

**ATTACHMENT F
VAN LAND USE CONSULTING LETTER WITH SUPPORT
SIGNATURES (2021-JUL-26)**

1 of 8



July 26, 2021

Lisa Brinkman
City of Nanaimo
Planning Department
411 Dunsmuir Street
Nanaimo, BC, V9R 5J6

Dear Lisa:

RE: Letter of Intent for 6201 Blueback Road, Nanaimo

On behalf of Van Land Use Consulting, this letter is to outline the intent for the rezoning of 6201 Blueback Road, Nanaimo.

There is an existing retail building located on the north side of Dover Road and West of Blueback Road that is devised into two commercial retail units. A Licensee Retail Store is being proposed to operate in the space currently operating as 'Off the Vine Winemaking'. The unit is approximately 2116 square feet and is currently zoned CC1. Only interior alterations being proposed to the existing retail store, with exception of the exterior signage reusing the existing sign boxes. The size of the proposed LRS is consistent with the nature of the immediate area and the size of the neighboring existing retail stores along Dover Road.

A petition of support has been signed by 60 people, who are Nanaimo residents living within approximately 500m of the proposed store, and provided their names, contact number and addresses. This petition has been attached with our application with a map to show the proximity of supporters to the proposed store.

The owners operate multiple stores throughout British Columbia under the Liquor Mart brand with a solid track record with the Liquor and Cannabis Regulation Branch. They have also built and operated a store in the City of Nanaimo on Departure Bay Road under a partnership. The owners operate all stores within the LCRB guidelines and regulations, and provide special training to staff, with specific focus on sales to minors. All staff are required to have previous experience in liquor retail and have

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current Serving it Right certification. A video surveillance system and signage throughout the store will also help to prevent service to minors as well as minimize any unsightliness on the property.

The neighborhoods that this store is intended to serve are underserved for liquor retail, as any existing liquor store is at least 1km away. Approval of this location would fill a large void that the residents of this area are currently facing, and would provide a walkable option to their nearest neighborhood liquor store. Since there are no nearby family-oriented uses, and the proposed location is within an existing commercial retail area, the negative impacts to the surrounding area should be negligible.

Our proposed location fits well within all required provincial regulations, and has already received provincial approval from the Liquor and Cannabis Regulation Branch. It also meets all of the City of Nanaimo Licensee Retail Stores (LRS) Rezoning Criteria. Adequate parking and loading are available on site and meets all related by-laws without requiring any variances.

Should you have any questions regarding this application for rezoning, please do not hesitate to contact me at (778) 551-0067.

Best regards,

Van Land Use Consulting

A handwritten signature in black ink that reads "J Van Vliet". The signature is written in a cursive, flowing style.

Joseph W. Van Vliet, BCom
Principal

Letter of Support

We, the immediate neighbours of the commercial area on Dover Road in Nanaimo at Blueback Road, are in support of a specialty beer and wine store to operate at this location. We support the rezoning application to Nanaimo City Council for the property at 6201 Blueback Road, Nanaimo.

#	First and Last Name	Phone Number	Address
1	Chris Pennell	[REDACTED]	6420 Southampton Rd.
2	Barb Pennell	[REDACTED]	"
3	Aaron Bahris	[REDACTED]	6534 Southampton Rd
4	Dalia Bahris	[REDACTED]	" "
5	BETTY HUGHES	[REDACTED]	6339 SAVARY
6	Cora Woodman	[REDACTED]	212 Kingfisher Pl
7	Colin Woodman	[REDACTED]	" "
8	RICHARD CUNNINGHAM	[REDACTED]	200 KINGFISHER PL
9	Len Lin	[REDACTED]	6267 Lasalle Rd.
10	RAY & MARG WARKWICK	[REDACTED]	6355 LASALLE RD
11	Neil Campbell	[REDACTED]	6343 Lasalle Rd
12	Sharon "	[REDACTED]	" " "
13	Danya Ouellette	[REDACTED]	6337 Lasalle Road
14	Joelyn Laurenciano	[REDACTED]	6427 Nidri Pl.
15	Susan Boyle	[REDACTED]	6438 Nidri Pl.
16	Beverly Beyman	[REDACTED]	6432 Nidri Pl.
17	Mats Beyman	[REDACTED]	6432 Nidri Pl.
18	Rebecca	[REDACTED]	6341 REDWATER 6201 Blueback Rd

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#	First and Last Name	Phone Number	Address
19	Jesse Dickens	[REDACTED]	6354 Lasalle Rd
20	Madi Wagenaar	[REDACTED]	6417 Lasalle Road
21	Trevor Wagenaar	[REDACTED]	6417 Lasalle Road
22	Myrna Wagenaar	[REDACTED]	6417 Lasalle Road
23	MYLEE HENDY	[REDACTED]	6429 Lasalle Rd
24	LEE HENDY	[REDACTED]	6429 Lasalle Rd
25	BRYAN GORDON	[REDACTED]	6445 LASALLE RD
26	ANITA GORDON	[REDACTED]	6445 LASALLE RD
27	GEOR MASLOUSKI	[REDACTED]	6449 LASALLE RD.
28	IRENE COCKETT	[REDACTED]	6456 KIONI PLACE NAN BC
29	GARY JOHNSON	[REDACTED]	6203 Peckham Pl
30	BERRY " " "	[REDACTED]	" " "
31	Tricia Johnson	[REDACTED]	300 Cambridge Pl.
32	STEVE LESSARD	[REDACTED]	312 " "
33	SUE LESSARD	[REDACTED]	" " "
34	Carlec Bilokhely	[REDACTED]	325 Cambridge Pl
35	Brant Hanneson	[REDACTED]	325 Cambridge Pl.
36	BOB SAUNDERS	[REDACTED]	319 CAMBRIDGE RD

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#	First and Last Name	Phone Number	Address
37	Sheanna Tindlin	[REDACTED]	6463 Southampton.
38	Val Hodgson	[REDACTED]	6533. Southamton
39	Harold Beltry	[REDACTED]	6533 Southamton
40	Theresa Kane	[REDACTED]	6543 12
41	Hannah Dunbar	[REDACTED]	130 New Dale Place
42	Shermy Vatchern	[REDACTED]	242 Kingfisher Place
43	Shermy Vatchern	[REDACTED]	242 Kingfisher Place.
44	Shermy Robertson	[REDACTED]	6396 Lasalle Rd.
45	Royce Robertson	[REDACTED]	6396 Lasalle Rd.
46	Konrad Korkowski	[REDACTED]	6394 Lasalle Rd.
47	Tricia Korkowski	[REDACTED]	6394 Lasalle Rd.
48	Wendy KEEBEE	[REDACTED]	6392 LASALLE RD
49	Terry Young	[REDACTED]	6388 Lasalle Rd
50	Amber Robinson	[REDACTED]	6388 Lasalle Rd
51	Terra Skirrow	[REDACTED]	6382 Lasalle Rd
52	Orrie Skirrow	[REDACTED]	6382 Lasalle Rd
53	Prise Skirrow	[REDACTED]	6382 Lasalle Rd
54	Shannon Dickens	[REDACTED]	6354 Lasalle Rd

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[illegible]

[illegible]

MAP - SUPPORTING SIGNATURES

