



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:
July 29, 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 ² 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	44		
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	35'

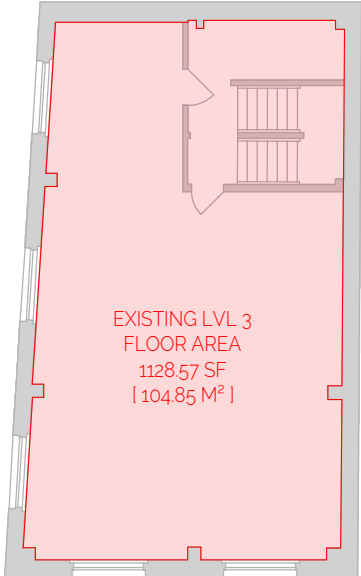
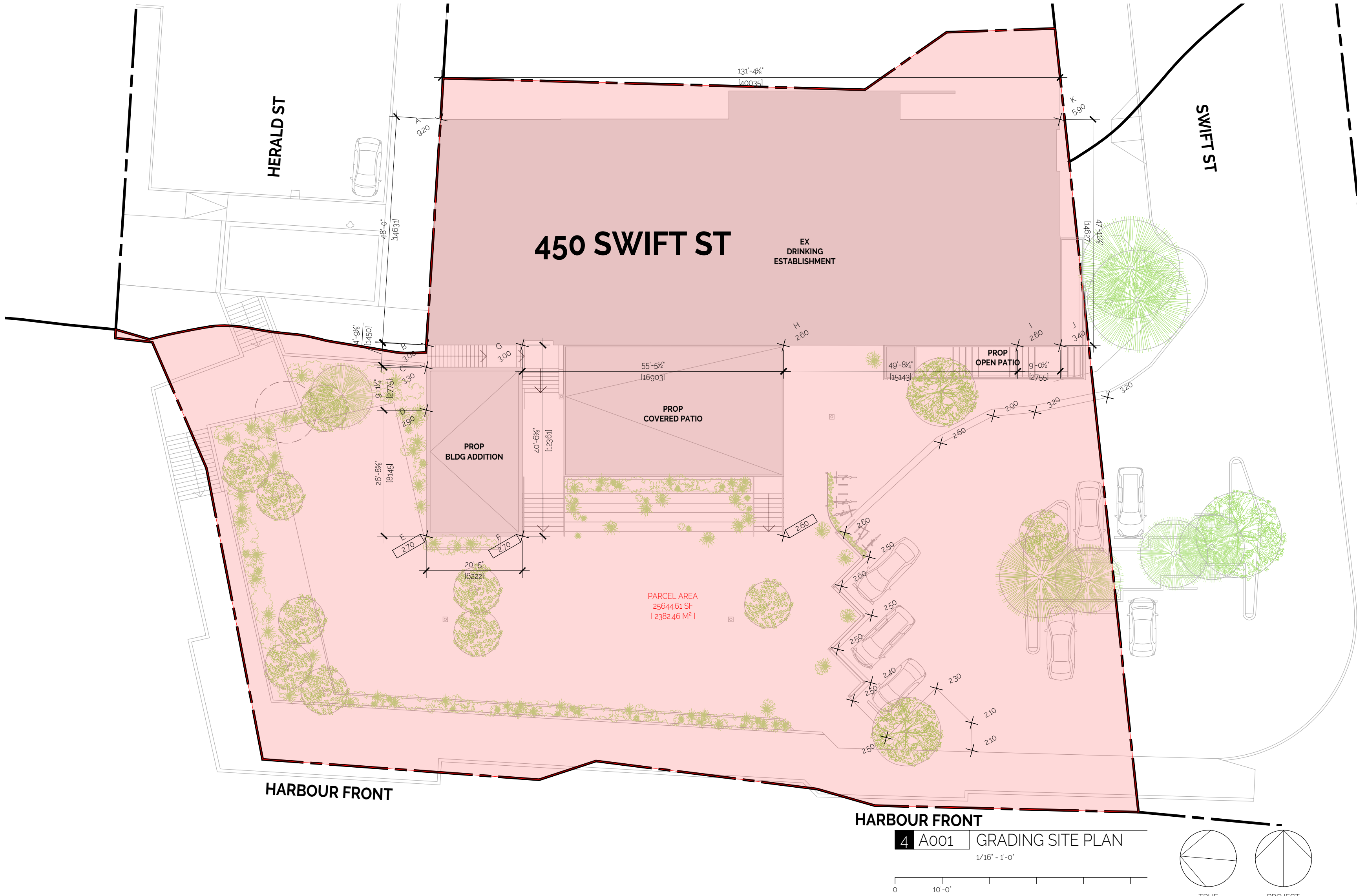
FLOOR AREA				
		LEVEL	M ² SF	
		1	220.47 2373.08	
		2	209.70 2267.14	
		3	209.70 2267.14	
		TOTAL FA	639.87 6897.36	
		BASEMENT (MAIN FLOOR)	759.14 8271.50	MAIN FLOOR NOT INCLUDED IN FLOOR AREA CALC ASSOCIATED PER AVERAGE GRADE CALC.
OTD-1	44.18.075K0	MAX FLOOR AREA USED FOR PRODUCTION / MANUF WITHIN 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		15.0
	4.4.0.018	PROJECTIONS INTO HEIGHT	PARAPETS	1.0
		ROOFTOP STRUCTURES		5.0

