

# CRAFT BEER MARKET VICTORIA

issued in response to review summary 2021-06-04



**NOTES**

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**FORT**


ISSUED		
NO	ISSUE	DATE
1	ISSUED FOR REVIEW	2020-07-06
2	ISSUED FOR REVIEW	2020-11-09
3	ISSUED FOR REVIEW	2021-03-02
4	ISSUED FOR DP	2021-03-23
5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-06-04

**PROJECT**

**CRAFT BEER MARKET VICTORIA**

MUNICIPAL ADDRESS: 440 AND 450 SWIFT ST VICTORIA BC V8W 4S3

LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT 6 PLAN VP 96421



**Revisions**

Bubbled areas indicate revisions compared to the previously submitted plans

**Received Date**

**June 30, 2021**

**DRAWING TITLE**

**COVER SHEET**

PROJECT	
PROJECT NO	2019
SCALE	
DRAWN BY	MB
CHECKED BY	LA
REVISION	
SHEET	
A000	



BYLAW REVIEW

BYLAW	CLAUSE	GENERAL	NOTES	OBEYS
PARCEL INFORMATION				
MUNICIPAL ADDRESS		429 SWIFT ST VICTORIA BC V8W 1S3		
LEGAL ADDRESS		LOT PLAN	LOT TO BE REGISTERED. REFER TO CONSOLIDATED SURVEY PLAN.	
		M <sup>2</sup> SF		
TOTAL	PARCEL AREA	2382.46 25844.61		
PARCEL ZONING				
ZONING	PART 4	OTD-1	OLD TOWN DISTRICT-1 ZONE	
BYLAW 2018 18-072	44 PAGE 41 OF 62			
OTD-1	44.10	PERMITTED USE	BREW PUB (BEER, SPIRITS, WINE)	YES
	44.10	PERMITTED USE	DRINKING ESTABLISHMENT	YES
	44.10	PERMITTED USE	OFFICE	YES

LOCATION AND SITING OF USES				
OTD-1	44.11.030	DISTANCE REQ BY FIRST STOREY OFFICE USE	TO THE WALL OF ANY BLDG THAT ADJUTS STREET OR PEDESTRIAN WALKWAY	6.0
	44.11.030	PRODUCTION / MANUF AREA FOR BREW PUB	MUST NOT BE LOCATED ABOVE FIRST FLOOR	6.0
	44.11.030	DISTANCE REQ FOR PRODUCTION / MANUF AREA FOR BREW PUB	TO THE WALL OF ANY BLDG THAT ADJUTS STREET OR PEDESTRIAN WALKWAY	35'
	44.11.030	MAX AREA FOR PRODUCTION / MANUF AREA FOR BREW PUB	ON FIRST FLOOR	

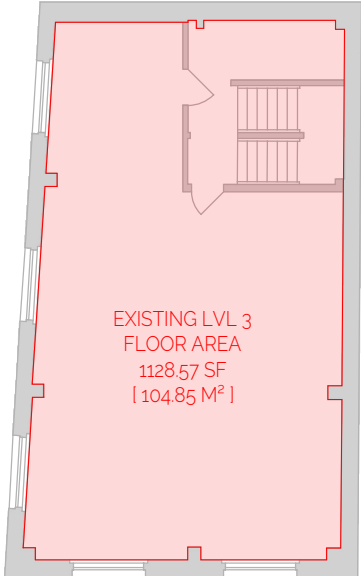
FLOOR AREA				
		LEVEL	M <sup>2</sup> SF	
		1	220.47 2373.08	
		2	209.70 2267.14	
		3	209.70 2267.14	
		TOTAL FA	639.87 6897.36	
		BASEMENT (MAIN FLOOR)	759.14 8271.50	MAIN FLOOR NOT INCLUDED IN FLOOR AREA CALC ASSOCIATED PER AVERAGE GRADE CALC.
OTD-1	44.18.075K0	MAX FLOOR AREA USED FOR PRODUCTION / MANUF WITHIN BREW PUB	200.00	YES

DENSITY OF DEVELOPMENT				
		FLOOR SPACE RATIO - TOTAL FLOOR AREA / LOT AREA	639.87 / 2382.46	0.23 1
OTD-1	4.4.0.016	MAX DENSITY		30:1
	4.4.0.018	MAX DENSITY FOR OFFICE BUILT AFTER 1990		10:1
	4.4.0.075K0	MAX DENSITY - SITE SPECIF		15:1
BLDG HEIGHT				
OTD-1	4.4.0.016	MAX BLDG HEIGHT		M FT
	4.4.0.018	PROJECTIONS INTO HEIGHT	PARAPETS	15.0 49'-2 1/2"
			ROOFTOP STRUCTURES	1.0 3'-3 3/8"
				5.0 16'-4 7/8"

PARKING REQUIREMENTS				
OTD-1	4.4.0.075K0	NO OFF-STREET MOTOR VEHICLE PARKING REQ.		YES

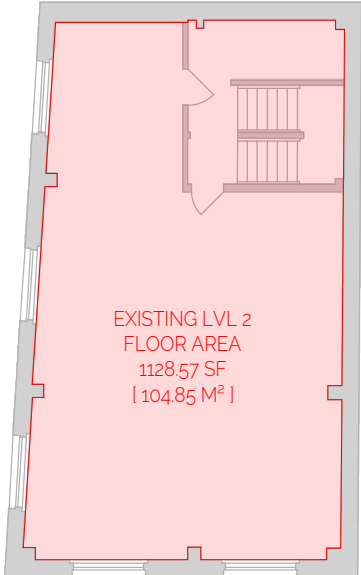
BICYCLE PARKING REQUIREMENTS				
	5.11.01 TABLE 2	BREW PUB	LONG-TERM + 1 SPACE / 250 M <sup>2</sup> FLOOR AREA	239.02 / 200 ~11
	5.11.01 TABLE 2	BREW PUB	LONG-TERM + 1 SPACE / 250 M <sup>2</sup> FLOOR AREA	239.02 / 200 ~11

AVERAGE GRADE				
GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS	TOTALS	
		M		
A - B	(9.25 + 3.00) / 2 =	6.10	X 14.03	- 89.24
B - C	(3.00 + 3.30) / 2 =	3.15	X 1.44	- 4.54
C - D	(3.30 + 2.90) / 2 =	3.10	X 2.78	- 8.66
D - E	(2.90 + 2.70) / 2 =	2.80	X 8.45	- 23.82
E - F	(2.70 + 2.70) / 2 =	2.70	X 6.22	- 16.70
F - G	(2.70 + 3.00) / 2 =	2.85	X 12.35	- 35.23
G - H	(3.00 + 2.60) / 2 =	2.80	X 15.90	- 47.32
H - I	(2.60 + 2.60) / 2 =	2.60	X 15.14	- 39.36
I - J	(2.60 + 3.40) / 2 =	3.00	X 2.75	- 8.28
J - K	(3.40 + 5.90) / 2 =	4.65	X 14.03	- 65.03
K - A	(5.90 + 9.25) / 2 =	7.55	X 40.04	- 302.30
				135.05 642.63
GRADE CALC		642.63 / 135.05	-	4.76



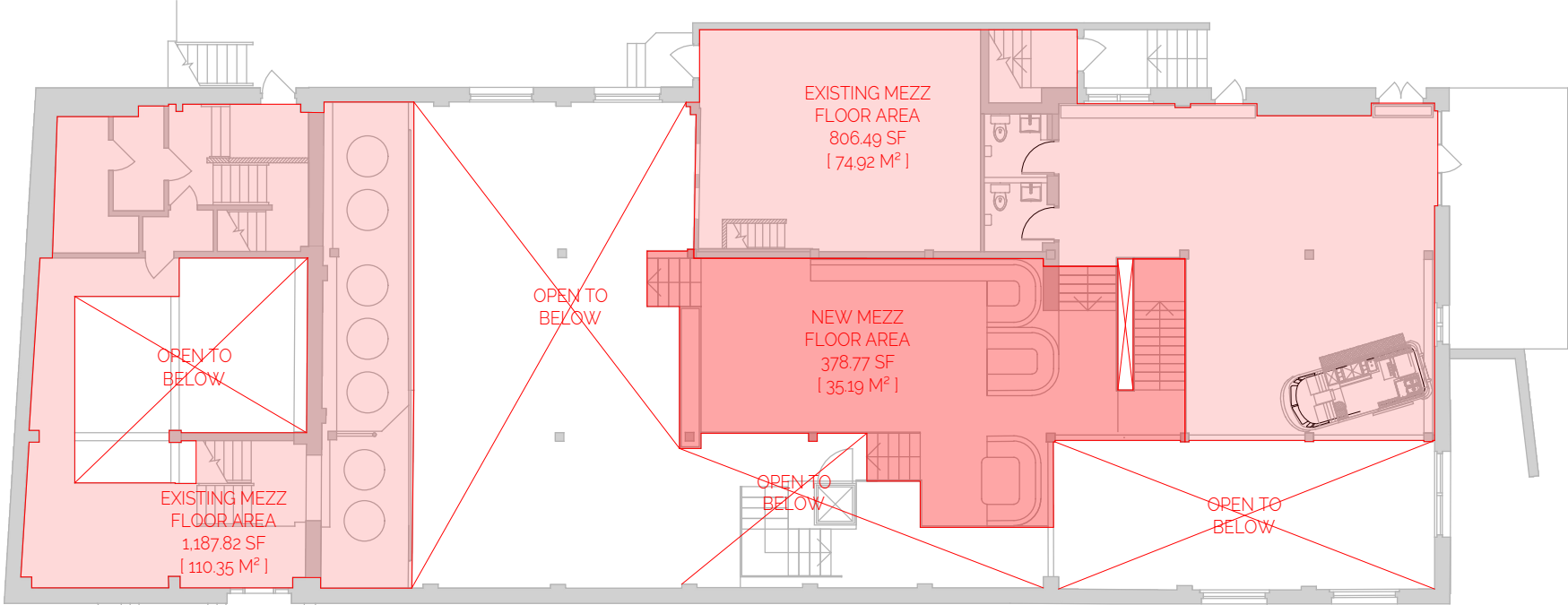
3 A001 LEVEL 3 PLAN

1/16" = 1'-0"



