.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Site Plan
ATTACHMENT C: Floor Plan
ATTACHMENT D: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning

Concurrence by:

D. Lindsay
Director, Community Development

ATTACHMENT A LOCATION PLAN

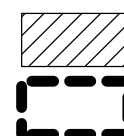


LIQUOR LICENCE APPLICATION NO. LA000135

LOCATION PLAN



Civic: 11 CLIFF STREET
Legal: LOT 4 & 5 & 10, BLK 42, SEC 1, PLN 584
LTA, SEC 1, PLN 51267, LD 32, EXC ELY 40



Subject Property

Notification Area

ATTACHMENT B SITE PLAN

Laneway



Laneway

Tandem Parking Stalls x2

9080 Door

Manufacturing Area

9080 Door

3.04 m

15 m

Proposed Patio

6.09 m

13.73 m

Lounge Area
On-site Store

9080 Door

Licensee Parking Only x5

Public Parking

Driveway-Access

Terminal Ave

Existing Building
Proposed Micro-Brewery
Manufacturing Building
On-site Store/Lounge
Unit O - 11 Cliff St
Nanaimo, B.C.
V9R 5Z9
206 sq/m and 1 floor

Lot 4, Block 42, Section 1, Nanaimo District, Plan 584, except that part in Plan VIP53951, PID 008-813-078;
Lot 5, Block 42, Section 1, Nanaimo District, Plan 584 except the Easterly 40 feet and Plan VIP53951, PID 008-813-167;
Lot 10, Block 42, Section 1, Nanaimo District, Plan 584, PID 008-846-111;
The Easterly 40 feet of Lot 5, Block 42, Section 1, Nanaimo District, Plan 584, PID 008-846-138;
and Lot A, Section 1, Nanaimo District, Plan 51267, PID 016-557-522;
together with all easements, rights of way and other rights enjoyed by the Landlord appurtenant to, or in conjunction with, such lands.

