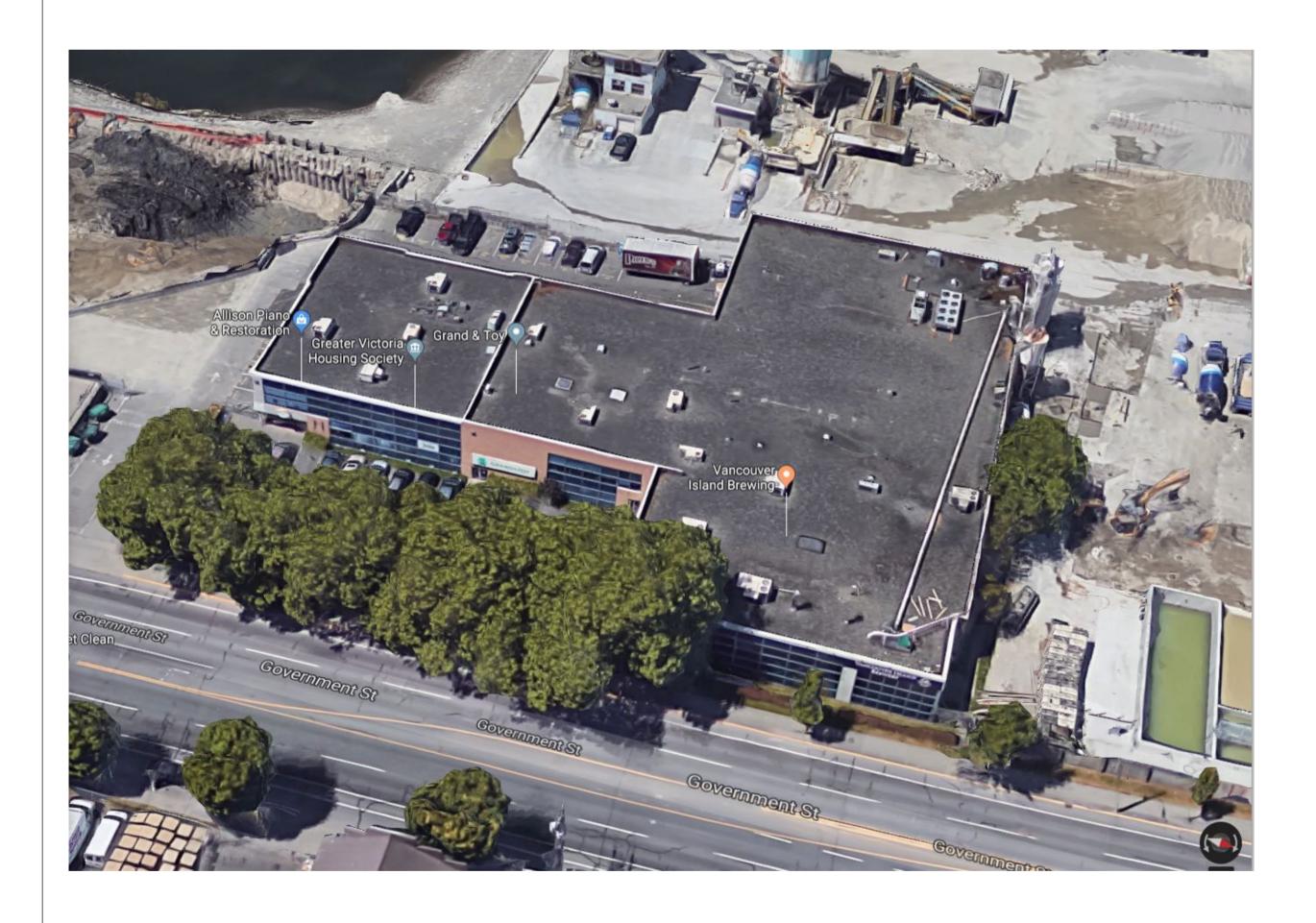
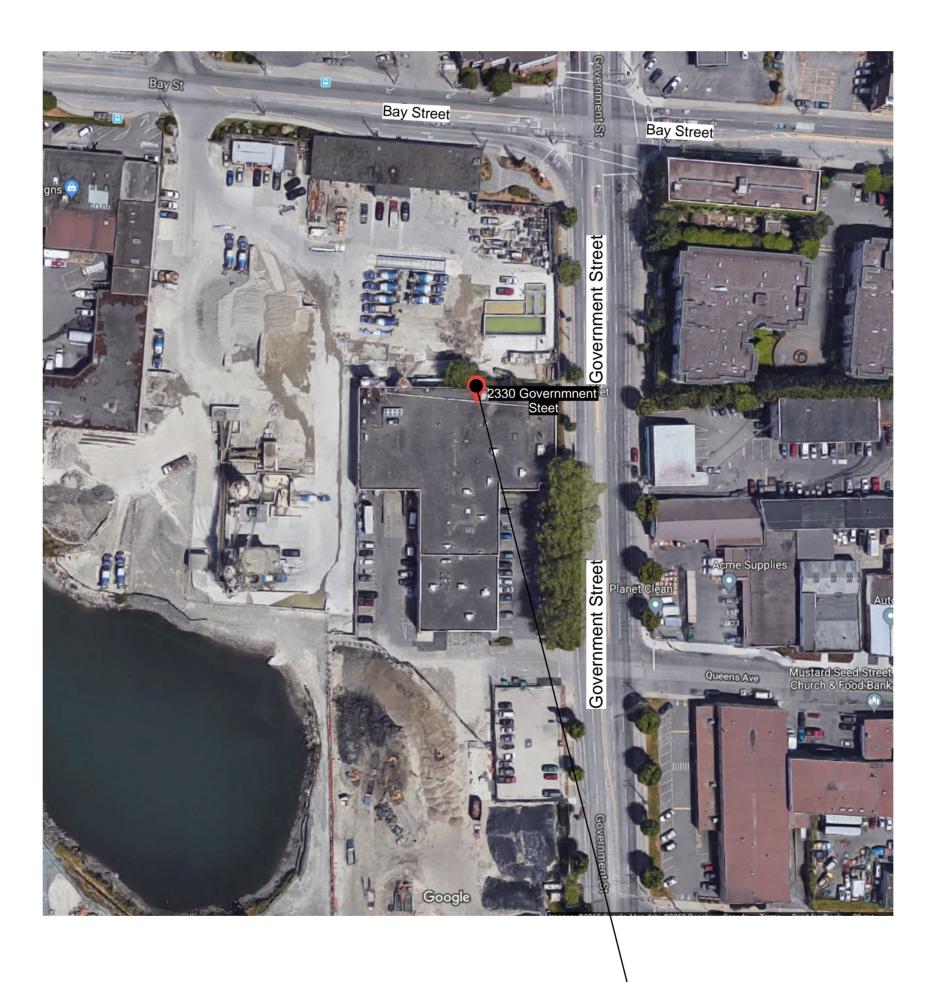
# Vancouver Island Brewing **Rezoning Application**