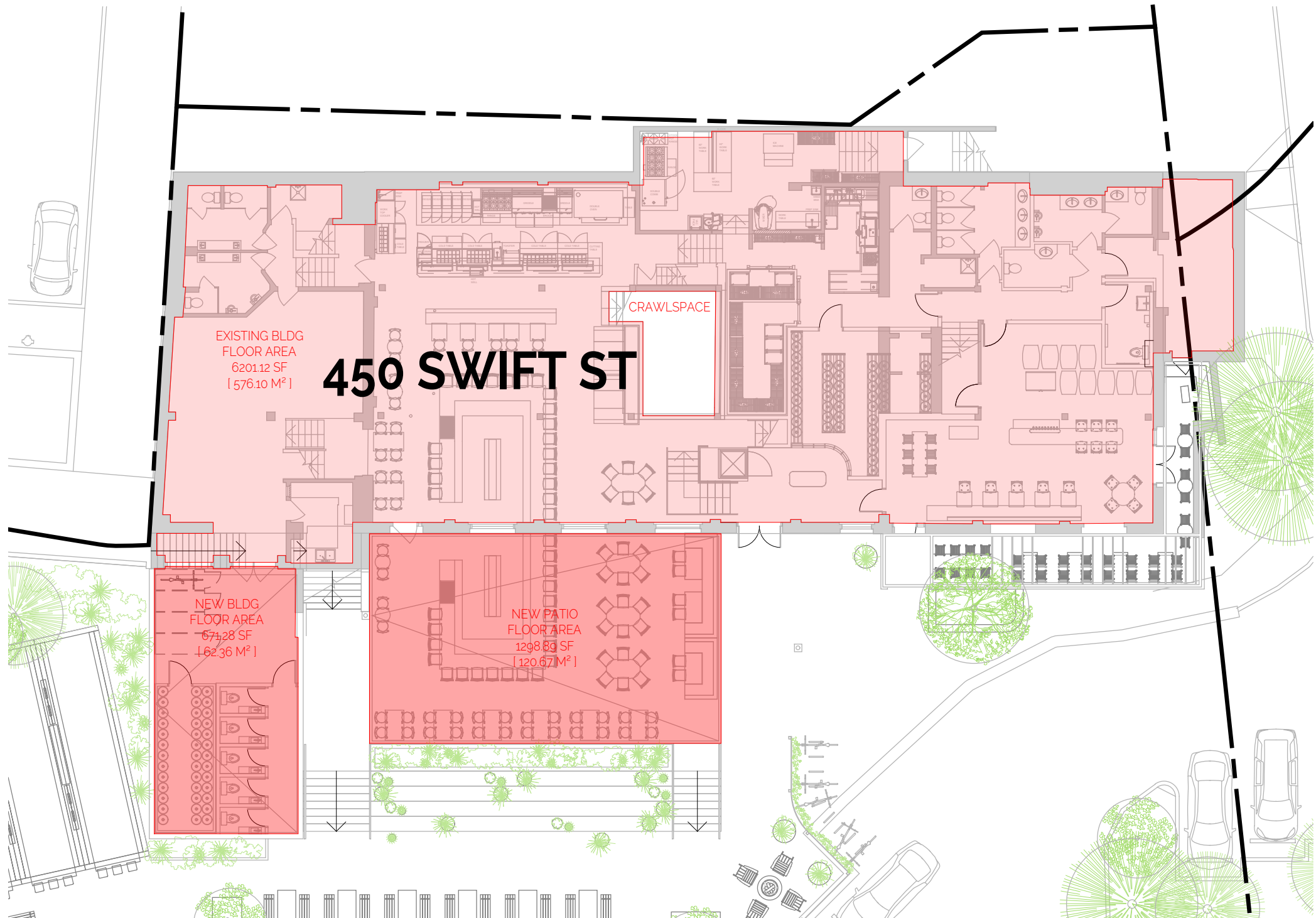
2 A001 LEVEL 2 PLAN

1/16" = 1'-0"



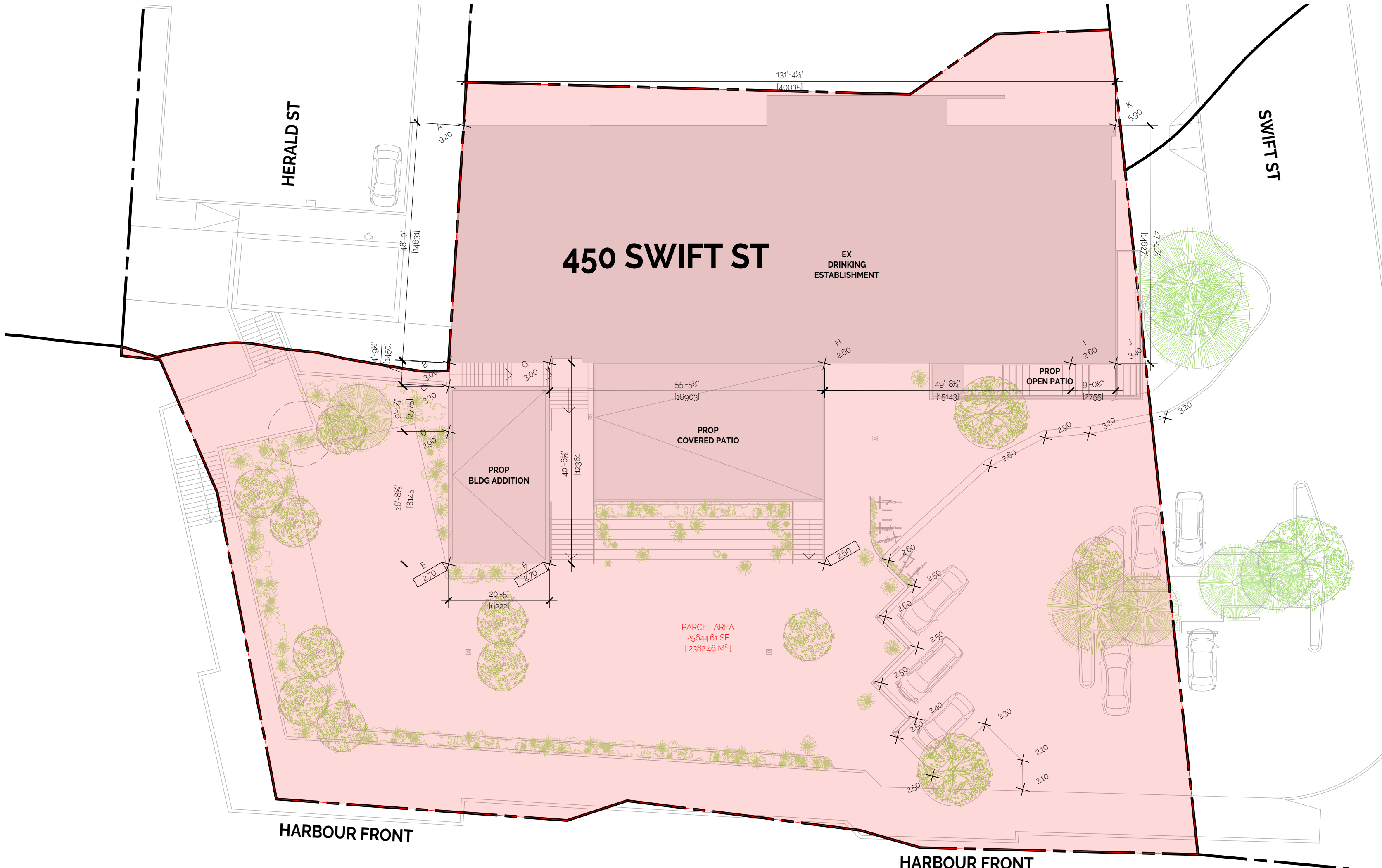
1 A001 LEVEL 1 PLAN

1/16" = 1'-0"