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

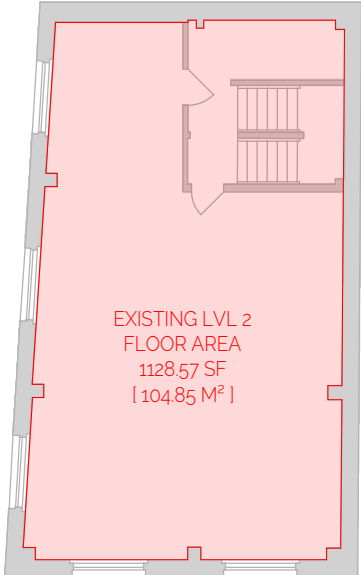
BICYCLE PARKING REQUIREMENTS				
		5.11.01 TABLE 2	BREW PUB	LONG-TERM + 1 SPACE / 250 M ² FLOOR AREA
		5.11.01 TABLE 2	BREW PUB	LONG-TERM + 1 SPACE / 250 M ² FLOOR AREA

AVERAGE GRADE				
		GRADE POINTS	AVERAGE OF POINTS	DISTANCE BETWEEN GRADE POINTS
				TOTALS
				M
		A - B	(9.25 + 3.00) / 2 =	6.10
		B - C	(3.00 + 3.30) / 2 =	3.15
		C - D	(3.30 + 2.90) / 2 =	3.10
		D - E	(2.90 + 2.70) / 2 =	2.80
		E - F	(2.70 + 2.70) / 2 =	2.70
		F - G	(2.70 + 3.00) / 2 =	2.85
		G - H	(3.00 + 2.60) / 2 =	2.80
		H - I	(2.60 + 2.60) / 2 =	2.60
		I - J	(2.60 + 3.40) / 2 =	3.00
		J - K	(3.40 + 5.90) / 2 =	4.65
		K - A	(5.90 + 9.25) / 2 =	7.55
		GRADE CALC		642.63 / 135.95



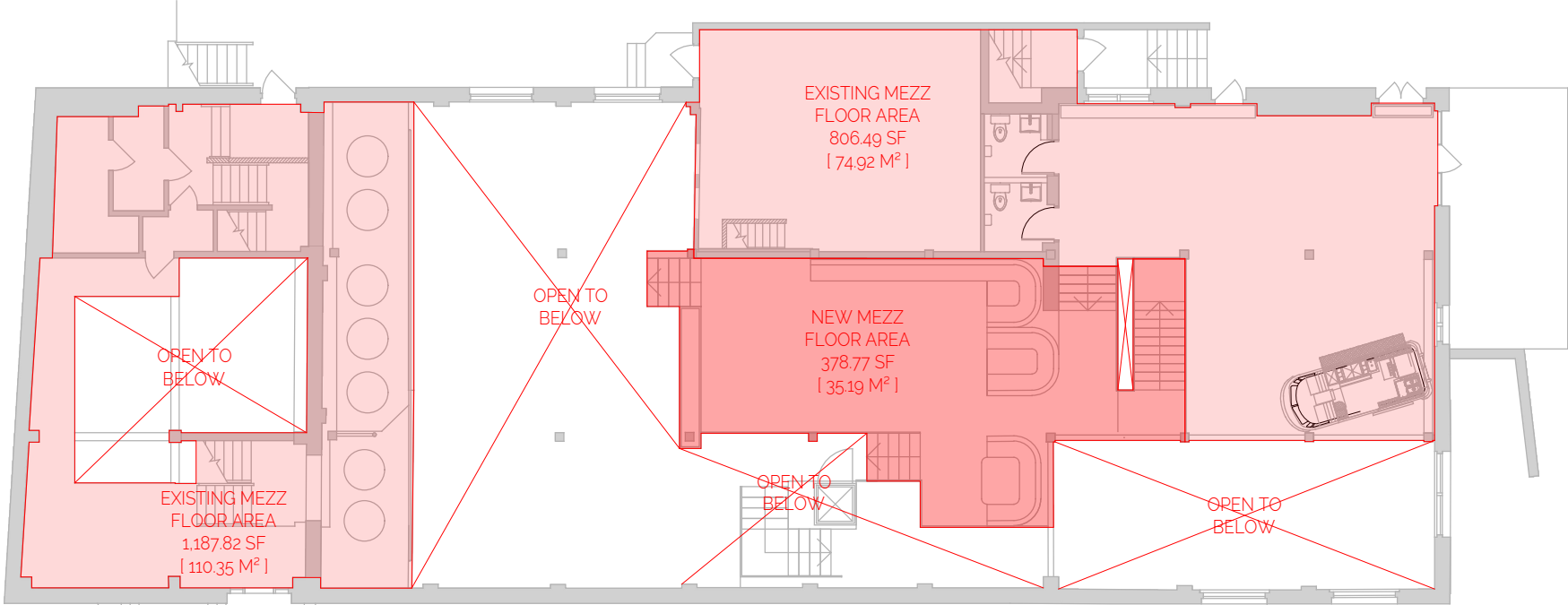
3 A001 LEVEL 3 PLAN

1/16" = 1'-0"