## 2330 Government Street, Victoria, B.C.





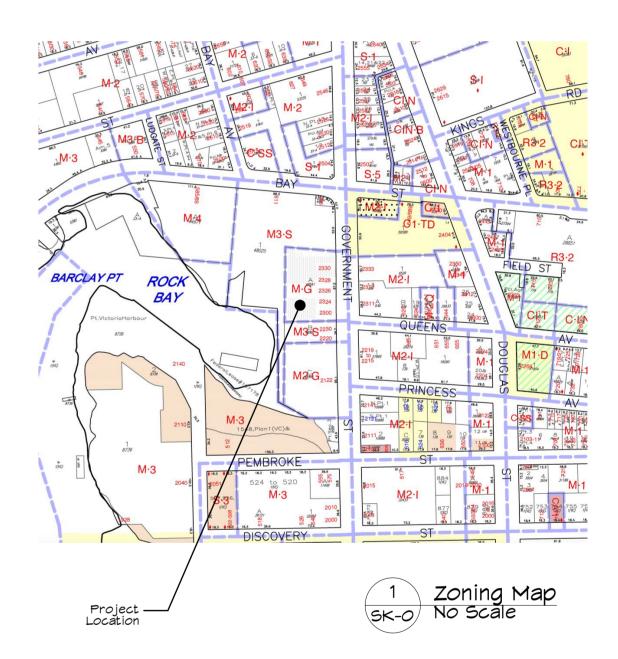


Project Location

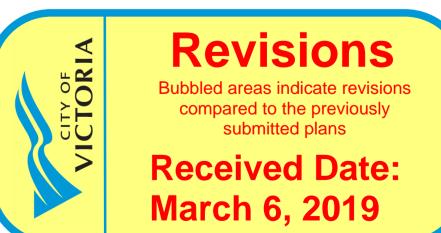
2 2330 Government Street, Location Plan SK-0 No Scale