0 A001 BASEMENT PLAN

1/16" = 1'-0"



4 A001 GRADING SITE PLAN

1/16" = 1'-0"

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PROJECT

**CRAFT BEER MARKET  
VICTORIA**

MUNICIPAL ADDRESS:  
440 AND 429 SWIFT ST  
VICTORIA BC V8W 1S3

LEGAL ADDRESS:  
LOT 1 PLAN VP 18884 AND  
LOT 6 PLAN VP 18421

DRAWING TITLE

**BYLAW SHEET**

PROJECT

PROJECT NO 2019

SCALE 1/16" = 1'-0"

DRAWN BY DV

CHECKED BY

REVISION

SHEET

**A001**



FORM\_SPC\_V14

SURVEY PLAN CERTIFICATION  
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

Mitchell Laseur Digitally signed by  
Mitchell Laseur KH3ID2  
Date: 2021.05.31  
13:34:52 -07'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

GeoVerra Surveys (BC) Limited Partnership  
Mitchell J. Laseur, BCLS  
795 Market Street  
Victoria BC V8T 0B4

Import Profile  
mitch.laseur@geoverra.com  
778-677-6155  
File#21-01279-001-REF01-EPP111963

2. PLAN IDENTIFICATION:

Control Number: 162-249-3292

Plan Number: EPP111963

This original plan number assignment was done under Commission #: 962

3. CERTIFICATION:

☒ Form 9 ☐ Explanatory Plan ☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2021 May 26 (YYYY/Month/DD) The checklist was filed under ECR#: 250329  
The plan was completed and checked on: 2021 May 31 (YYYY/Month/DD)

☒ None ☐ Strata Form S

☒ None ☐ Strata Form U1 ☐ Strata Form U1/U2

Arterial Highway ☐

Remainder Parcel (Airspace) ☐

4. ALTERATION: ☐

REFERENCE PLAN OF LOT A PART OF THE BED OF VICTORIA HARBOUR PLAN VIP85421  
AND LOT 1, OF LOTS 122 AND 123, PLAN 36884; WITHIN VICTORIA CITY

PLAN EPP111963

Pursuant to Section 100(1)(b) of the Land Title Act  
BCGS 928.044

The intended plot size of this plan is 560mm in width by 864mm in height (D size) when plotted at a scale of 1:300.

This Plan lies within Integrated Survey Area No. 17,  
City of Victoria, NAD83 (CSRS) 3.0.0.BC.1.CRD.

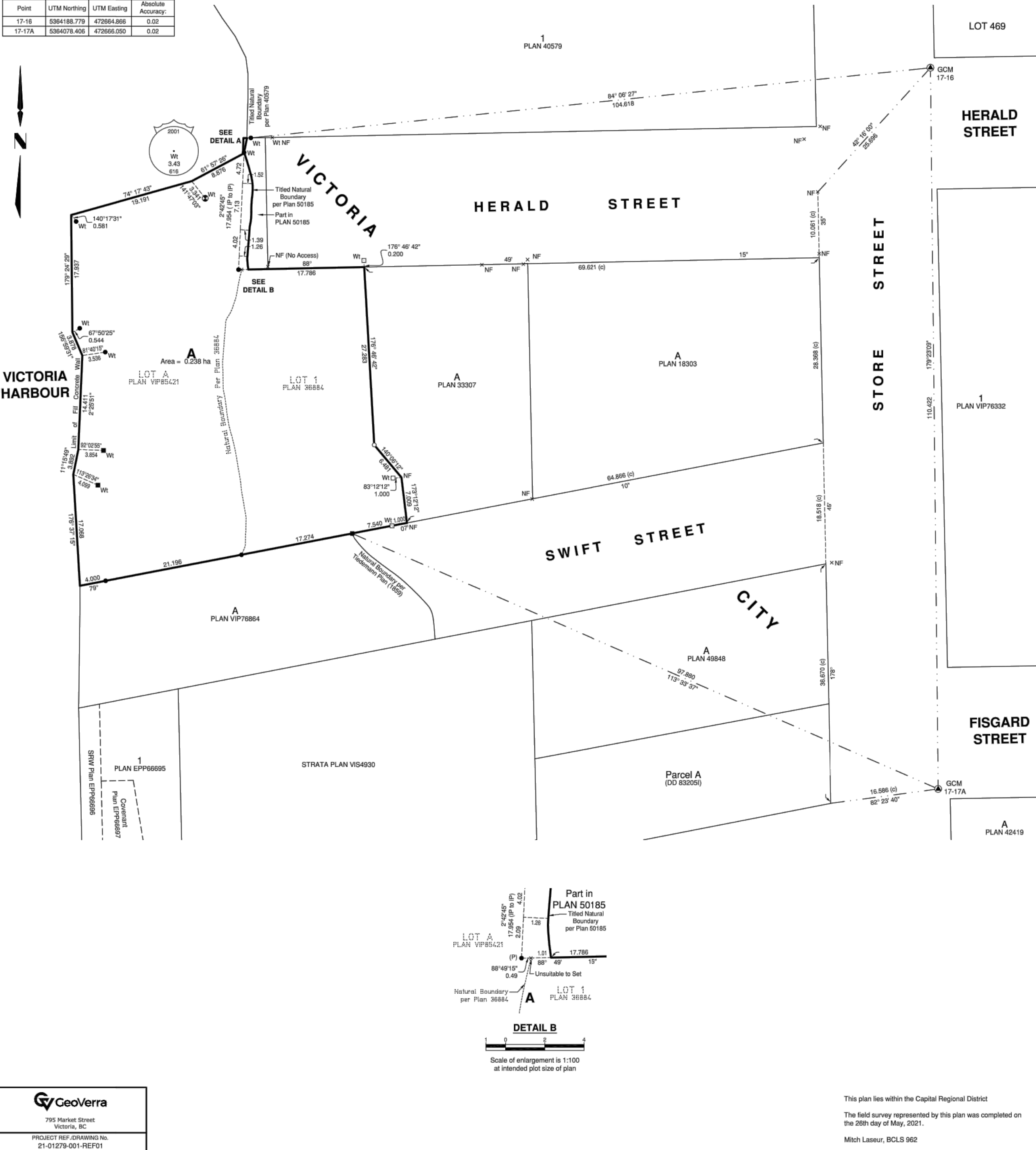
Grid bearings are derived from observations between  
geodetic control monuments 17-16 and 17-17A and are  
referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy  
achieved are derived from MASCOI published coordinates  
and standard deviations for geodetic control monuments  
17-16 and 17-17A.

This plan shows horizontal ground level distances unless  
otherwise specified. To compute grid distances, multiply  
ground level distances by the average combined factor of  
0.9995014. The average combined factor has been  
determined based on geodetic control monuments 17-16  
and 17-17A.

LEGEND  
● denotes control monument found  
● denotes standard capped post found  
● denotes standard iron post found  
■ denotes lead plug found  
○ denotes standard iron post placed  
□ denotes lead plug placed  
x denotes unmonumented point  
(P) denotes previously fixed, since destroyed  
(C) denotes calculated  
ha denotes hectares  
SRW denotes statutory right of way  
Note: This plan shows one or more witness posts which  
are not set on the true corner(s).

Point	UTM Northing	UTM Easting	Absolute Accuracy
17-16	5384188.779	472864.886	0.03
17-17A	5384578.455	472866.590	0.02



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PROJECT

CRAFT BEER MARKET  
VICTORIA

MUNICIPAL ADDRESS:  
440 AND 420 SWIFT ST  
VICTORIA BC V8W 3S3

LEGAL ADDRESS:  
LOT 1, PLAN VIP 96884 AND  
LOT A, PLAN VIP 85421

DRAWING TITLE

SURVEY

PROJECT

PROJECT NO 2019

SCALE

AS NOTED

DRAWN BY

DV

CHECKED BY

REVISION

SHEET

A100





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**PROJECT**

**CRAFT BEER MARKET VICTORIA**

MUNICIPAL ADDRESS: 440 AND 420 SWIFT ST VICTORIA BC V6W 3S3

LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT 1A PLAN VP 95421

**DRAWING TITLE**

**EX SITE / LANDSCAPE PLAN**

**PROJECT**

PROJECT NO: 2019

SCALE: 1/8" = 1'-0"