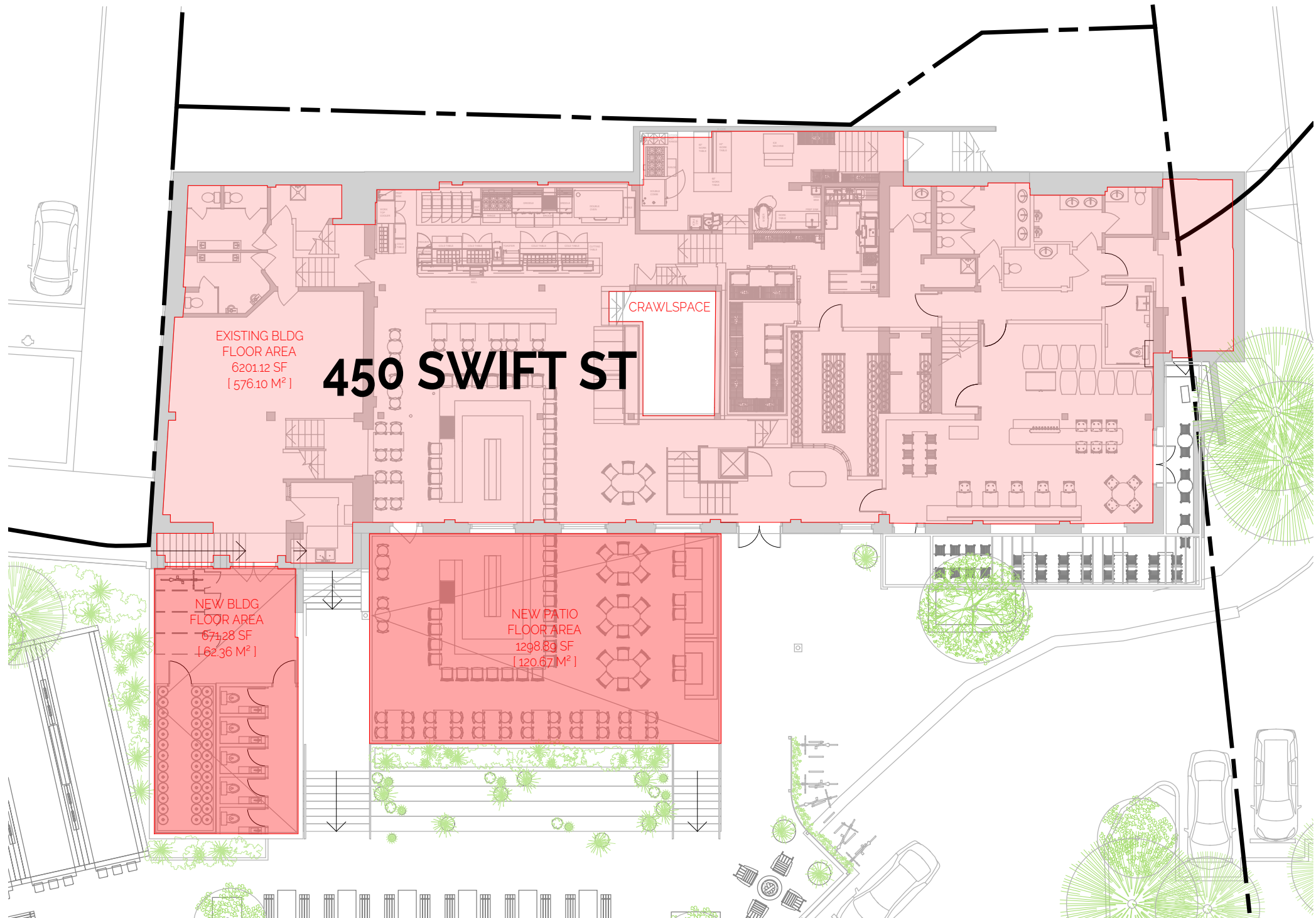
2 A001 LEVEL 2 PLAN

1/16" = 1'-0"



1 A001 LEVEL 1 PLAN

1/16" = 1'-0"



0 A001 BASEMENT PLAN

1/16" = 1'-0"

NOTES

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PROJECT

**CRAFT BEER MARKET
VICTORIA**

MUNICIPAL ADDRESS:
440 AND 450 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.