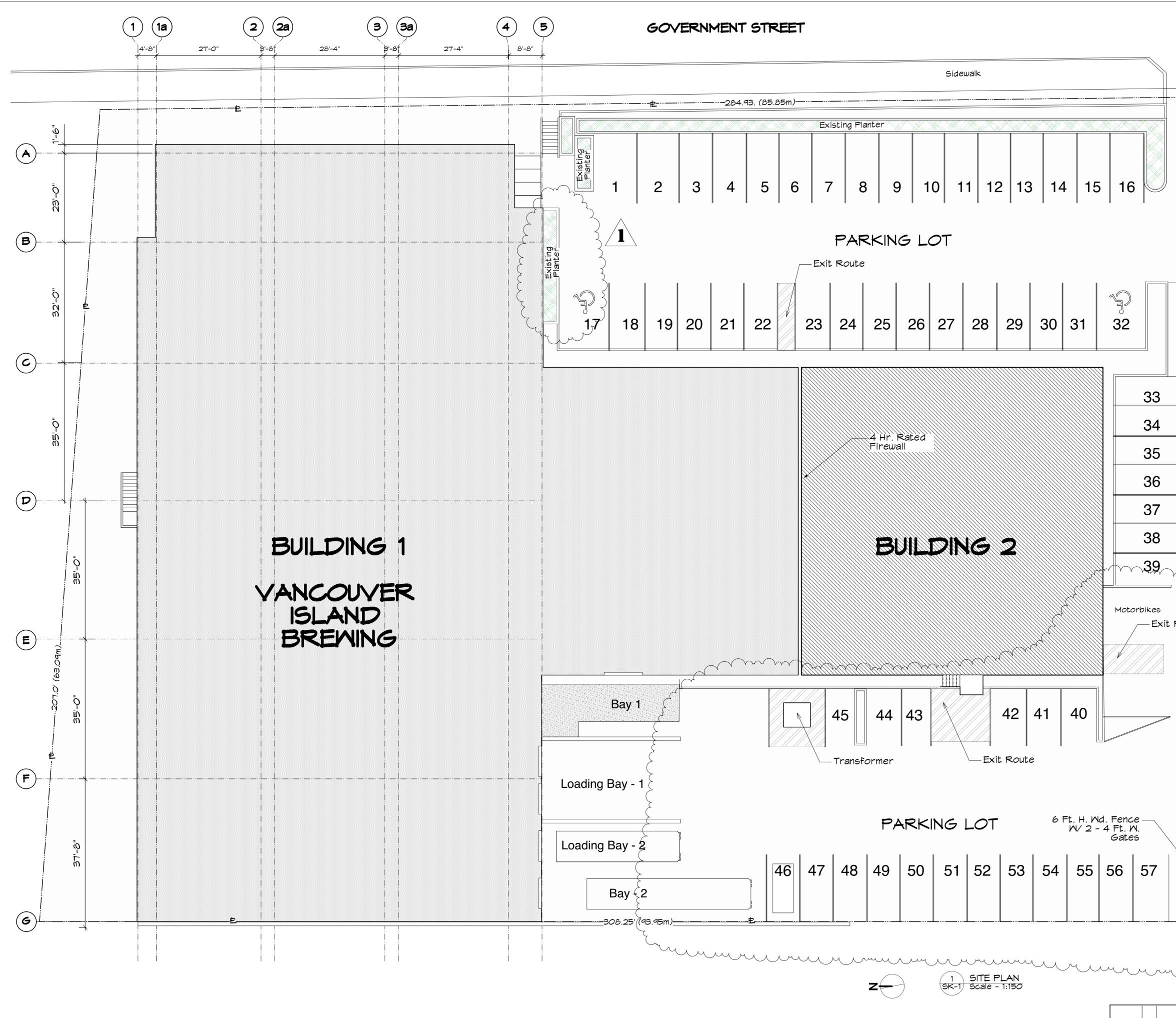






chitectInc #10, 909 Vancouver Street, Victoria, B.C. V8V 3V6

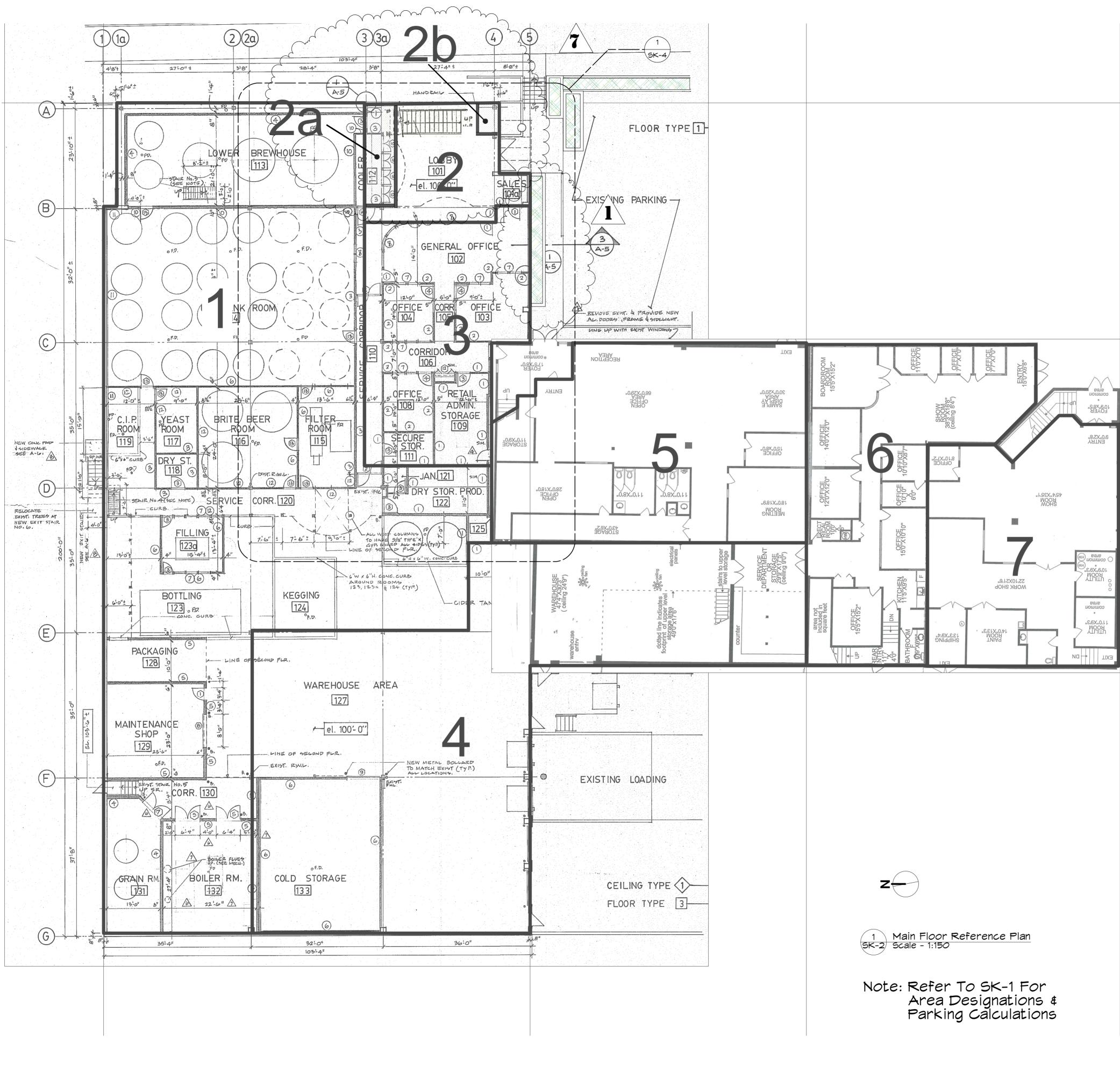






MJM A #10, 909 Vancouver Street, Victoria, B.C. V8V 3V6 ph:(250)661-5492 e-mail: mjmoody@shaw.ca

