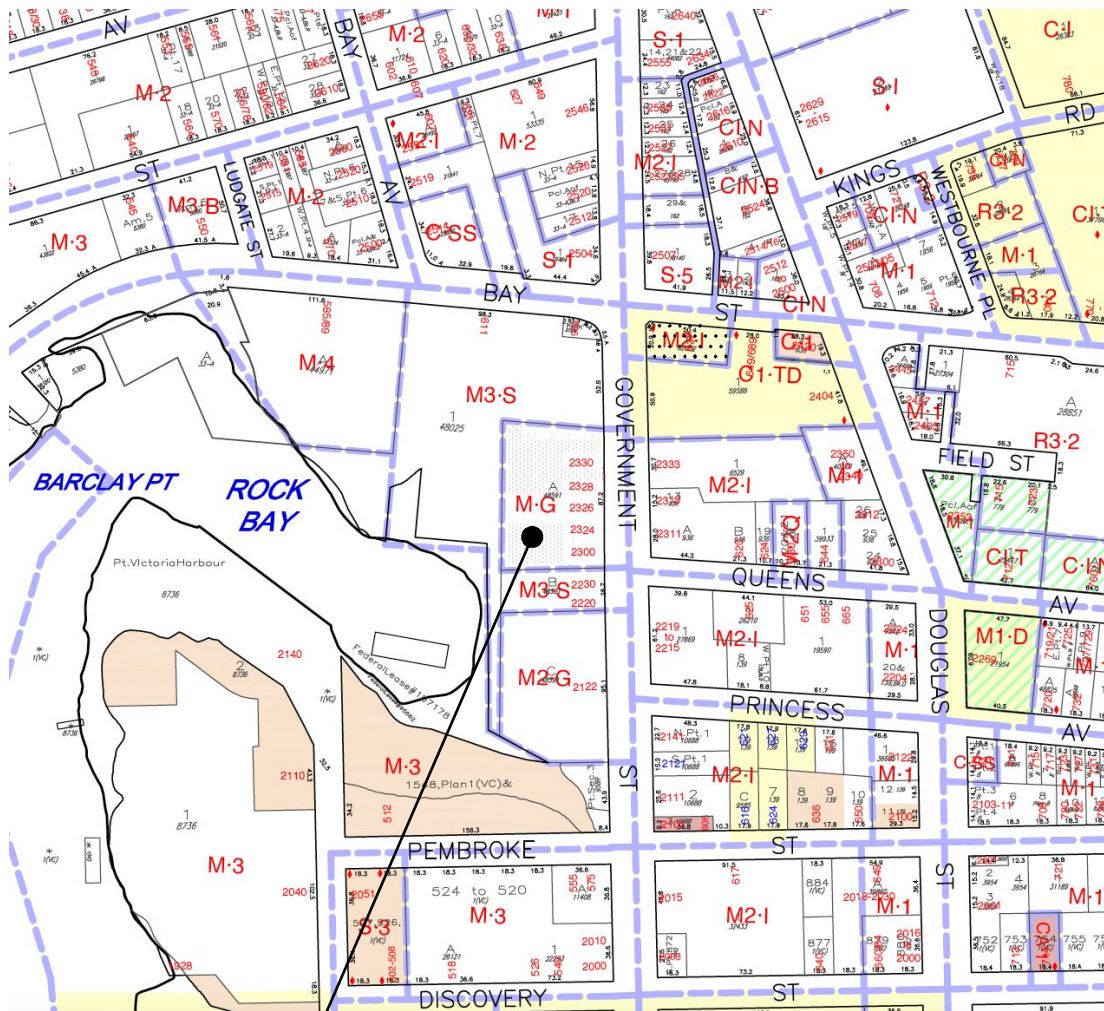



Vancouver Island Brewing Rezoning Application

2330 Government Street, Victoria, B.C.



3 2330 Government Street, Aerial View
SK-0 No Scale


2 2330 Government Street, Location Plan
SK-0 No Scale

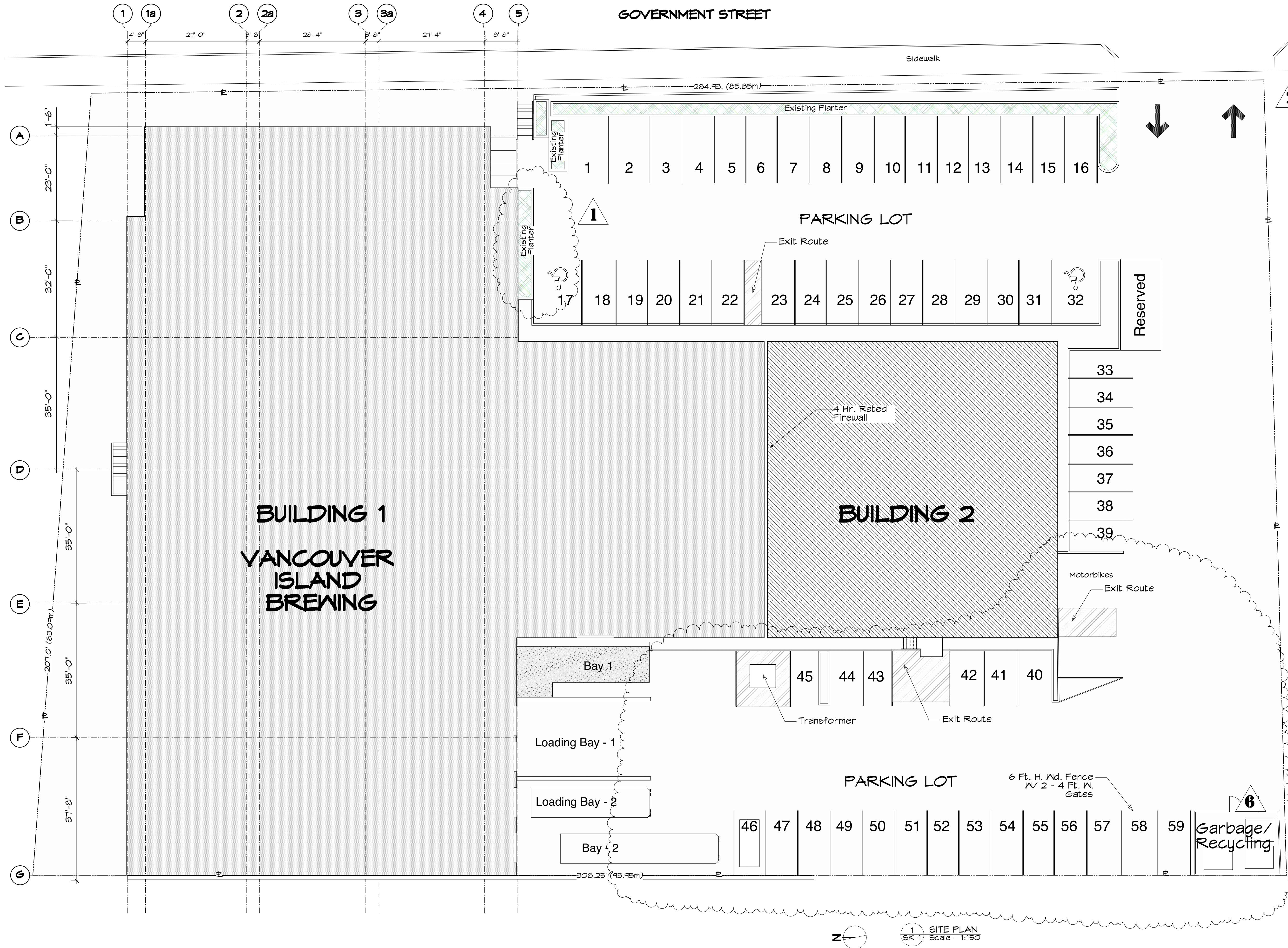


Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
March 6, 2019

MJM Architect Inc.				project name: Vancouver Island Brewing Rezoning Application		project no. 1807	
#10, 809 Vancouver Street, Victoria, B.C. V8V 8V8 ph:(250)861-5482 e-mail: mjmood@shaw.ca				drawing title: Cover Sheet/Location Plan		date: 18/08/23 Rev. 19/02/14 yy/mm/dd	
				drawing no. SK-0			