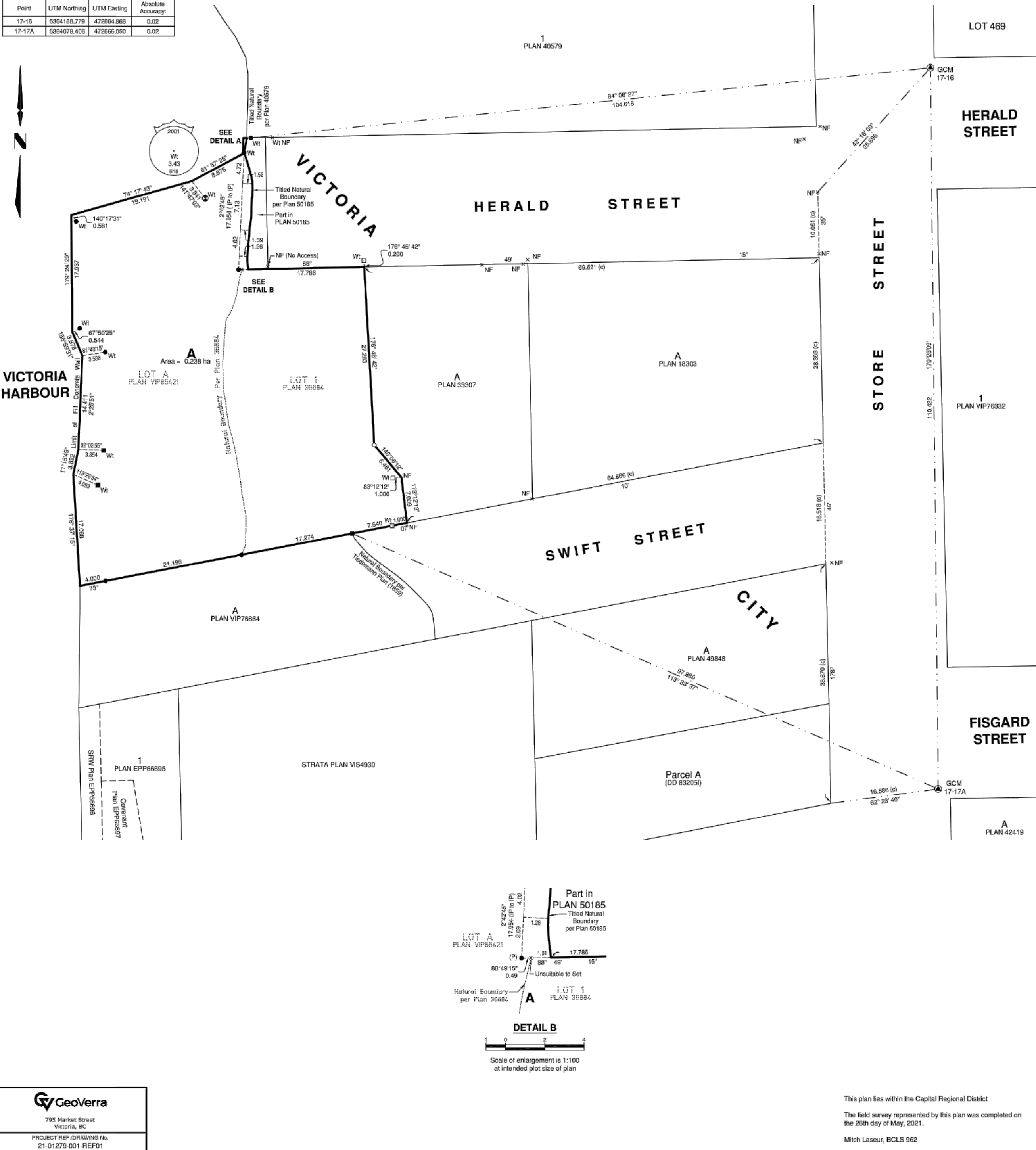
Grid bearings are derived from observations between
geodetic control monuments 17-16 and 17-17A and are
referred to the central meridian of UTM Zone 10.

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 tied, 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 36884 AND
LOT A PLAN VIP 85421