		2330 Government Street Alotted Parking (New Schedule 'C')					7		
	/					_			-
		Area*	Tenant	Use	sq. ft.	m2	Parking Req.'mt	# of Spaces Provided	
		1, 8, & 10 <sup>V</sup>	Brewery	Manufacturing	15,983	1,484.90	1/140m2	11	$\square$
Ł		2 (Plus Mezzanine #16)	V.I. Brewery	Brewpub	775	72.0	0	0	<u>م</u>
	2	4	V.I.	Warehouse	5,527	513.5	1/100m2	5	-
			Brewery	Warenouse	5,527	515.5	1/100112	5	ر
		2a, 2b, 9	V.I. Brewery	Retail	427	39.63	1/80	1	کر ہے
		3 & 11	Brewery		~4,267 r	m <b>396</b> .4 n	1/70	1 No	7
		Sub-Total	Diewery	)				23	=
		5	Grand &	Office	3,885	360.9	1/70	4	=
		6	Toy Greater Vic.	Office	3,212	298.4	1/70		_
			Housing					4	_
		7	Allison Pianos	Retail Manufacturing	1,200 1,500	111.5 139.4	1/80 1/140m2	1	
	₽ L	12	Vivid Solutions	Office	5,780	536.9	1/70	7	
		13	Vacant	Offices	944	87.7	1/70	1	
		14	Fusion Performance	Personal Services	1,158	107.6	1/50	2	
		15	Vacant	Offices (Assumed)	1,856	172.4	1/70	2	
g		Sub-Total		(Assumed)				22	= 2
Reserved		Total Spaces Req.'d					ξ	43	_ ح
er		Total Spaces Provide	d					57	-
e S	İ	* Refe	er To Drawings	SK-2 & SK-3 F	or Referen	ced Areas			
μ. Δ		$\sim$	$\gamma$		$\sim$	$\rightarrow \sim$		Un	$\nearrow$
		cred _						$\sum$	/3
		à	Buildi	ng Occupa	incy Su	ımmary		$\mathcal{J}$	
			Type of Buil	ding (Llse)	Sq. Ft.	r	m2	Ž	
	İ		Type of Built		<u> </u>			$\langle$	
		<u> </u>	Office		19,942.3	50 1,8	852.70	$\rightarrow$	
		2	Manufacturi	ng	17,483.8	2 1,	624.30	$\sum$	
		<u> </u>	Brewpub		775.00	D	72.00	Z)	
		> -	•					$\leq$	
		$\geq$	Retail		1,626.7	5 1	51.13	2	
		$\geq$	Warehouse		5.526.9	4 5	513.47	$\sum$	
=			Warehouse		5,526.9		513.47		
=			Warehouse Personal Se		5,526.9 1158.19		513.47 107.60		λ.
_						) 1			
	E		Personal Se		1158.19	) 1	07.60		
=	£		Personal Se		1158.19	) 1	07.60		
=			Personal Se Total Area		1158.19 46,502.2	) 1 25 4	,320.20		-
=			Personal Se Total Area		1158.19 46,502.2	) 1 25 4	,320.20		
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$\sim$		Proposed Zone Site Area	Personal Se Total Area		1158.19 46,502.2	9 1 25 4 Data T	able		
$\sim$		Proposed Zone Site Area Floor Areas:	Personal Se Total Area		1158.19 46,502.2	25 4 25 4 Data T	07.60 ,320.20 able M-G M-G 765.6m2		
~		Proposed Zone Site Area Floor Areas: Main	Personal Se Total Area		1158.19 46,502.2	25 4 25 4 Data T	07.60 ,320.20 able M-G M-G 765.6m2 937.4m2		
~		Proposed Zone Site Area Floor Areas:	Personal Se Total Area		1158.19 46,502.2	25 4 25 4 25 4 2000 Data T	07.60 ,320.20 able M-G M-G 765.6m2		
~		Proposed Zone Site Area Floor Areas: Main Second	Personal Se Total Area Projec		1158.19 46,502.2	25 4 25 4 25 4 25 2, 2, 1, 4,	07.60 ,320.20 able M-G M-G 765.6m2 ,937.4m2 ,451.6m2 389.0m2		
$\sim$		Proposed Zone Site Area Floor Areas: Main Second Total Floor Area Commercial Floor Area Floor Space Ratio (F	Personal Se Total Area Projec		1158.19 46,502.2	$\begin{array}{c c} \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline$	07.60 ,320.20 able M-G M-G 937.4m2 ,451.6m2 389.0m2 389.0m2 765.6m2 = .75		
~		Proposed Zone Site Area Floor Areas: Main Second Total Floor Area Commercial Floor Area Floor Space Ratio (F Site Coverage (%)	Personal Se Total Area Projec		1158.19 46,502.2	$\begin{array}{c c} \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline$	07.60 ,320.20 able M-G M-G 765.6m2 ,937.4m2 ,451.6m2 389.0m2 389.0m2		
$\sim$		Proposed Zone Site Area Floor Areas: Main Second Total Floor Area Commercial Floor Area Floor Space Ratio (F	Personal Se Total Area Projec		1158.19 46,502.2	$\begin{array}{c c} \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline$	07.60 ,320.20 able M-G M-G M-G ,937.4m2 ,451.6m2 389.0m2 389.0m2 389.0m2 389.0m2 389.0m2 389.0m2		
~		Proposed Zone Site Area Floor Areas: Main Second Total Floor Area Commercial Floor Area Floor Space Ratio (F Site Coverage (%)	Personal Se Total Area Projec		1158.19 46,502.2	$\begin{array}{c c} \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline$	07.60 ,320.20 able M-G M-G 937.4m2 ,451.6m2 389.0m2 389.0m2 765.6m2 = .75		
