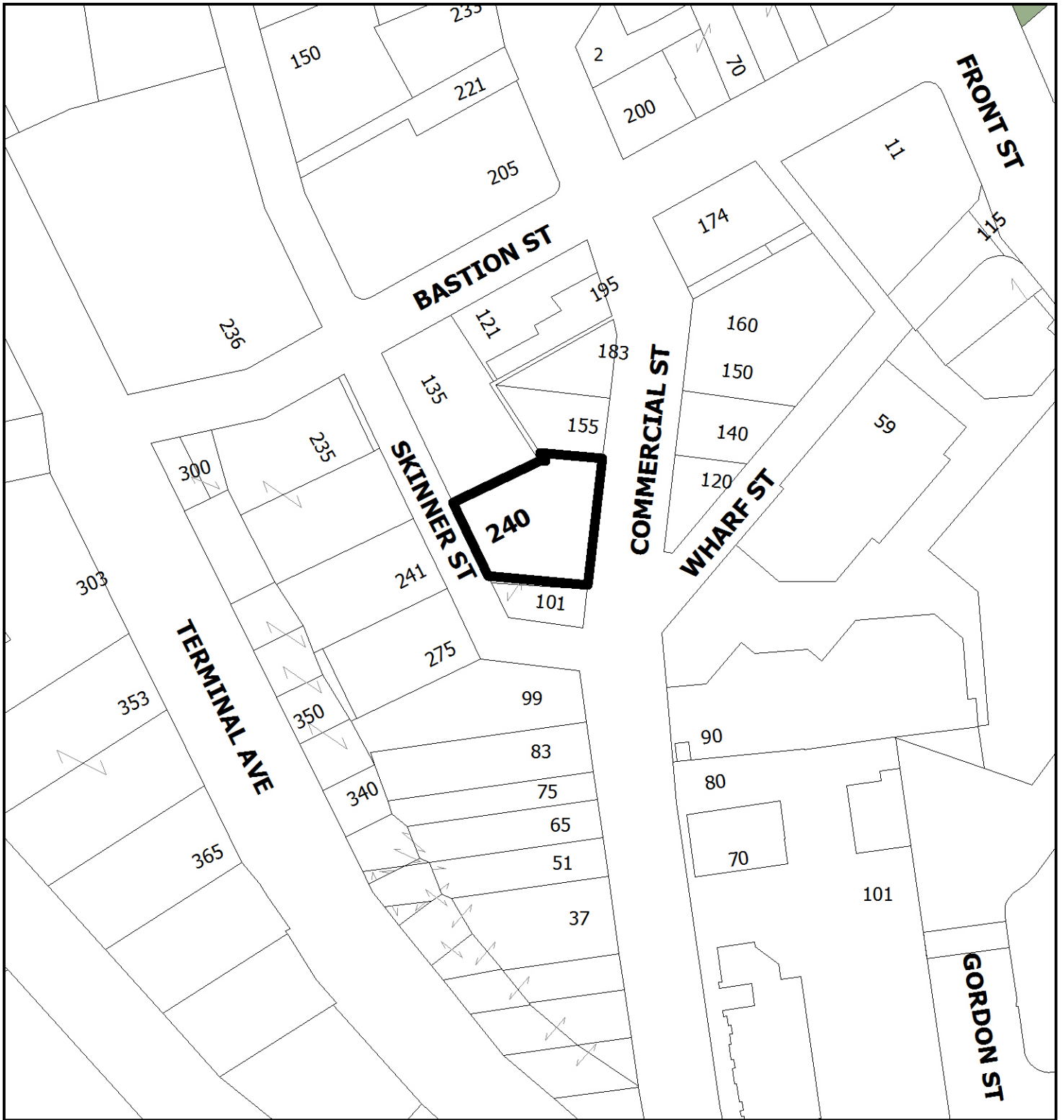


ATTACHMENT A
LOCATION PLAN



LIQUOR LICENCE APPLICATION NO. LA000130

LOCATION PLAN

Civic: 240 Skinner Street
Lot 1, Section 1, Nanaimo District,
Plan 45166



ATTACHMENT B
APPLICANT'S RATIONALE LETTER

To whom it may concern,

Koncept Nightclub is requesting an increase in the occupant load for our venue located at 240 Skinner Street . We have recently updated our floor plan and feel that the occupancy load is need of updating as well. We have completed several minor renovations that have expanded our dance floor and opened up space for our patrons to move more freely throughout the venue. Our target market is predominantly university students ranging from nineteen (19) to twenty-four (24) years of age, however, everyone over the age of majority is welcome!
Examples of positive impacts of increasing the occupancy:

- 1) More people under surveillance rather than be on the street causing mayhem;
- 2) Increasing employment in the community with above minimum wage jobs;
- 3) Will Increase the local economy downtown;
- 4) Providing positive and safe entertainment for the youth of Nanaimo and surrounding areas.

Some negative impacts could be:

- 1) A need for increased staff (security and potentially other various positions);
- 2) Could increase processing time of bringing patrons into the venue;
- 3) More crowd control devices and security staff may be necessary to maintain the relative tranquility of the awaiting patrons.

In conclusion, we feel that an increase in the occupant load is well deserved and needed.

Best regards,

Koncept Management



Royal Canadian
Mounted Police

ATTACHMENT C RCMP REFERRAL RESPONSE

Security Classification
/Designation
Classification/désignation

1 of 2

RCMP Nanaimo
303 Prideaux Street
Nanaimo, BC V9R 2N3

Your File - Votre référence

Our File - Notre référence

City of Nanaimo
Current Planning and Subdivision

Date

April 26, 2018

Dear Sir/Madam,

Re: Koncept Nightclub – Request for Change in Occupancy

It is our understanding that the Koncept Nightclub at 240 Skinner Street has made application for a structural change to an existing liquor licence to increase the permitted licence capacity (occupancy load) from 200 persons to 220 persons.

