

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