~		Proposed Zone Site Area Floor Areas: Main Second Total Floor Area Commercial Floor Area Floor Space Ratio (F Site Coverage (%) Open Site Space (%)	Personal Se Total Area Projec		1158.19 46,502.2	$\begin{array}{c c} \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline$	07.60 ,320.20 able M-G M-G M-G 937.4m2 ,451.6m2 389.0m2 389.0m2 389.0m2 389.0m2 389.0m2 N/A		
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$\sim$		Proposed Zone Site Area Floor Areas: Main Second Total Floor Area Commercial Floor Area Floor Space Ratio (F Site Coverage (%) Open Site Space (%)	Personal Se Total Area Projec		1158.19 46,502.2	$\begin{array}{c c} \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline \hline$	07.60 ,320.20 able M-G M-G M-G 937.4m2 451.6m2 389.0m2 389.0m2 765.6m2 = .75 N/A N/A N/A		
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soute		Proposed Zone Site Area Floor Areas: Main Second Total Floor Area Commercial Floor Area Commercial Floor Area Floor Space Ratio (F Site Coverage (%) Open Site Space (%) Open Site Space (%) Building Height (m) Number Of Storeys Parking Stalls (Numb Bicycle Parking Num Bicycle Parking Num Bicycle Parking Num Bicycle Parking Num Bicycle Parking Num Bicycle Parking Num Side Yard (South) Side Yard (South) Side Yard (South) Side Yard (South) Side Yard (North) Combined Side Yard Residential Use Det Total Number Of Uni Unit Type (eg., 1 Bec Ground-oriented Uni Minimum Unit Floor A Total Residential Floor	Personal Se Total Area Projec Projec Projec SR) ea SR) ber On Site) ber (Class 1) ber (Class 2) ber (Class 2) contained alls ts Area (m2) or Area (m2) or Area (m2)		1158.19 46,502.2 ation [ 4,320.2	25       4         225       4         A       (5,7)         2, (5,7)       (5,7)         2, (1,7)       (4,7)         20m2 ÷       5,7)         20m2 ÷       5,7)	07.60 ,320.20 able M-G M-G M-G ,937.4m2 ,451.6m2 389.0m2 39.0m2 39.0m2 39.0m2 39.0m2 39.0m2 39.0m		
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soute	e/ng	Proposed Zone Site Area Floor Areas: Main Second Total Floor Area Commercial Floor Area Commercial Floor Area Floor Space Ratio (F Site Coverage (%) Open Site Space (%) Open Site Space (%) Building Height (m) Number Of Storeys Parking Stalls (Numb Bicycle Parking Num Bicycle Parking Num Bicycle Parking Num Building Setbacks Front Yard Rear Yard Rear Yard Side Yard (South) Side Yard (South) Side Yard (South) Side Yard (North) Combined Side Yard Residential Use Det Total Number Of Uni Unit Type (eg., 1 Bec Ground-oriented Uni Minimum Unit Floor A	Personal Sec Total Area Projec Projec Projec SR) ea SR) ber On Site) ber (Class 1) ber (Class 1) ber (Class 2) East West South North s tails tails tails tails tails tails tails tails tails tails tails tails tails tails	Island Bre	1158.19 46,502.2 ation [ 4,320.2	25       4         25       4         25       4         20       2,         1,       4,         20m2l÷ 5,       4         20m2l÷ 5,       4         2330 Government       4	07.60 ,320.20 able M-G M-G M-G 937.4m2 451.6m2 389.0m2 389.0m2 389.0m2 389.0m2 765.6m2 = .79 0 765.6m2 = .79 0 0 N/A N/A N/A N/A N/A N/A N/A N/A		project no. 1807
soute		Proposed Zone Site Area Floor Areas: Main Second Total Floor Area Commercial Floor Area Commercial Floor Area Floor Space Ratio (F Site Coverage (%) Open Site Space (%) Building Height (m) Number Of Storeys Parking Stalls (Numb Bicycle Parking Num Bicycle Parking Num Bicycle Parking Num Bicycle Parking Num Bicycle Parking Num Side Yard (South) Side Yard (South) Side Yard (South) Side Yard (South) Side Yard (South) Combined Side Yard Residential Use Det Total Number Of Uni Unit Type (eg., 1 Bec Ground-oriented Uni Minimum Unit Floor A Total Residential Floor	Personal Se Total Area Projec Projec Projec SR) ea SR) ber On Site) ber (Class 1) ber (Class 2) ber (Class 2) contained alls ts Area (m2) or Area (m2) or Area (m2)	ervices	1158.19 46,502.2 ation [ 4,320.2	25 4 25 4 25 4 25 4 20 1 2, 1, 4, 4, 20 m2 ÷ 5, 4 2330 Government Sca As	07.60 ,320.20 able M-G M-G M-G 937.4m2 451.6m2 389.0m2 389.0m2 765.6m2 = .73 N/A N/A N/A N/A N/A N/A N/A N/A		project no.