DRAWN BY: MB

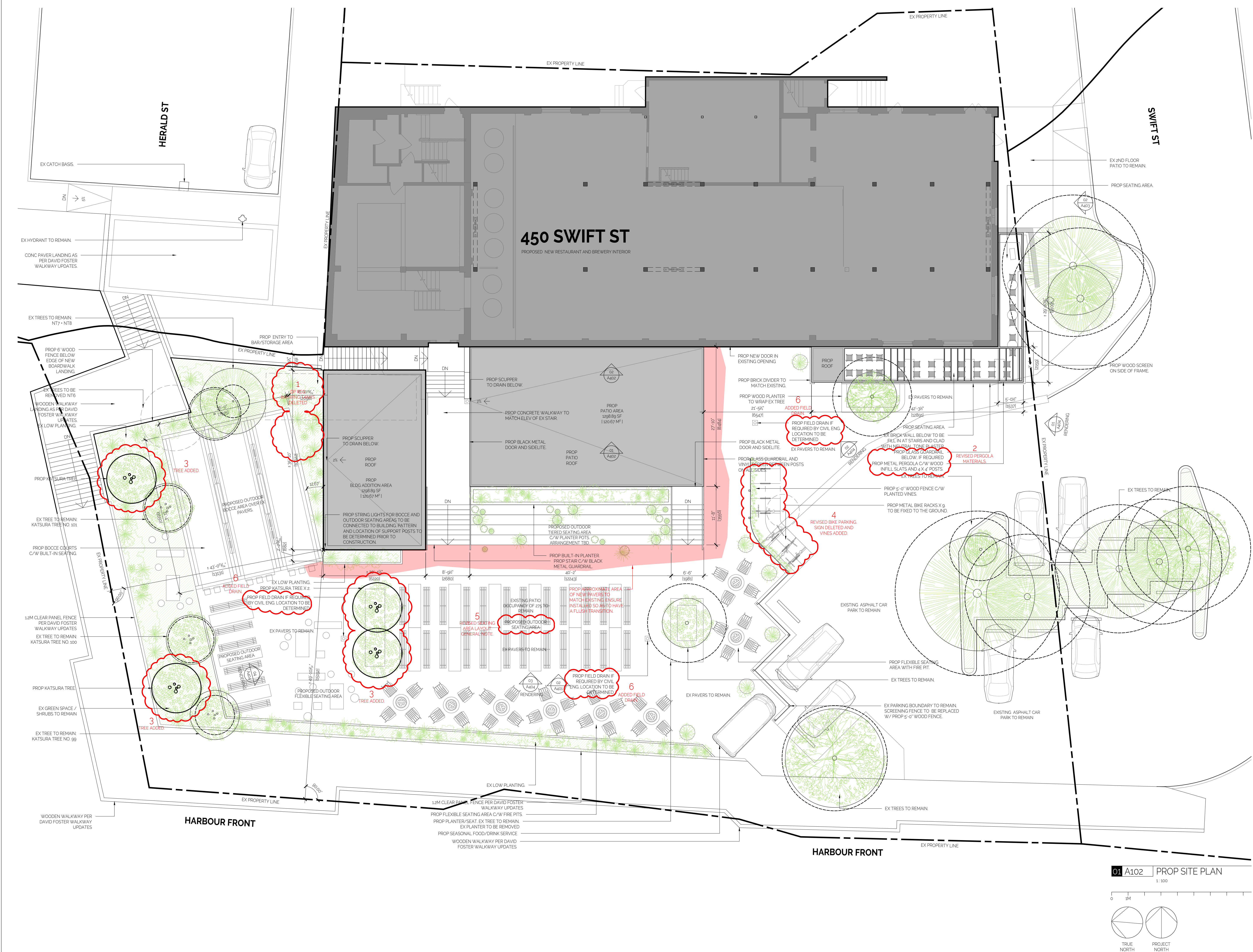
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**REVISION**

**SHEET**

**A101**





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6	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-05-29

PROJECT

**CRAFT BEER MARKET VICTORIA**

MUNICIPAL ADDRESS: 440 AND 450 SWIFT ST VICTORIA BC V5W 3S3

LEGAL ADDRESS: LOT 1 PLAN VP 95884 AND LOT 1 PLAN VP 95421

DRAWING TITLE

**PROP SITE / LANDSCAPE PLAN**

PROJECT

PROJECT NO 2019

SCALE 1:100

DRAWN BY DV

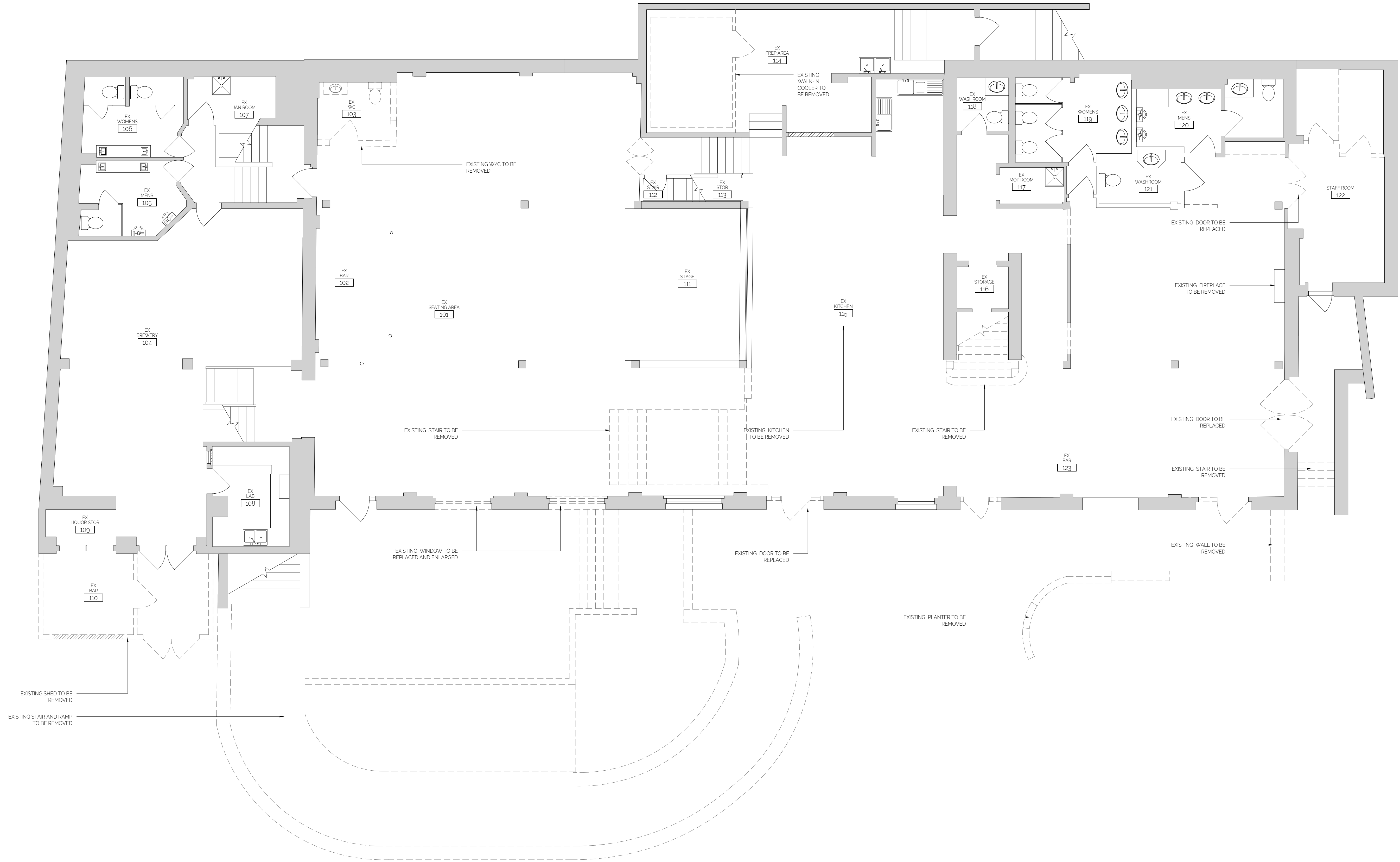
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REVISION

SHEET

**A102**





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**PROJECT**

**CRAFT BEER MARKET  
VICTORIA**

MUNICIPAL ADDRESS:  
440 AND 420 SWIFT ST  
VICTORIA BC V8W 3J3

LEGAL ADDRESS:  
LOT 1 PLAN VP 95884 AND  
LOT 1A PLAN VP 85421

**DRAWING TITLE**

**LEVEL 1  
DEMO PLAN**

**PROJECT**

PROJECT NO 2019

SCALE 3/16" = 1'-0"