2330 Government Street Allotted Parking (New Schedule 'C')						
Area*	Tenant	Use	sq. ft.	m2	Parking Req. Int	# of Spaces Provided
1, 9, & 10	V.I. Brewery	Manufacturing	15,993	1,484.90	1/140m2	11
2 (Plus Mezzanine #16)	V.I. Brewery	Brewpub	775	72.0	0	0
4	V.I. Brewery	Warehouse	5,527	513.5	1/100m2	5
20, 25, 9	V.I. Brewery	Retail	427	39.63	1/80	1
3 & 11	Brewery	Office	4,267	396.4	1/70	6
Sub-Total						23
5	Grand & Toy	Office	3,885	360.9	1/70	4
6	Greater Vic. Housing	Office	3,212	298.4	1/70	4
7	Allison Pianos	Retail	1,200	111.5	1/80	1
12	Vivid Solutions	Manufacturing	1,500	139.4	1/140m2	1
13	Vacant	Office	5,780	536.9	1/70	7
14	Vacant	Offices	944	87.7	1/70	1
15	Fusion Performance	Personal Services	1,158	107.6	1/50	2
15	Vacant	Offices (Assumed)	1,856	172.4	1/70	2
Sub-Total						22
Total Spaces Req'd						43
Total Spaces Provided						57

Building Occupancy Summary		
Type of Building (Use)	Sq. Ft.	m2
Office	19,942.30	1,852.70
Manufacturing	17,483.82	1,624.30
Brewpub	775.00	72.00
Retail	1,626.75	151.13
Warehouse	5,526.94	513.47
Personal Services	1158.19	107.60
Total Area	46,502.25	4,320.20