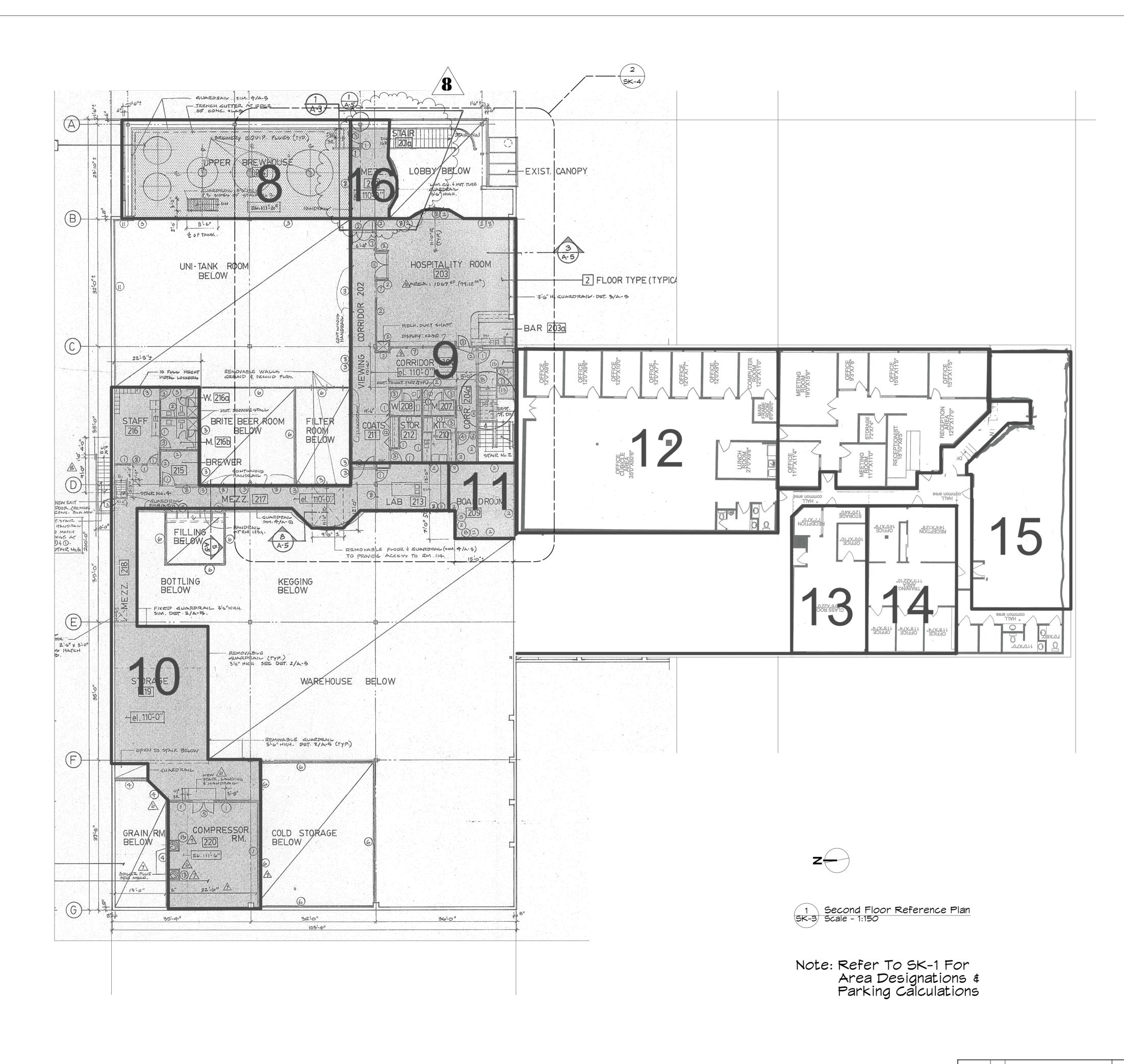


MJM A ph:(250)661-5492 e-mail: mjmoody@shaw.ca



A C O U I SLAN BREWINY

project name: Vancouver Island Brewing Rezoning Application 2330 Government Street, Victoria, B.C.					
drawing title: Floor Plans/ Occupant Load	drawn by: mjm	scale: As noted	date: <b>18/08/23</b>	drawing no. SK-2	
	checked by: mjm		<b>Rev. 19/02/14</b> yy/mm/dd		