DRAWING TITLE

SURVEY

PROJECT

PROJECT NO 2019

SCALE

AS NOTED

DRAWN BY

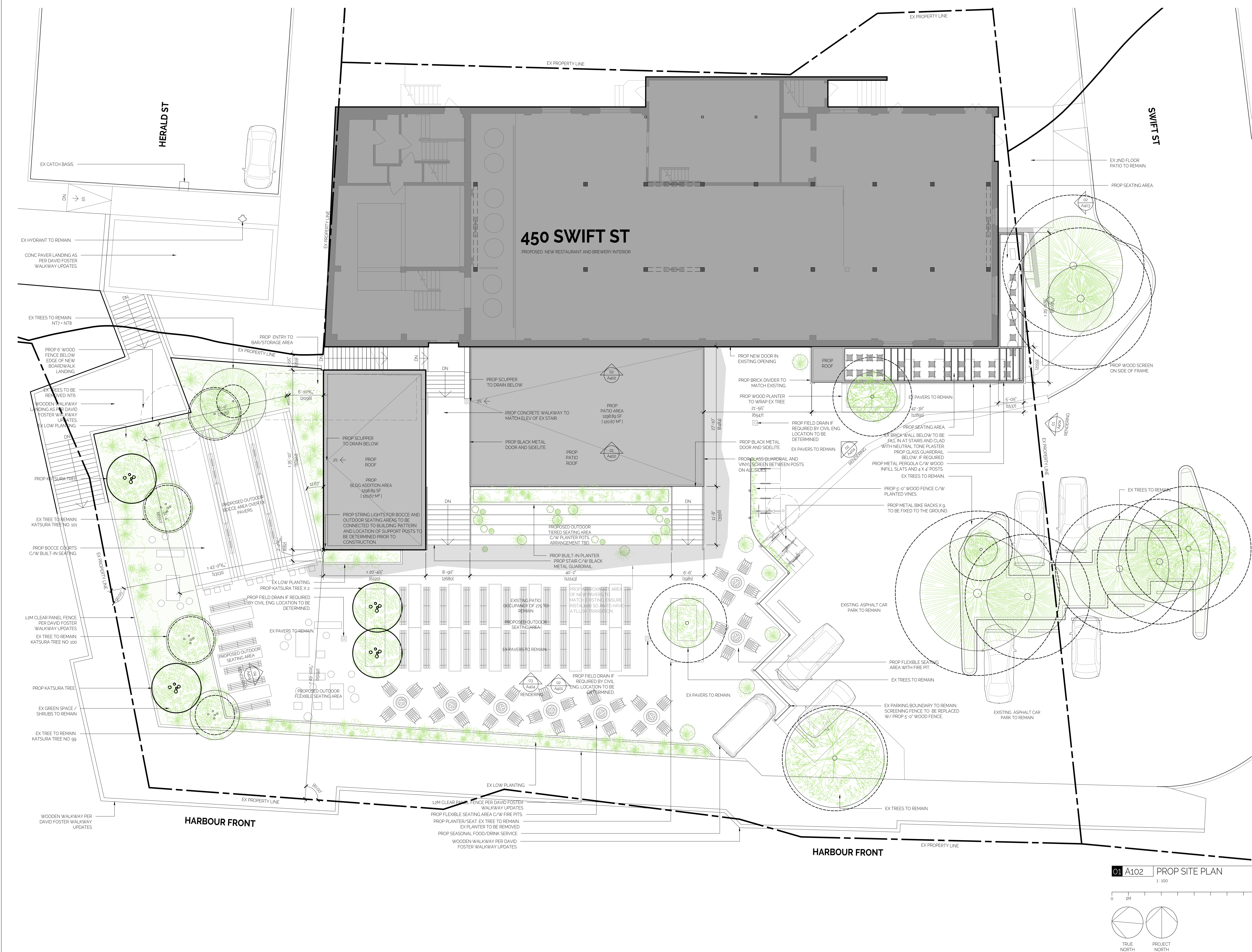
DV

CHECKED BY

REVISION

SHEET

A100



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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 V5W 3S3

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

DRAWING TITLE

**PROP SITE /
LANDSCAPE PLAN**

PROJECT

PROJECT NO 2019

SCALE 1:100

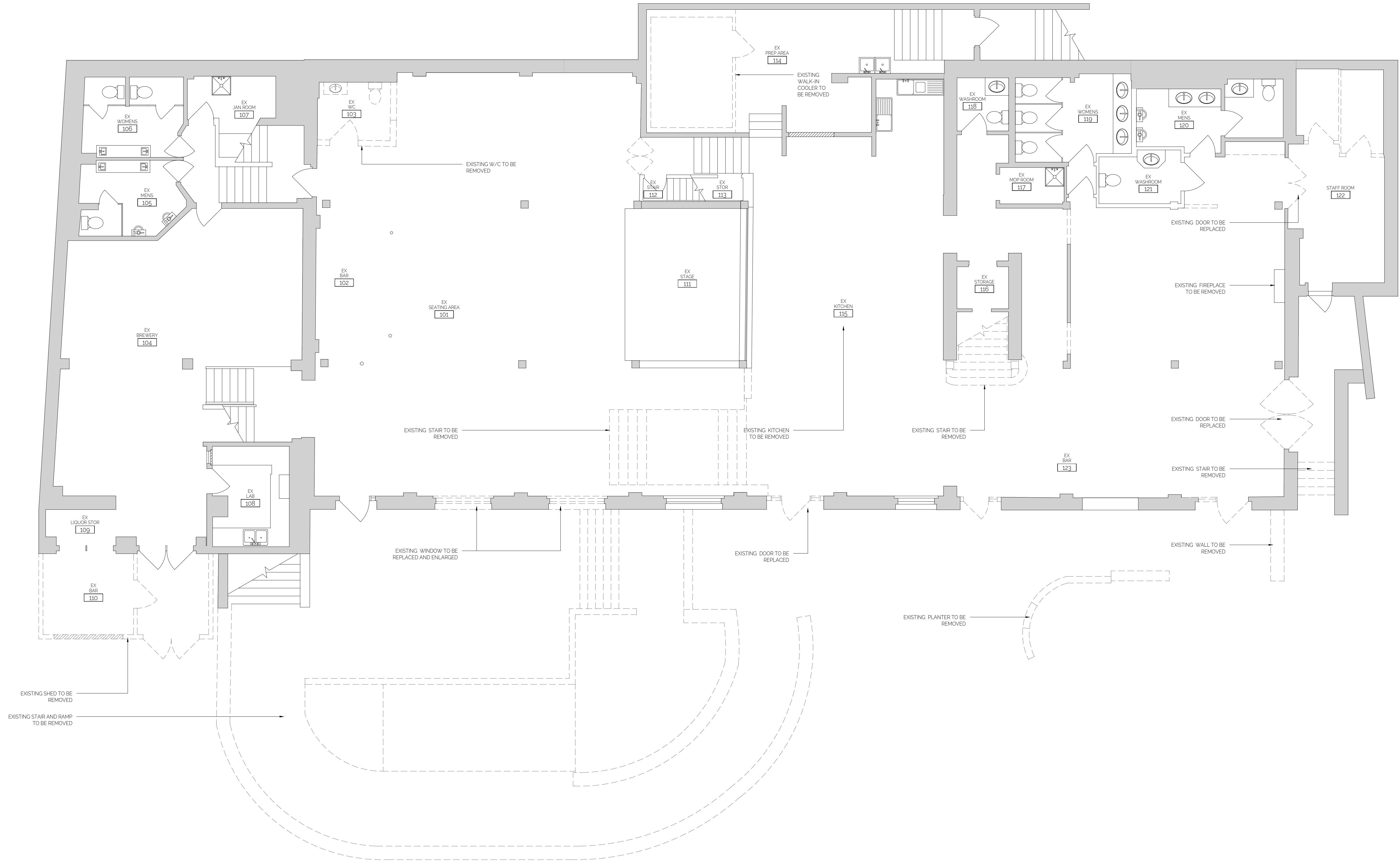
DRAWN BY DV

CHECKED BY MB LA

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"