RECEIVED
DVP330
2019-FEB-25
Current Planning

A
01

Site Plan

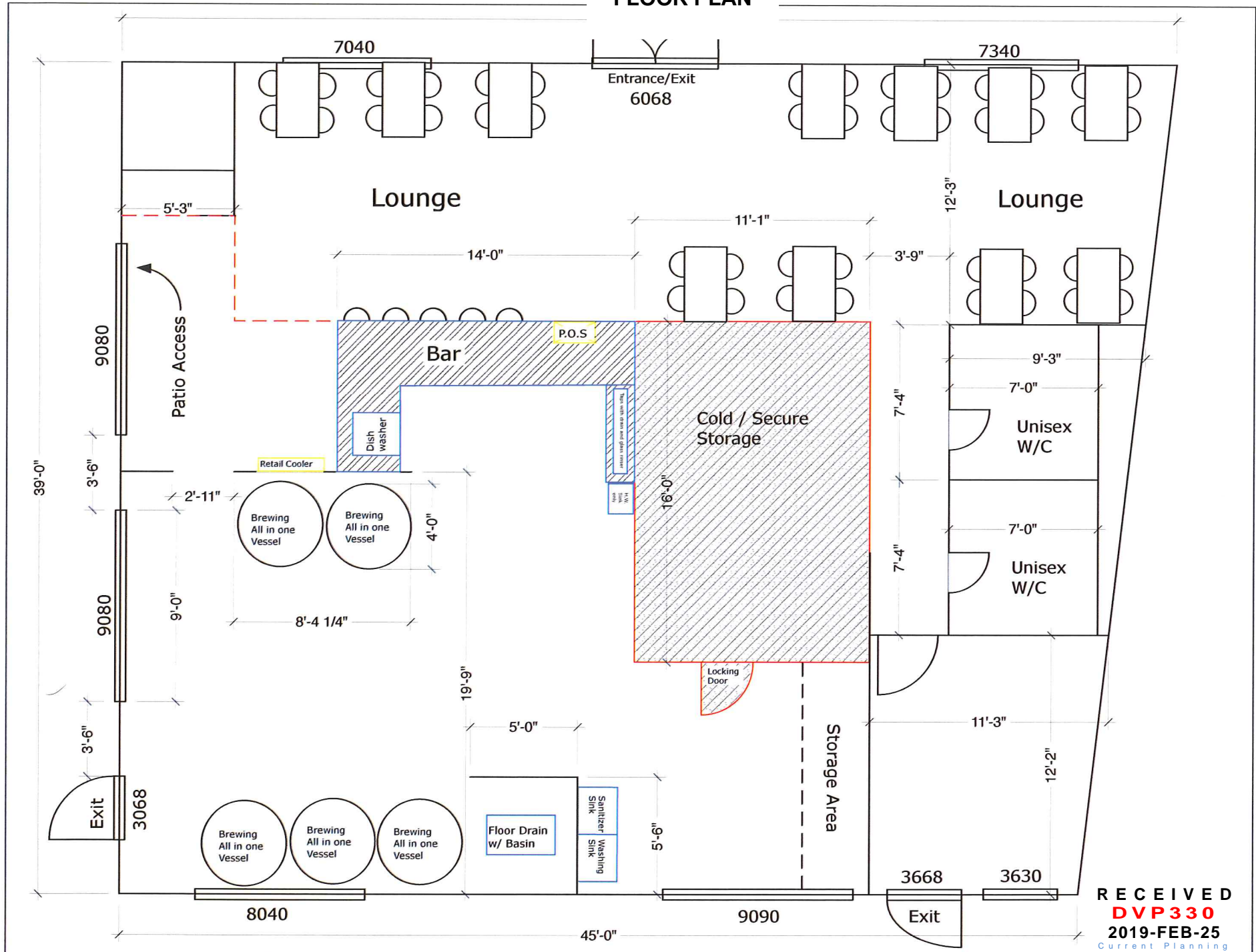
1/8" - 1' Scale

Hub City Brewery

REVISIONS

	MM/DD/YY	REMARKS
1	26/01/2019	...
2	08/02/2019	Added properly scaled Proposed Patio
3	24/04/2019	Added additional parking and more descriptions
4
5

ATTACHMENT C FLOOR PLAN



RECEIVED
DVP330
2019-FEB-25
Current Planning

REVISIONS

NO.	DATE	REVISIONS
1	08/02/2019	Added proper labels and revised cold room
2	20/02/2019	Added proper labels and revised cold room
3	24/02/2019	Added seating and extended bar
4		
5		

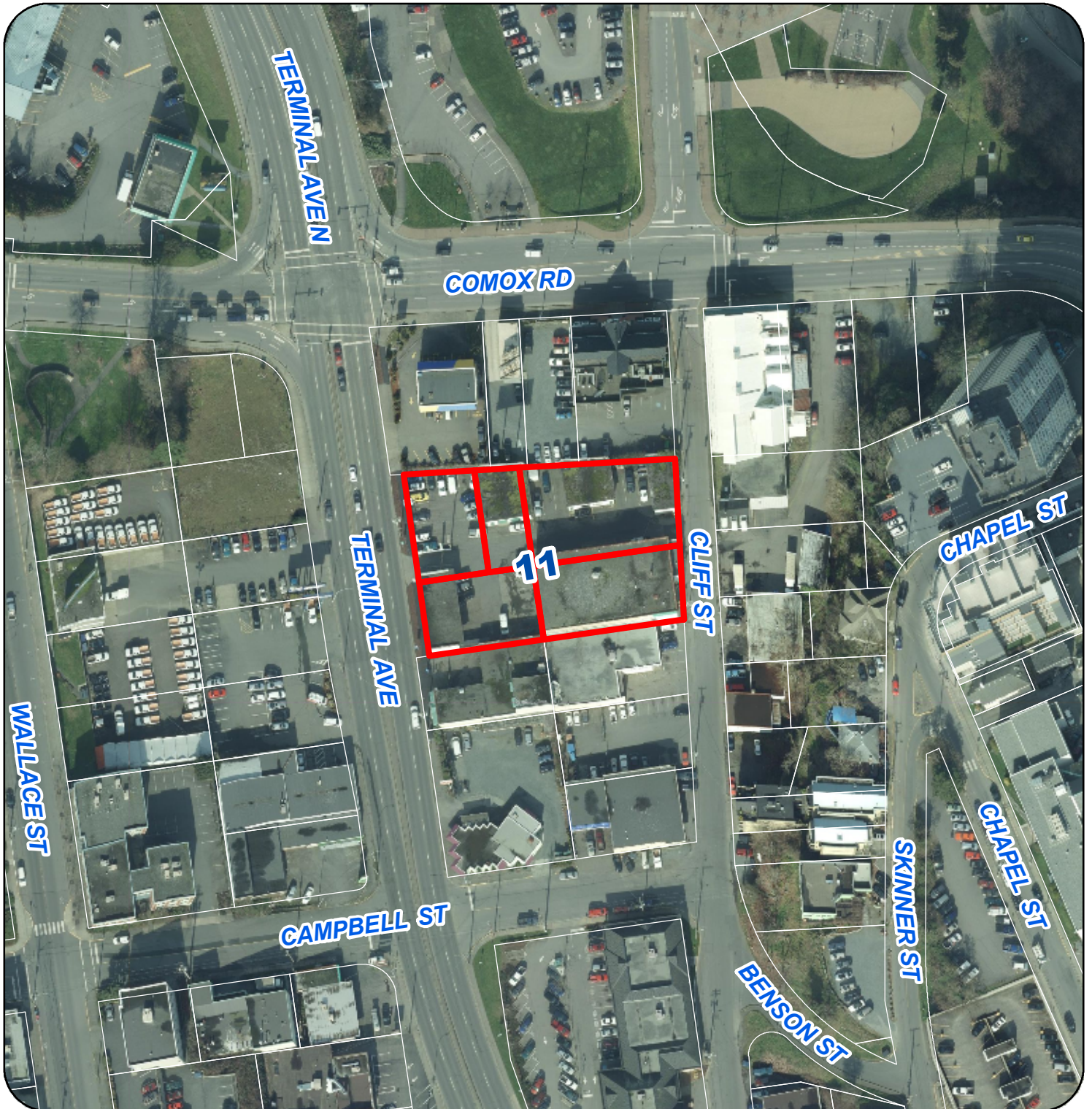
1/4" = 1' Scale

Hub City Brewery

Floor Plan - Existing

A 02

ATTACHMENT D
AERIAL PHOTO



LIQUOR LICENCE APPLICATION NO. LA000135