Skinner Street currently has five liquor-primary establishments with a combined patron capacity of approximately 1,200. It should be noted that the RCMP did not support the application of another Skinner Street club several years ago to increase capacity citing concerns that increasing overall patron capacity among clubs closely situated had potential to create noise and public safety concerns, particularly when they simultaneously discharge their patrons onto the street at 2 am closing. In that case, the increase in capacity was supported by council notwithstanding the policing concerns.

The RCMP have the same prevailing concern, that very challenging noise and public safety issues manifest when nightclubs close at 2 am. In current market conditions, all of the clubs are seldom simultaneously at capacity. However, in the occasional circumstance when they are (i.e. Halloween, Marine Festival weekend, concert events), Skinner Street becomes very congested and unsafe to the point that police are unable to safely manage the crowds. These are typically one-off events, but are a result of an over-concentration of large-capacity clubs on a very narrow street.

The Koncept Nightclub is under new management, so there has been limited opportunity to observe the manner that the establishment is being operated. The liquor control branch has taken recent enforcement action regarding structural changes that were undertaken without notifying the branch, but these matters are now being addressed. There are regular incidents of public intoxication, disturbances and fights in proximity to the nightclub, but this is typically of the street-context outside of all of the Skinner Street clubs.

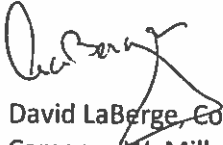
The nightclub's new management team have joined the Nanaimo Bar Watch Program, and have endeavoured to communicate and work cooperatively with police. Their support of the program is appreciated, and substantially contributes to public safety in the entertainment district.

LA130 – Konzept Nightclub

Thank you for the opportunity to provide input into this application. If you require further information, please contact Corporal David LaBerge who administers the Bar Watch Program.

Yours truly,

Yours truly,

A handwritten signature in black ink, appearing to read 'David LaBerge', written over a horizontal line.

David LaBerge, Corporal
Cameron W. Miller, Superintendent
Officer in Charge
Nanaimo RCMP Detachment

ATTACHMENT D PUBLIC COMMENTS

SUPPORT

- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments: MANAGEMENT AND STAFF HAVE BEEN RESPECTFUL TO THE NEEDS
OF NEIGHBOURS AND THE DOWNTOWN

Name: _____ Resident Street Address: 7610 LANIZVILLE RD
LANIZVILLE BC V0R 2H0
Name of Business: RUTIAN HOLDINGS LTD. Business Address: #6-93 COMMERCIAL ST.
NANAIMO BC V9R 5G3
LA130-240 Skinner Street - Comment Sheet

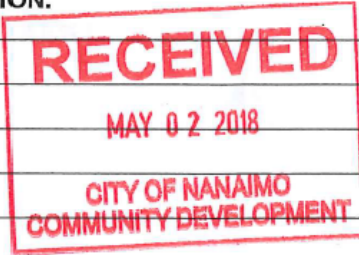
- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments: _____

Name: _____ Resident Street Address: 207-155 SKINNER
Name of Business: KROGG COMPANY Business Address: 2120 BAY ST.
BARRISTERS & SOLICITORS NANAIMO BC
LA130-240 Skinner Street - Comment Sheet

- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments: _____



Name: _____ Resident Street Address: 125 Front Street
Name of Business: The Port Theatre Business Address: 623 Stirling Ave.
LA130-240 Skinner Street - Comment Sheet

- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments: _____

Name: _____ Resident Street Address: _____
 Name of Business: V.I.C.C. Business Address: 101 Wilson St

LA130-240 Skinner Street – Comment Sheet

- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments: _____

Name: _____ Resident Street Address: _____
 Name of Business: ARC DOCUMENT SOLUTIONS Business Address: 350 TERMINAL AVE

LA130-240 Skinner Street – Comment Sheet

NON-SUPPORT

- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Hello City of Nanaimo;

I would like to vote "No" as we want to establish a better night crowd than what is currently in the downtown core. I would like to see more evening markets, late night eateries, and small unique Nanaimo based stores.

Thank you,

: 75-77 Commercial St.

LA130-240 Skinner Street - Comment Sheet

*To many people drunk or stoned in one small area

I SUPPORT THE APPLICATION.

I DO NOT SUPPORT THE APPLICATION. → Condems in on lower stairwell or used needles there

Comments:

Skinner Street is a real problem between 8pm and 2 am. It has 3 liquor licenses within 50 yards of each entrance. There is no parking in fact most patrons illegally park in my spaces behind my building. lots of vandalism and people leaving

Name: _____ Resident Street Address: 155 Commercial St

Name of Business: (King/Bradshaw Law) Business Address: 155 Commercial St

LA130-240 Skinner Street - Comment Sheet

- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments:

THE CURRENT PROBLEMS EXISTING DOWNTOWN WILL ONLY BE EXACERBATED BY THIS INCREASED CAPACITY

Name: _____ Resident Street Address: _____

Name of Business: Amarada Holdings Flying Fish Business Address: 180 Commercial St

LA130-240 Skinner Street - Comment Sheet

- I SUPPORT THE APPLICATION.
- I DO NOT SUPPORT THE APPLICATION.

Comments:

- TO NAVY ISSUE - Drug
- SERVING under age
- Two of my own staff got Reoffered (Drug)
- Fight

SCANNED

Name: _____ Resident Street Address: _____

Name of Business: THE MODERN CAFE Business Address: 221 COMMERCIAL ST NAINIRO