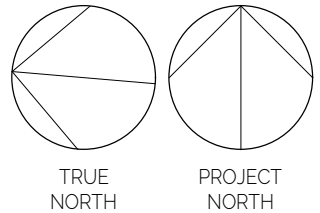
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REVISION

SHEET

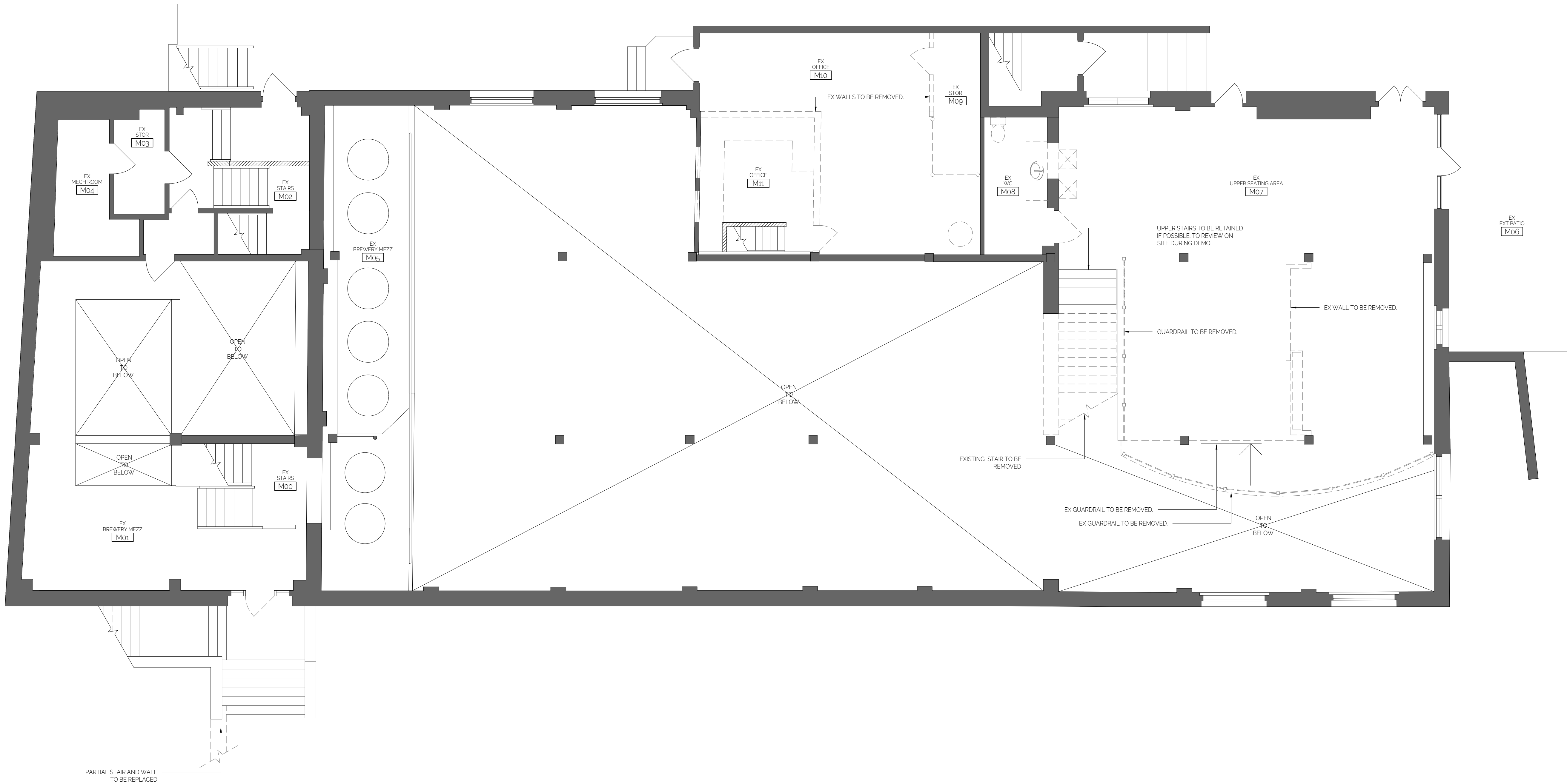
A201



01 A201 LEVEL 1 DEMO PLAN

3/16" = 1'-0"

0 5'-0"



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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 VIP 95884 AND
LOT 1A, PLAN VIP 85421

DRAWING TITLE

**LEVEL M
DEMO PLAN**

PROJECT

PROJECT NO 2019

SCALE 3/16" = 1'-0"