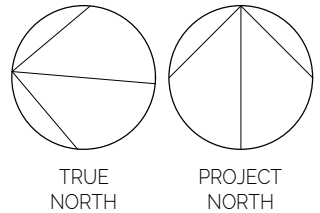
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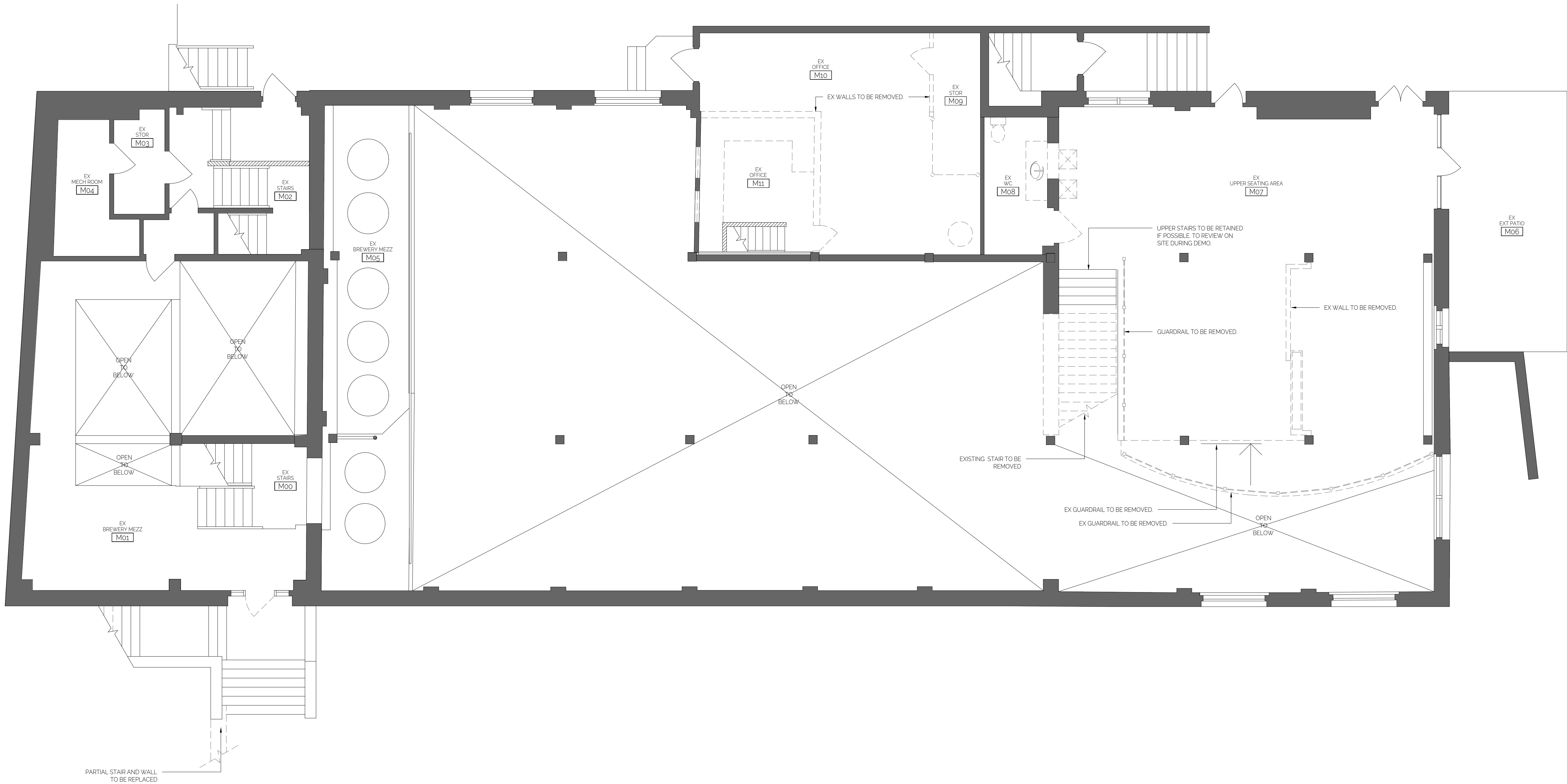
**SHEET**

**A201**



01 A201 LEVEL 1 DEMO PLAN  
3/16" = 1'-0"





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VICTORIA**

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440 AND 420 SWIFT ST  
VICTORIA BC V8W 3J3

LEGAL ADDRESS:  
LOT 1, PLAN VIP 95884 AND  
LOT 1A, PLAN VIP 85421

**DRAWING TITLE**

**LEVEL M  
DEMO PLAN**

**PROJECT**

PROJECT NO 2019

SCALE 3/16" = 1'-0"

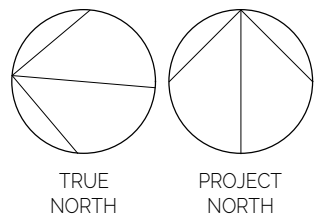
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**REVISION**

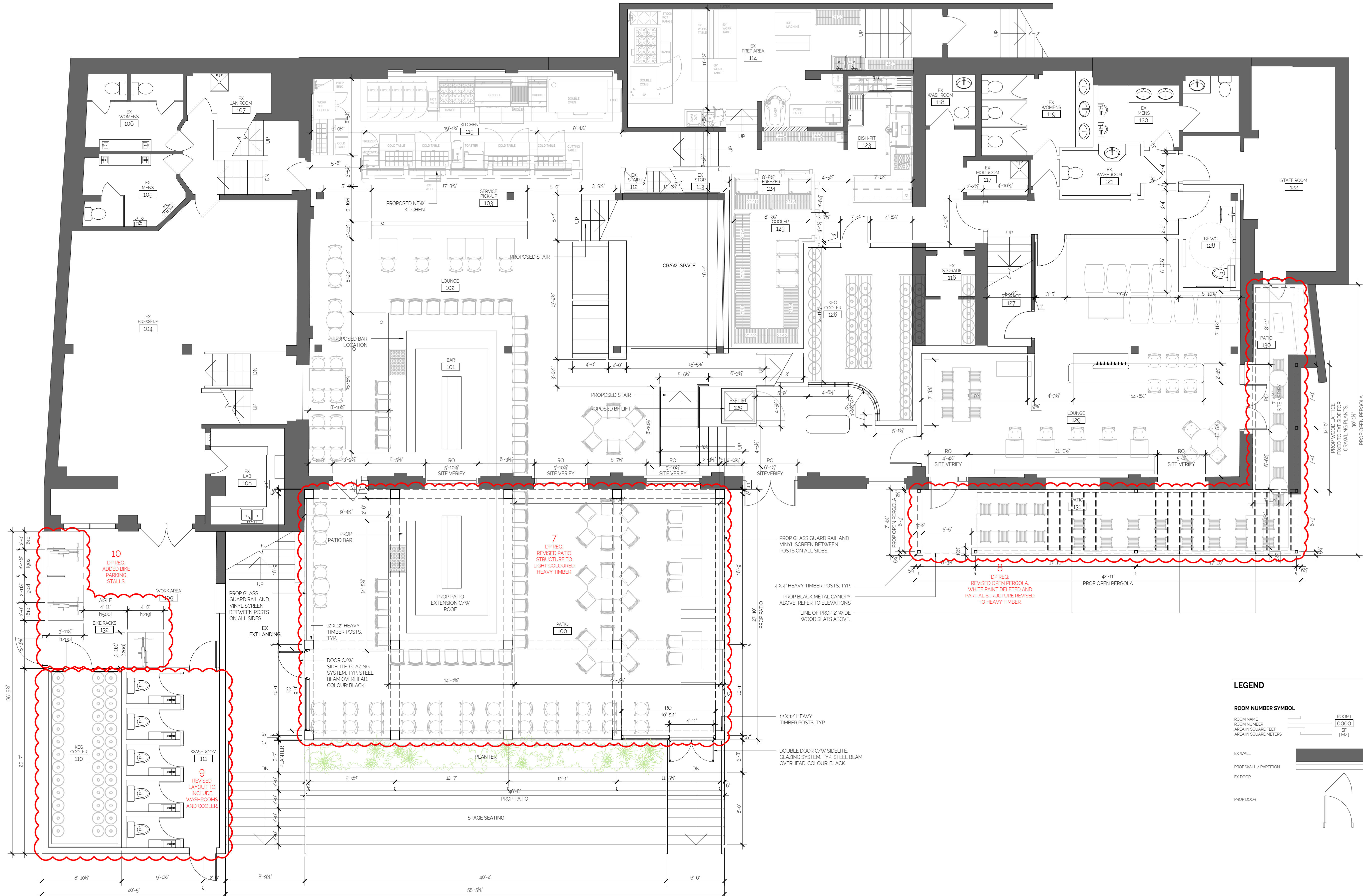
**SHEET**

**A202**



**01 A202** LEVEL M DEMO PLAN  
3/16" = 1'-0"





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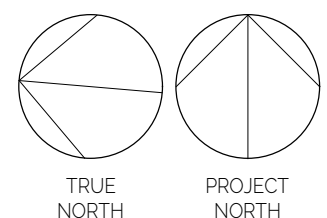
LEGAL ADDRESS:  
LOT 1 PLAN VP 95884 AND  
LOT 1 PLAN VP 95421

**LEGEND**

**ROOM NUMBER SYMBOL**

ROOM NAME  
ROOM NUMBER  
AREA IN SQUARE FEET  
AREA IN SQUARE METERS

EX WALL  
PROP WALL / PARTITION  
EX DOOR  
PROP DOOR



01 A102 LEVEL 1 PLAN  
3/16" = 1'-0"

**DRAWING TITLE**

**LEVEL 1 PLAN**

**PROJECT**

PROJECT NO 2019

SCALE 3/16" = 1'-0"