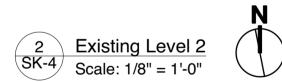


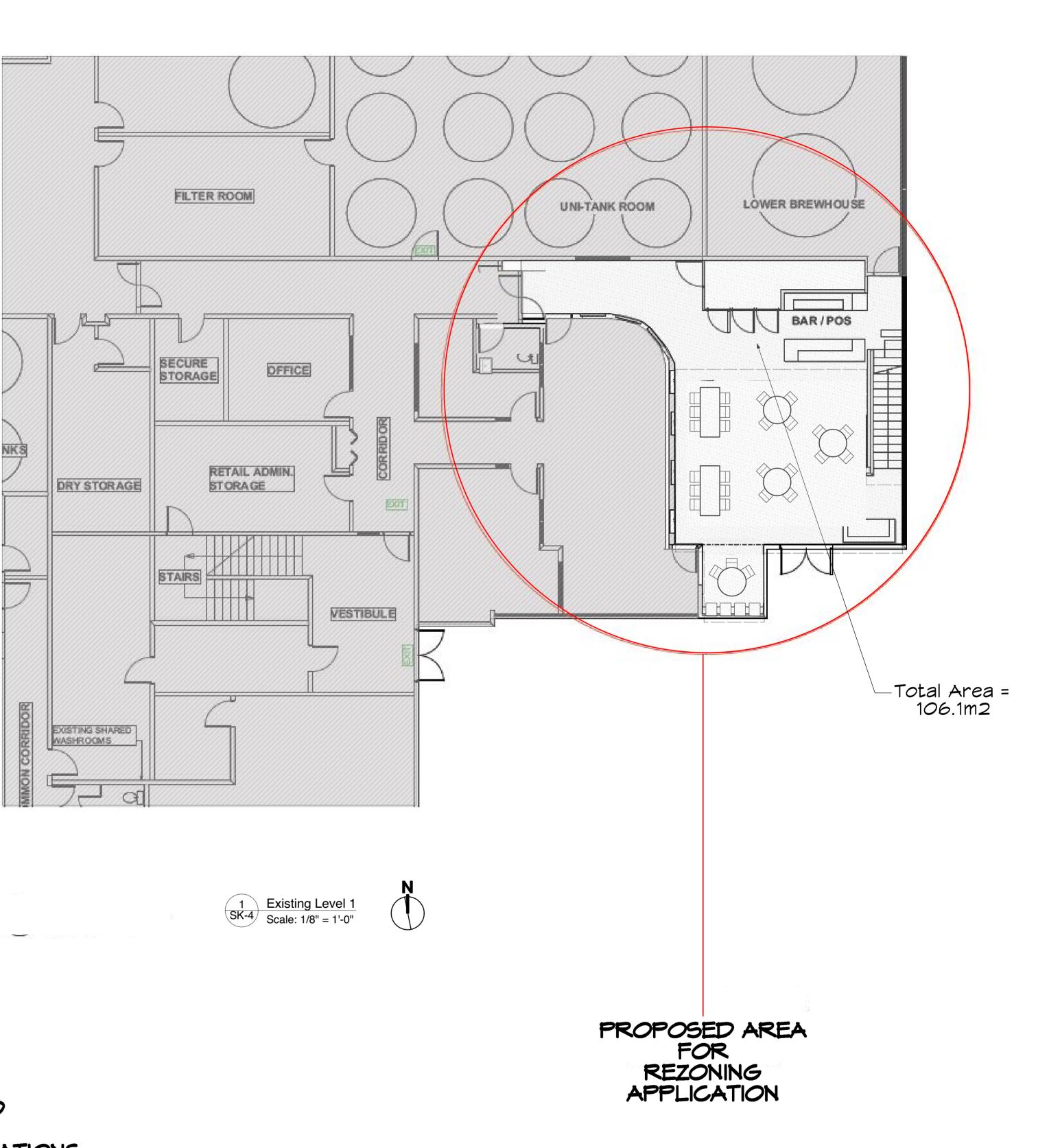


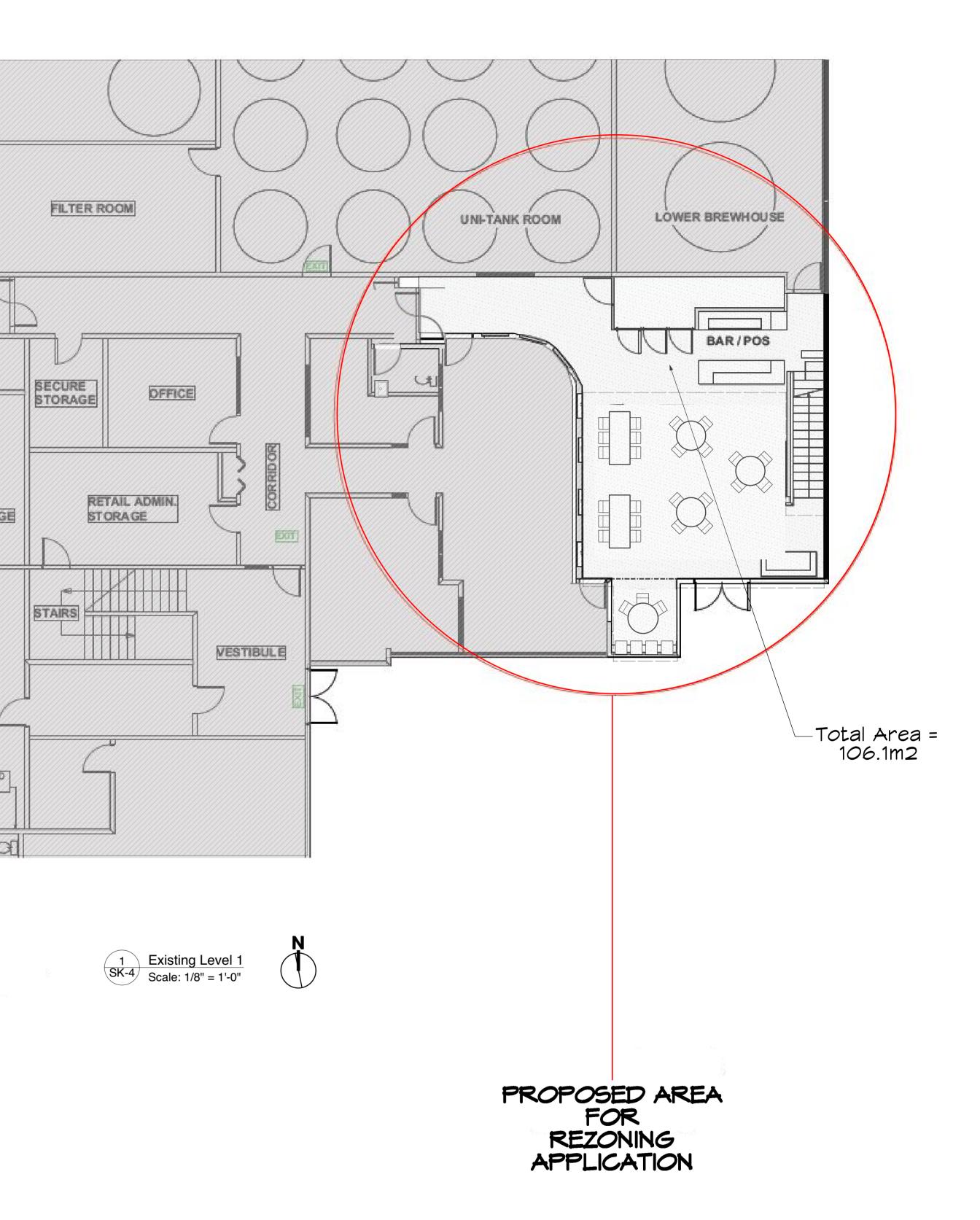


project name: Vancouver Island Brewing Rezoning Application 2330 Government Street, Victoria, B.C.					
drawing title:	drawn by: mim	scale: As noted	date:	drawing no.	
Second Floor Plan	checked by:	AS holed	18/08/23 Rev. 19/02/14	SK-3	
	mjm		yy/mm/dd		









## 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



	VANCOUVEA	project name: Vancouver Island Brev Rezoning Applicatio				
rchitectInc.	ICIAND					
10, 909 Vancouver Street, Victoria, B.C. 3V 3V6	ALL NATURAL SINCE 1984	drawing title: Proposed Tasting Room		scale: As noted		drawing no.
n:(250)661-5492 e-mail: mjmoody@shaw.ca	PEWING	Area Calculation	checked by: mjm		18/08/23 Rev. 19/02/14 yy/mm/dd	SK-4