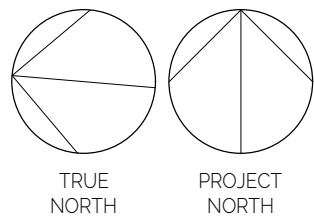
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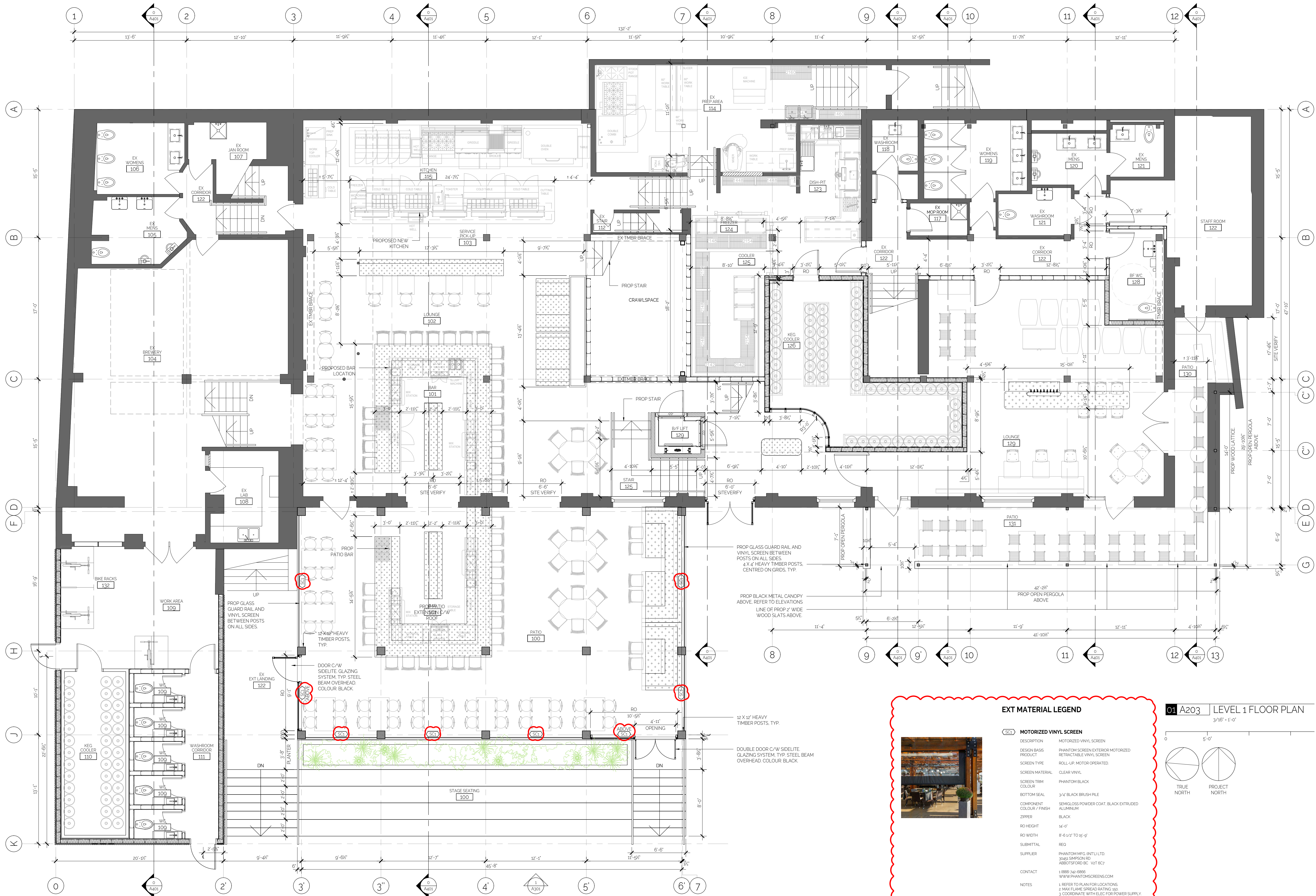
REVISION

SHEET

A202



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



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7	ISSUED FOR COORDINATION	2021-07-07
8	ISSUED FOR COORDINATION - KITCHEN	2021-07-20
9	ISSUED FOR ADDENDUM TO DP	2021-07-29

PROJECT

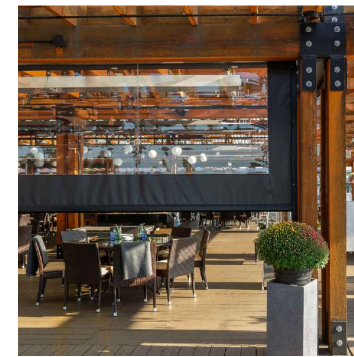
**CRAFT BEER MARKET
VICTORIA**

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LOT A PLAN VP 85421

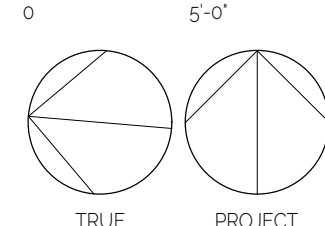
EXT MATERIAL LEGEND

DESCRIPTION	MOTORIZED VINYL SCREEN
DESIGN BASIS	PHANTOM SCREEN EXTERIOR MOTORIZED
PRODUCT	RETRACTABLE VINYL SCREEN
SCREEN TYPE	ROLL-UP MOTOR OPERATED
SCREEN MATERIAL	CLEAR VINYL
SCREEN TRIM COLOUR	PHANTOM BLACK
BOTTOM SEAL	3/4" BLACK BRUSH PILE
COMPONENT COLOUR / FINISH	SEMIGLOSS POWDER COAT, BLACK EXTRUDED ALUMINUM
ZIPPER	BLACK
RO HEIGHT	14'-0"
RO WIDTH	8'-6 1/2" TO 15'-0"
SUBMITTAL	REQ
SUPPLIER	PHANTOM MFG (INT'L) LTD. 3645 SIMPSON RD ABBOTSFORD BC V2T 6C7
CONTACT	1 888 742-4890 WWW.PHANTOMSCREENS.COM
NOTES	1. REFER TO PLAN FOR LOCATIONS 2. MAX FLAME SPREAD RATING 120 3. COORDINATE WITH ELEC FOR POWER SUPPLY.



