

DATE OF MEETING | December 5, 2022

AUTHORED BY | SADIE ROBINSON, PLANNER, CURRENT PLANNING

SUBJECT | LIQUOR LICENCE APPLICATION NO. LA151 – 940 OLD VICTORIA ROAD



Proposal:

To allow a temporary expanded service area (TESA) to remain permanently.

Zoning:

I2 - Light Industrial

City Plan Land Use Designation:

Light Industrial

Lot Area:

2.2ha



OVERVIEW

Purpose of Report

To inform Council that an application to amend the existing liquor licence at 940 Old Victoria Road (Wolf Brewing Company) to permit a permanent extension for the existing temporary outdoor patio area.

BACKGROUND

A notice of application was received from Wolf Brewing Company, requesting a local government resolution in support of their licence amendment application to the Provincial Liquor and Cannabis Regulation Branch (LCRB) to permit the Temporary Extended Service Area (TESA) to remain permanently at the Wolf Brewing Company at Units 1 & 2, 940 Old Victoria Road. Council supported the lounge endorsement for an existing brewery manufacturing business for Wolf Brewing Company on 2018-APR-23 (LA128).

During the COVID-19 pandemic, temporary outdoor patios were permitted by the LCRB and the City of Nanaimo. Wolf Brewing Company had a temporary outdoor patio area during the 2020 and 2021 summer seasons. The LCRB has advised that, moving forward, temporary patios must either be removed, or a liquor licence amendment application is to be submitted to the LCRB requesting a permanent outdoor patio. As such, the applicant is seeking to make the temporary patio extension permanent.

DISCUSSION

The subject property is located within an existing industrial park located within Nanaimo's South End Neighbourhood. Wolf Brewing Company has operated on the property since 2010. The applicant has provided a rationale for the proposed patio extension (see Attachment B). The uncovered, on-grade patio area considered in this application is 56.1m² and contains three picnic tables, which support seating for up to 18 patrons. Combined with the existing permanent 6.3m² outdoor patio area, the total area of the outdoor patio space is proposed to be approximately 62.4m², and is used seasonally. Business hours are 9:00 a.m. to 11:00 p.m. daily. No change of business hours is proposed as part of this application and no live or recorded entertainment may be offered on a patio (only in a lounge area). The patio area is accessed (and monitored) internally from the brewery. If the proposed patio area is supported, the maximum capacity for the business, including indoor and outdoor areas, would remain at 50 persons.

In accordance with the review process utilized prior to the pandemic, the LCRB has requested that liquor licence amendment applications be reviewed in terms of the following criteria:

- The location of the establishment;
- The person capacity and hours of liquor service of the establishment;
- The impact of noise on nearby residents; and,
- The impact on the community if the application is approved.

CONCLUSION

Staff will comment on each of these factors in a future report after public comments have been received. The next step will be for Staff to mail and hand deliver a public notice to the residents and business owners of all buildings within a 100m radius of the subject property to inform them of the proposed liquor licence amendment, and to obtain neighbourhood input.

SUMMARY POINTS

- An application has been received to amend the existing liquor licence at 940 Old Victoria Road (Wolf Brewing Company) to permit a permanent extension to the existing outdoor patio area.
- Staff will proceed with the public notification to gather input from nearby residents and business owners.
- A summary of public comments and an evaluation of community impacts will be brought to Council for consideration in a future report.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Site Plan
ATTACHMENT C: Floor Plan
ATTACHMENT D: Letter of Rationale

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO