

ATTACHMENT C LETTER OF RATIONALE



February 24, 2023

City of Nanaimo
Planning Development Service
455 Wallace Street
Nanaimo, BC V9R 5J6

RE: Letter of Rationale: Carlos O'Bryan's Neighborhood Pub - Liquor Primary New Outdoor Patio

To Whom It May Concern,

This letter is to inform you of the reasons behind the application submitted for the new permanent outdoor service area (patio). Carlos O'Bryan's Neighborhood Pub has been providing exceptional service to the community of Nanaimo for 9 years. We strive to exceed excellence and ensure our customers are happy.

As you are aware, we were given temporary approval for a Temporary Expanded Service Area (patio) because of public health measures due to the pandemic. However, as the term for our temporary expanded service area is nearing its end, we are requesting that the City support our application for a new permanent patio.

For the past three years, the hospitality industry, and the food and beverage sector, has been hit hard with changes to our service delivery, labour shortages, supply chain disruptions, fuel surcharges, and increased commodity prices, which have severely impacted our bottom line. While the approval of a temporary expanded service area has tempered some of those challenges, we have also had to adapt to a shift in dining habits. An increasing number of people are opting and preferring to eat and drink outdoors to mitigate any potential airborne public health risks. We believe that the approval of a permanent new patio will help to satisfy and meet this public preference.

As a locally-owned and operated company that employs approximately 60 staff who live in and around Nanaimo, the approval of a permanent patio will not only provide additional good-paying jobs but these employees will spend their money in the City further supporting other Nanaimo-based businesses and further growing the City's economic base.

With limited dining establishments in the area, a permanent patio will not only help to alleviate this shortfall and provide an opportunity for expanded food service, it will also provide families with an opportunity to sit and eat together in the outdoors while taking advantage of the Nanaimo hospitality industry.

With travel restrictions lifted and an increased demand for ferry travel, particularly in the summer months, multi-ferry waits are a common occurrence. This puts increased pressure on food service establishments within B.C. Ferry property and the surrounding area. Having a new permanent outdoor patio is an easy way to alleviate some of this pressure during peak hours and give all passengers, as well as local residents, easier access to food and beverages in a reasonable timeframe.

Rationale

Families - family food service endorsement

Our current liquor licence has been endorsed to allow minors accompanied by a parent or guardian to receive service within our licensed area. During the summer season, it is much more commonplace for families and those with children to frequent our establishment. While we can accommodate to a degree, the interior of a pub is not necessarily a desired atmosphere for parents with young children.

Pandemic - Many people are still reluctant to be indoors.

We have made beneficial use of the Temporary Expanded Service Area as guests were able to access portions of our patio year-round. During the summer, when the weather is more inviting, these outdoor spaces become used more quickly and frequently and our lack of a permanent patio would limit the options available to guests.

Increased Costs/Increased Revenues

While we are strong advocates for the community, we are also a business. We are facing the very real issues of increased costs across the board. Having additional seating would be of great benefit for us to offset some of these costs, also allowing us more freedom to be the best community partner that we can be.

Had Temporary Expanded Service Area-no issues for over 2 years.

We and our guests have enjoyed the benefit of the Temporary Expanded Service Area for the duration of the pandemic and due to our sound business practices we have not noticed a detrimental effect to the City of Nanaimo.

With patio staying we employ 12 more staff

We are a leading employer in our community and are always looking for great staff that can help us improve our business, but also those whom we can help push towards their goals as well. The new patio would allow us the opportunity to employ more full-time and part-time staff; a new patio would allow us to keep staff on during the shoulder seasons.

Carlos O'Bryan's is a strong proponent of supporting the local community. The approval of a permanent new patio allows for the potential to further host community fundraising events like the Nanaimo Bathtub Race and other local organizations.

We firmly believe that the approval of a permanent new patio will be a benefit not only to Carlos O'Bryan's Nanaimo, but for the City and the community at large.

I appreciate the consideration of approval for the application. Please feel free to contact me at anytime.

Sincerely,



Owner – Carlos O'Bryan's Neighborhood Pub