DRAWN BY LA

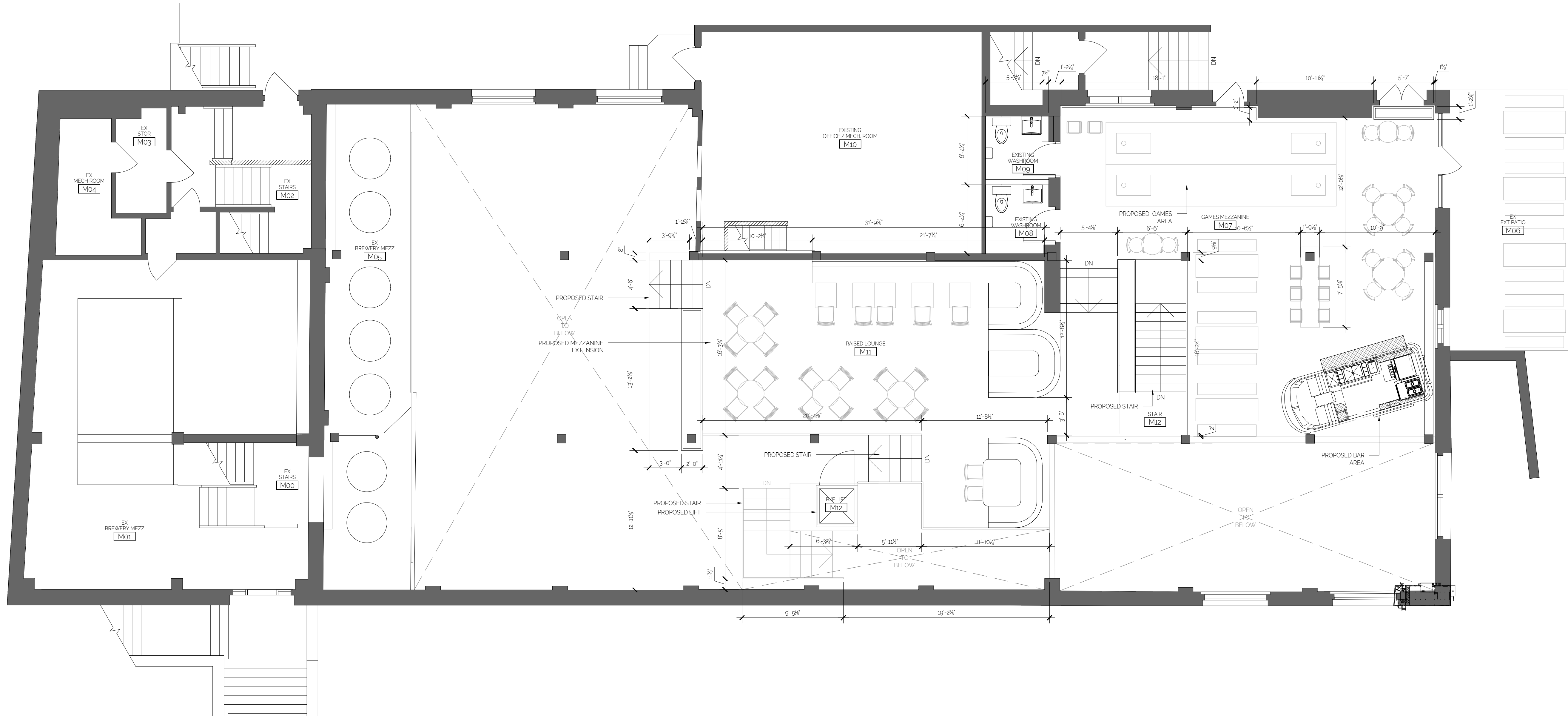
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**A203**

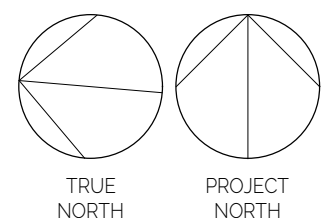
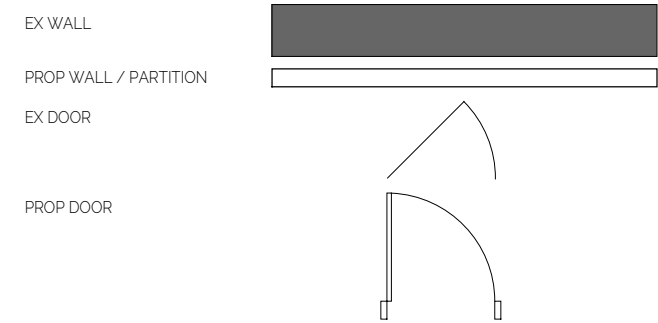




LEGEND

ROOM NUMBER SYMBOL

ROOM NAME  
ROOM NUMBER  
AREA IN SQUARE FEET  
AREA IN SQUARE METERS



01 A102 PROP SITE PLAN  
1/8" = 1'-0"

0 5'-0"

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ISSUED

NO	ISSUE	DATE
1	ISSUED FOR REVIEW	2020-07-06
2	ISSUED FOR REVIEW	2020-10-09
3	ISSUED FOR REVIEW	2021-03-02
4	ISSUED FOR DP	2021-03-23
5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-05-04

PROJECT

CRAFT BEER MARKET  
VICTORIA

MUNICIPAL ADDRESS:  
440 AND 420 SWIFT ST  
VICTORIA BC V8W 3S3

LEGAL ADDRESS:  
LOT 1 PLAN VP 95884 AND  
LOT A PLAN VP 85421

DRAWING TITLE

PROPOSED LEVEL M  
PARTITION PLAN

PROJECT

PROJECT NO 2019

SCALE

3/32" = 1'-0"

DRAWN BY

LA

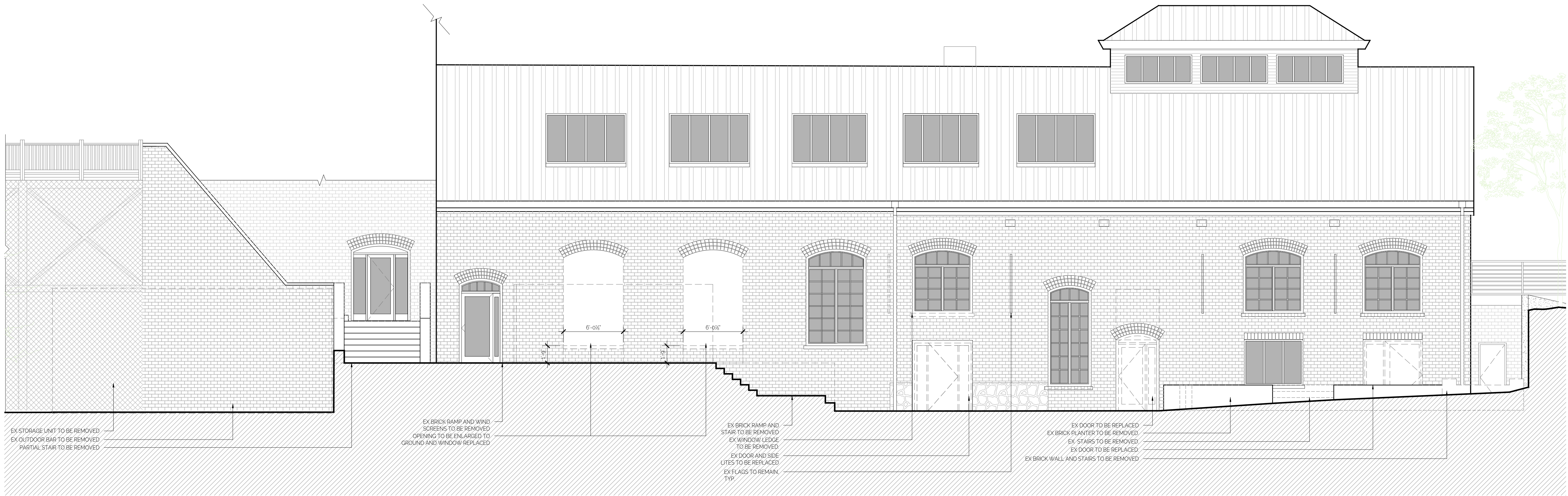
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REVISION