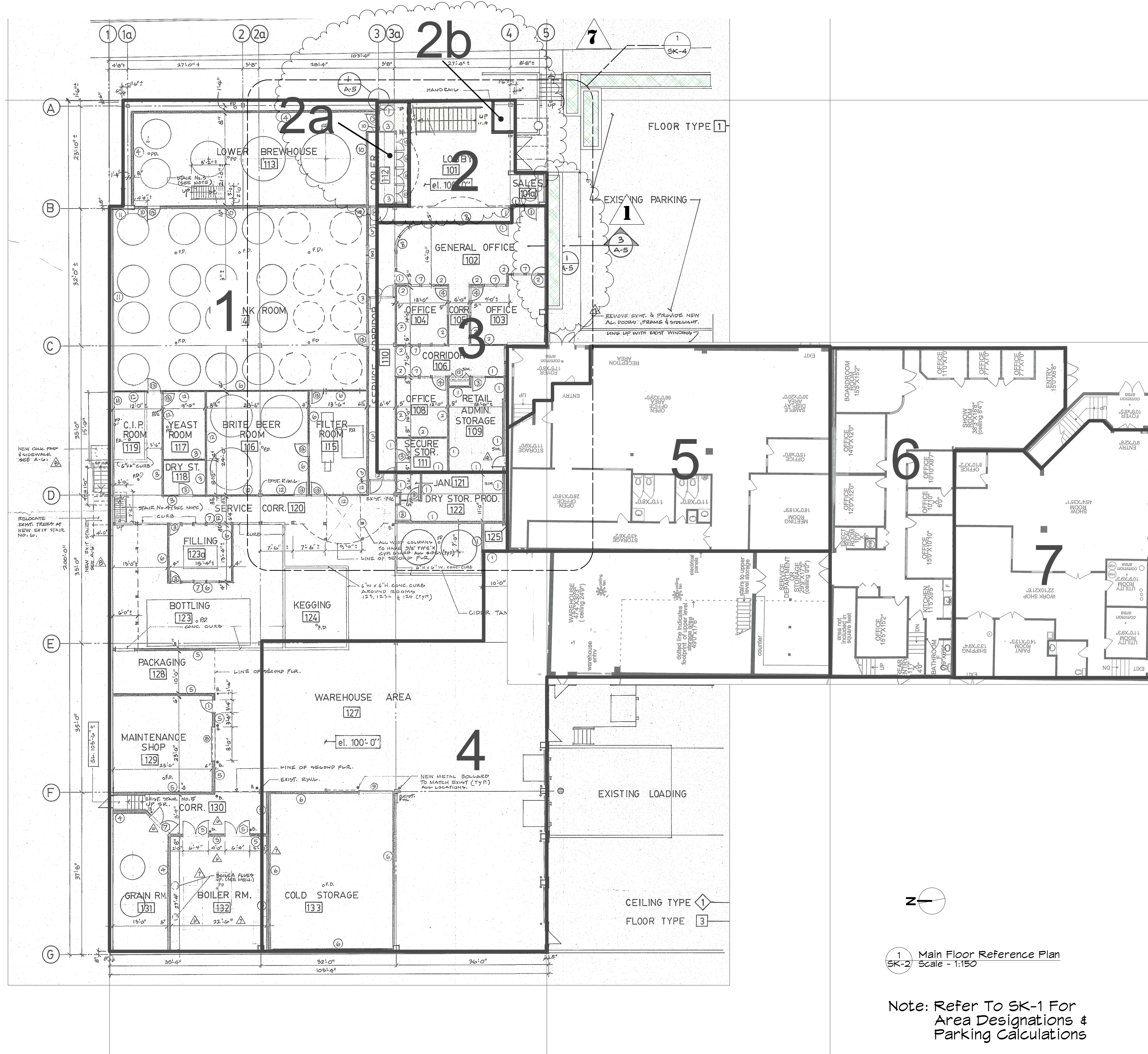
Project Information Data Table	
Existing Zone	M-G
Proposed Zone	M-G
Site Area	5,765.6m2
Floor Areas:	
Main	2,937.4m2
Second	1,451.6m2
Total Floor Area	4,389.0m2
Commercial Floor Area	4,389.0m2
Floor Space Ratio (FSR)	4,320.20m2 ÷ 5,765.6m2 = .75:1
Site Coverage (%)	N/A
Open Site Space (%)	N/A
Building Height (m)	N/A
Number Of Storeys	2
Parking Stalls (Number On Site)	59
Bicycle Parking Number (Class 1)	0
Bicycle Parking Number (Class 2)	0
Building Setbacks	
Front Yard East	N/A
Rear Yard West	N/A
Side Yard (South) South	N/A
Side Yard (North) North	N/A
Combined Side Yards	N/A
Residential Use Details	N/A
Total Number Of Units	N/A
Unit Type (eg., 1 Bedroom)	N/A
Ground-oriented Units	N/A
Minimum Unit Floor Area (m2)	N/A
Total Residential Floor Area (m2)	N/A