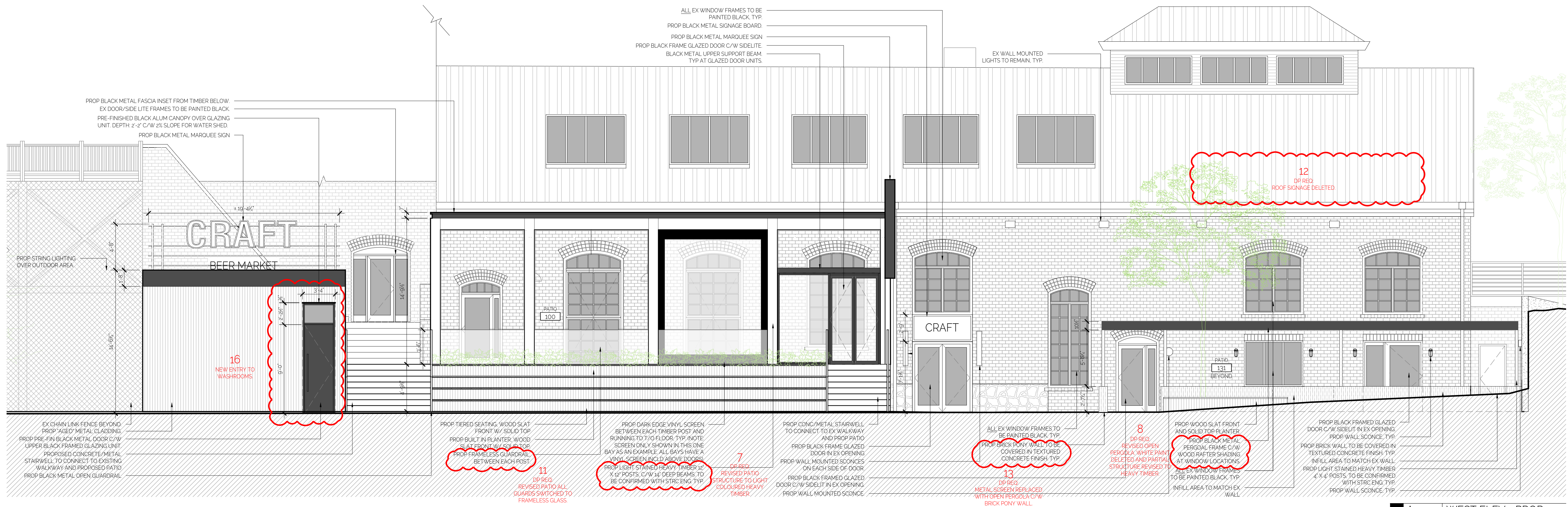
SHEET

A204





01 A301 WEST ELEV - DEMO  
3/16" = 1'-0"



02 A301 WEST ELEV - PROP  
3/16" = 1'-0"

**NOTES**

DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.

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3	ISSUED FOR REVIEW	2021-03-02
4	ISSUED FOR DP	2021-03-23
5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-06-04
6	ISSUED IN RESPONSE TO REVIEW SUMMARY R1	2021-06-29

**PROJECT**

**CRAFT BEER MARKET  
VICTORIA**

MUNICIPAL ADDRESS:  
440 AND 420 SWIFT ST  
VICTORIA BC V8W 3J3

LEGAL ADDRESS:  
LOT 1 PLAN VP 95884 AND  
LOT 1A PLAN VP 85421

**DRAWING TITLE**

**EXTERIOR  
ELEVATIONS**

**PROJECT**

PROJECT NO 2019

SCALE 3/16" = 1'-0"

DRAWN BY MB

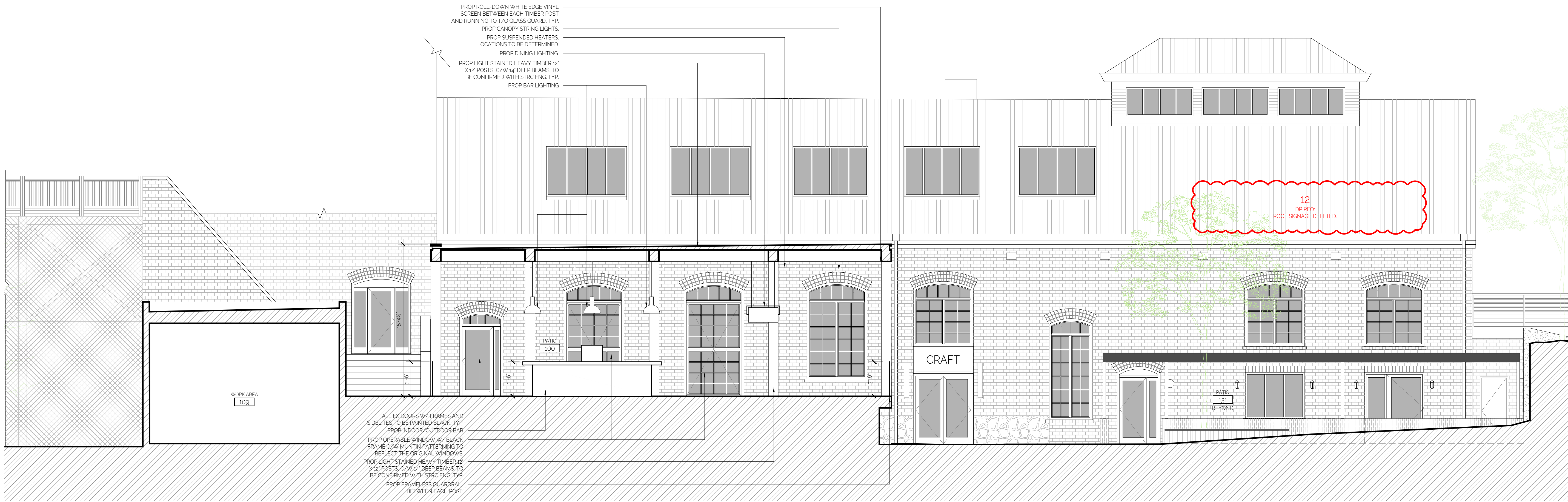
CHECKED BY

**REVISION**

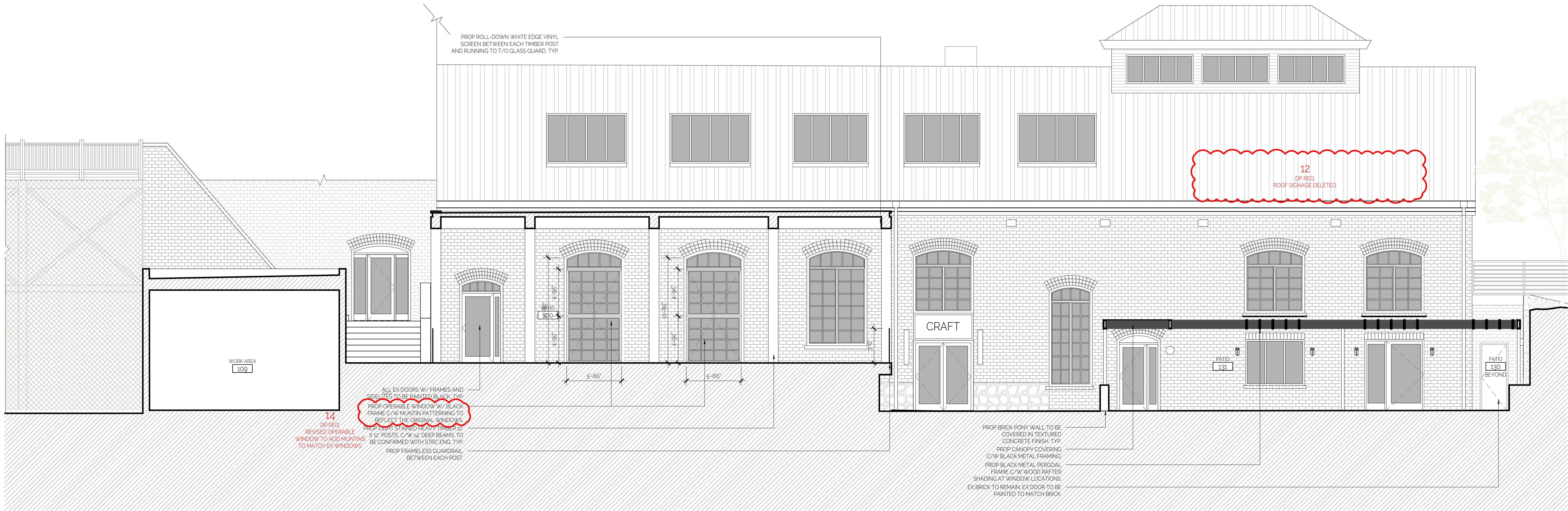
**SHEET**

A301





01 A402 WEST ELEV 2 - PROP  
3/16" = 1'-0"



02 A402 WEST ELEV 3 - PROP  
3/16" = 1'-0"

**NOTES**

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4	ISSUED FOR DP	2021-03-23
5	ISSUED FOR DP R1	2021-06-02

**PROJECT**

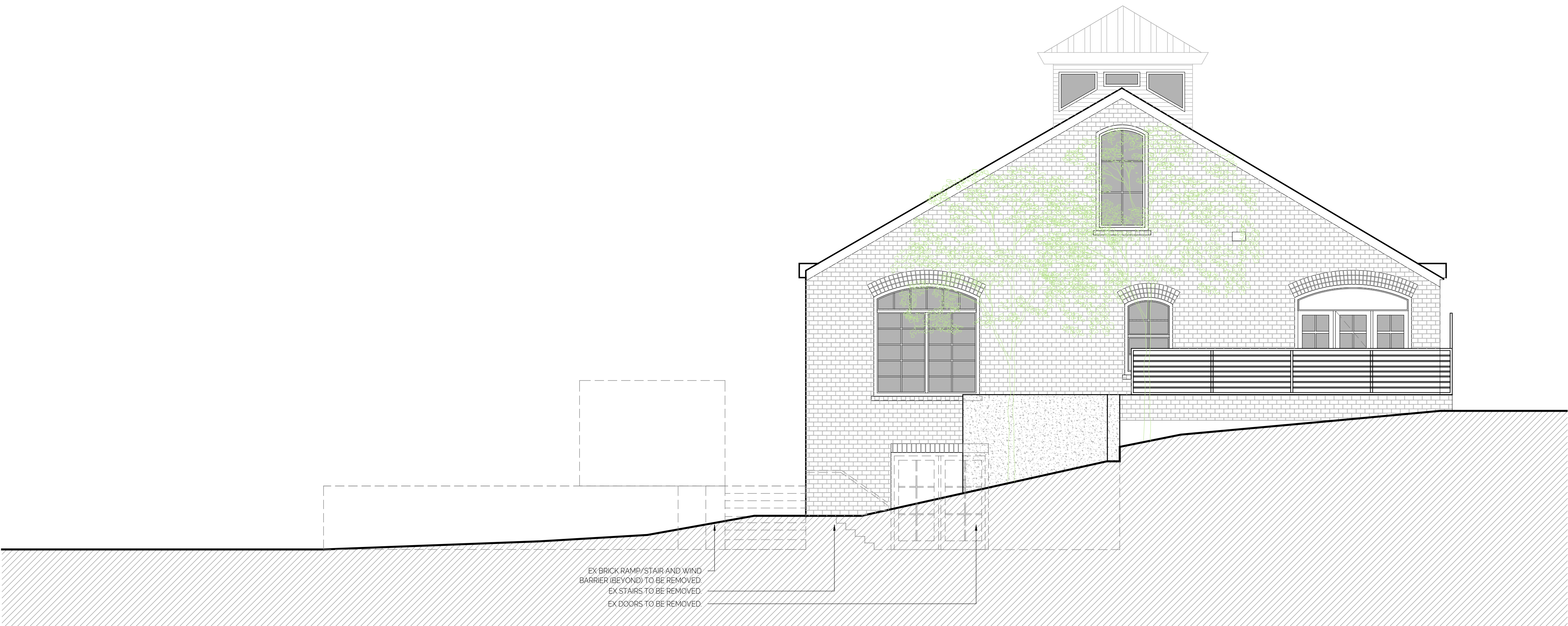
**CRAFT BEER MARKET  
VICTORIA**

MUNICIPAL ADDRESS:  
440 AND 420 SWIFT ST  
VICTORIA BC V8W 3J3

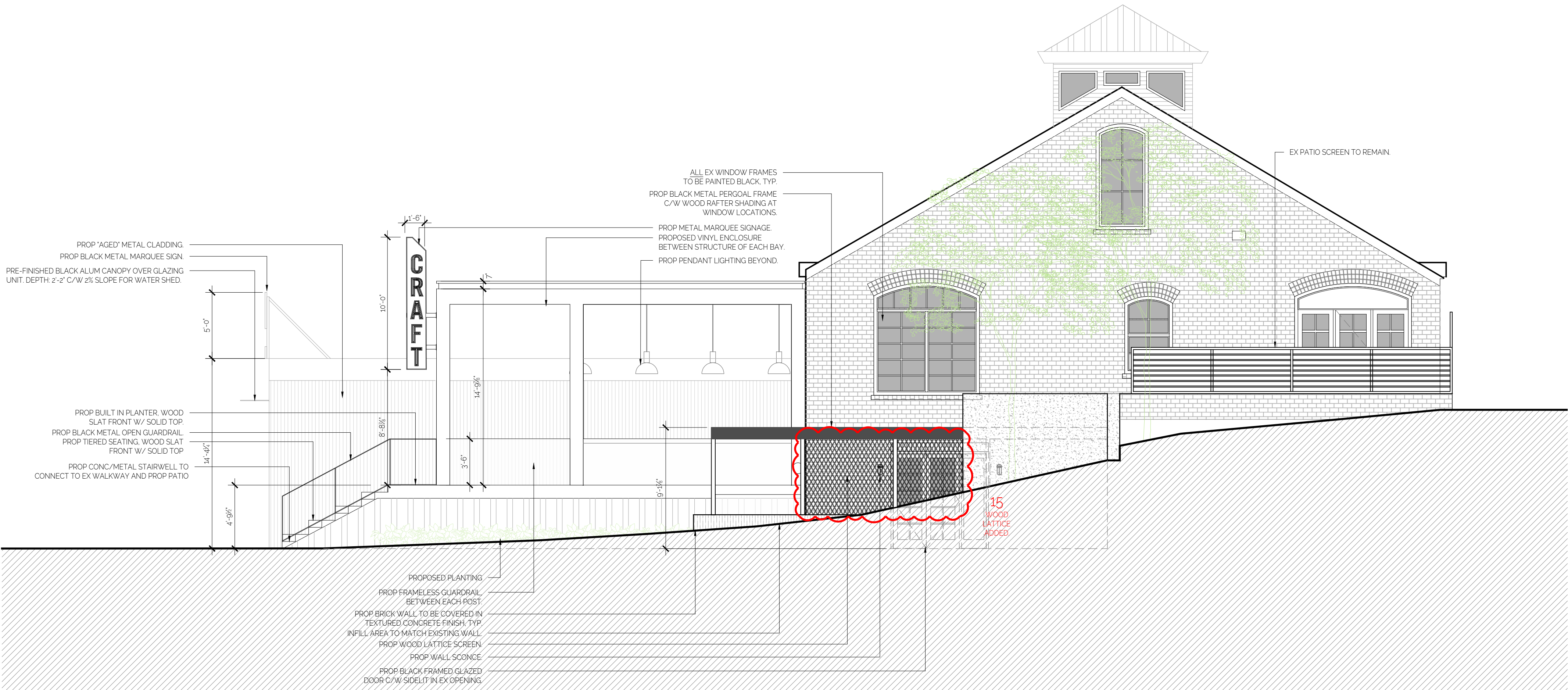
LEGAL ADDRESS:  
LOT 1, PLAN VP 95884 AND  
LOT 1A, PLAN VP 85421

DRAWING TITLE	
<b>EXTERIOR ELEVATIONS</b>	
<b>PROJECT</b>	
PROJECT NO	2019
SCALE	3/16" = 1'-0"
DRAWN BY	MB
CHECKED BY	
<b>REVISION</b>	
<b>SHEET</b>	
A402	





01 A403 SOUTH ELEV - DEMO  
3/16" = 1'-0"



02 A403 SOUTH ELEV - PROP  
3/16" = 1'-0"

**NOTES**

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**PROJECT**

**CRAFT BEER MARKET  
VICTORIA**

MUNICIPAL ADDRESS:  
440 AND 420 SWIFT ST  
VICTORIA BC V8W 3S3

LEGAL ADDRESS:  
LOT 1 PLAN VP 95884 AND  
LOT 1A PLAN VP 85421

DRAWING TITLE	
<b>EXTERIOR ELEVATIONS</b>	
<b>PROJECT</b>	
PROJECT NO	2019
SCALE	3/16" = 1'-0"
DRAWN BY	MB
CHECKED BY	
<b>REVISION</b>	
<b>SHEET</b>	
<b>A403</b>	





01 A404 ARTISTIC VIEW 1



02 A404 ARTISTIC VIEW 2



03 A404 ARTISTIC VIEW 3



04 A404 ARTISTIC VIEW 4

**NOTES**

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4	ISSUED FOR DP	2021-03-23
5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-06-04

**PROJECT**

**CRAFT BEER MARKET  
VICTORIA**

MUNICIPAL ADDRESS:  
440 AND 420 SWIFT ST  
VICTORIA BC V8W 3S3

LEGAL ADDRESS:  
LOT 1, PLAN VP 95884 AND  
LOT 1A, PLAN VP 85421

**DRAWING TITLE**

**CONCEPT RENDERING  
AND MATERIALS**

**PROJECT**

PROJECT NO 2019

SCALE NTS

DRAWN BY LA

CHECKED BY

**REVISION**

**SHEET**

A404





01 A405 EXISTING SITE PHOTO



02 A405 EXISTING SITE PHOTO



03 A405 EXISTING SITE PHOTO



04 A405 EXISTING SITE PHOTO



05 A405 EXISTING SITE PHOTO



06 A405 EXISTING SITE PHOTO



07 A405 EXISTING SITE PHOTO



08 A405 EXISTING SITE PHOTO



09 A405 EXISTING SITE PHOTO

NOTES

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PROJECT

**CRAFT BEER MARKET**

**VICTORIA**

MUNICIPAL ADDRESS:  
440 AND 420 SWIFT ST  
VICTORIA BC V8W 3J3

LEGAL ADDRESS:  
LOT 1 PLAN VP 95884 AND  
LOT 1A PLAN VP 85421

DRAWING TITLE	PROJECT NO	SCALE	REVISION
EXISTING SITE PHOTOS	2019	MB	SHEET
			A405