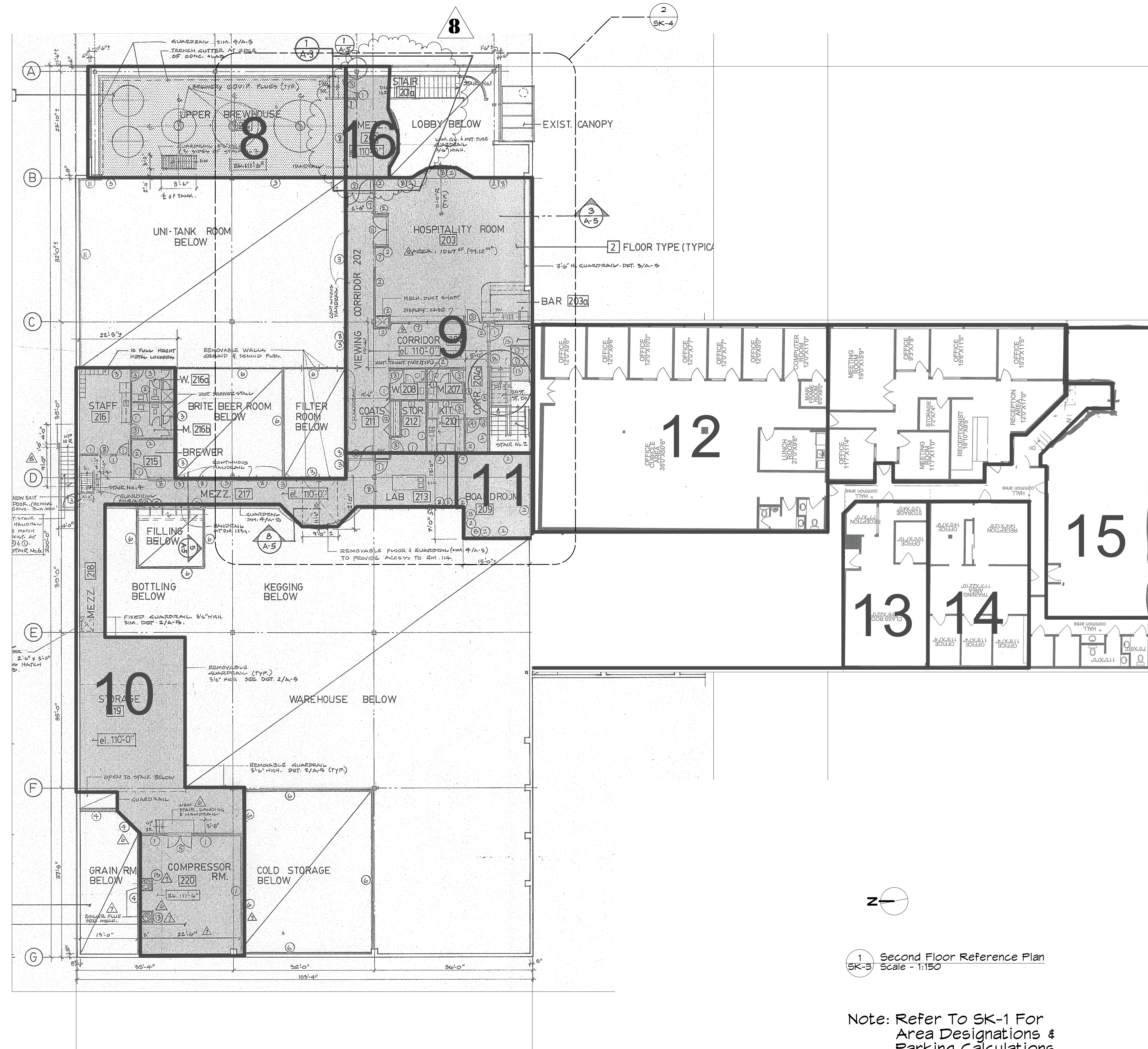
MJM Architect Inc.

#10, 909 Vancouver Street, Victoria, B.C.
V8V 3V6
ph: (250) 661-5492 e-mail: mjmood@shaw.ca



project name: Vancouver Island Brewing Rezoning Application		project no. 1807	
drawing title: Site/Parking Plan	drawn by: rjm	scale: As noted	date: 18/08/23 Rev. 19/02/14 yy/mm/dd
checked by: rjm			drawing no. SK-1





Note: Refer To SK-1 For
Area Designations &
Parking Calculations



Total Area = 21.9m²

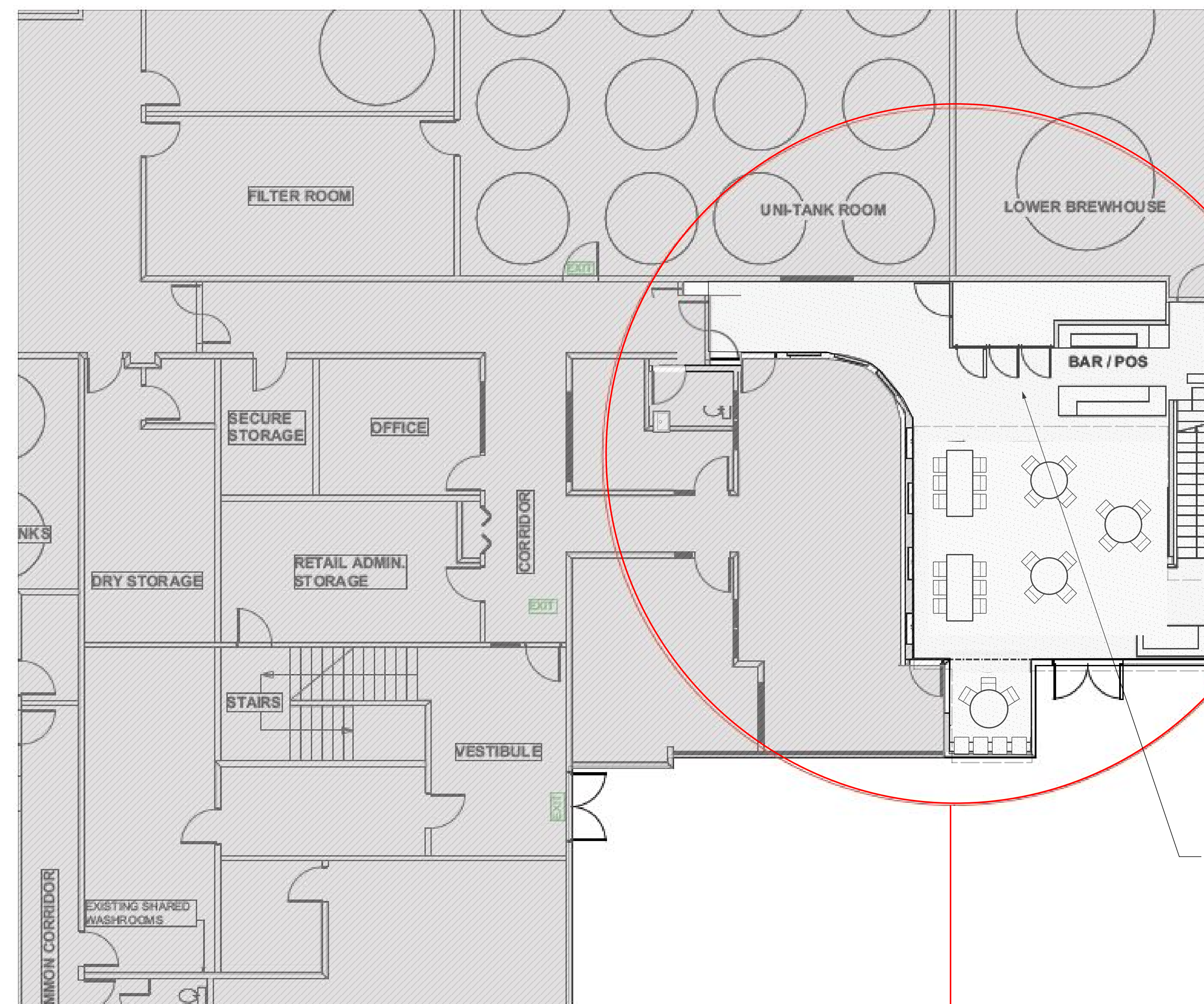
2 SK-4 Existing Level 2
Scale: 1/8" = 1'-0"

**PROPOSED AREA
FOR
REZONING
APPLICATION**

LEGEND

- AREA TO REMAIN UNAFFECTED
- AREA W/ PROPOSED MODIFICATIONS

Note: No New Construction Proposed.
All Work Is Related To Furniture &
Seating Capacity Only



Total Area = 106.1m²

1 SK-4 Existing Level 1
Scale: 1/8" = 1'-0"

**PROPOSED AREA
FOR
REZONING
APPLICATION**

				project name: Vancouver Island Brewing Rezoning Application	project no. 1807
#10, 909 Vancouver Street, Victoria, B.C. V8V 3V6 ph: (250) 661-5492 e-mail: mjmood@shaw.ca		drawing title: Proposed Tasting Room Area Calculation		drawn by: mjm checked by: mjm	scale: As noted date: 18/08/23 Rev. 19/02/14 ymm/dd
					drawing no. SK-4