01 A203 LEVEL 1 FLOOR PLAN

3/16" = 1'-0"



DRAWING TITLE

LEVEL 1 FLOOR PLAN

PROJECT

PROJECT NO 2019

SCALE 3/16" = 1'-0"

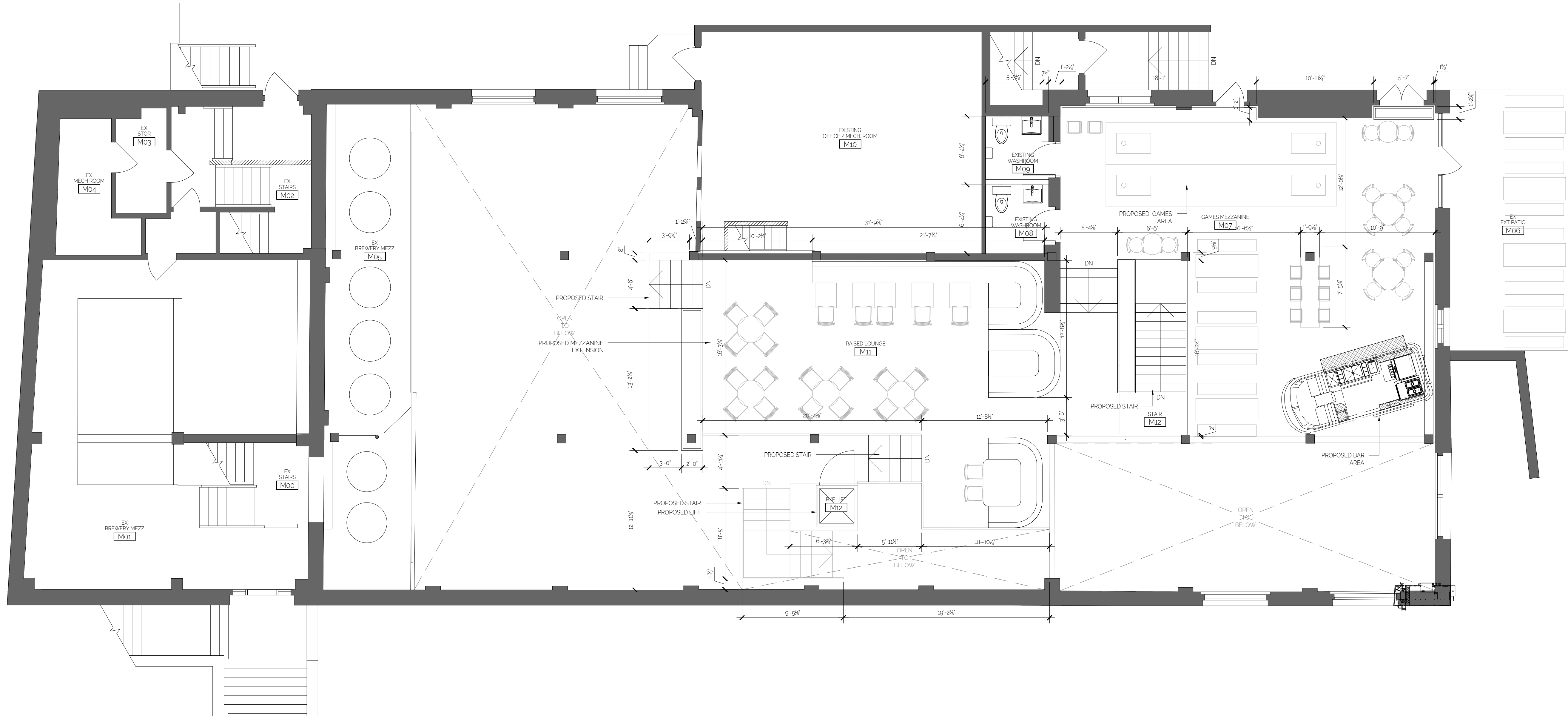
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CHECKED BY

REVISION

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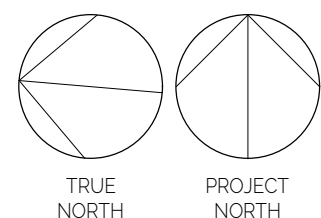
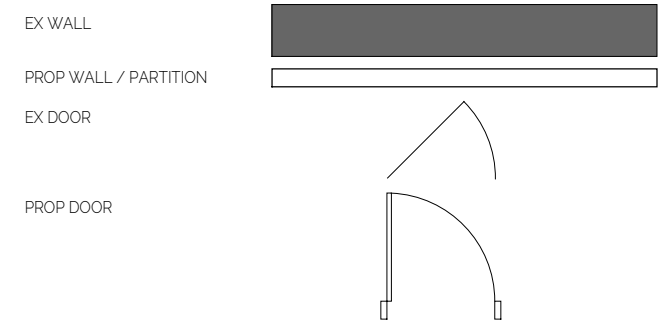
A203



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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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

PROPOSED LEVEL M
PARTITION PLAN

PROJECT

PROJECT NO 2019

SCALE

3/32" = 1'-0"

DRAWN BY

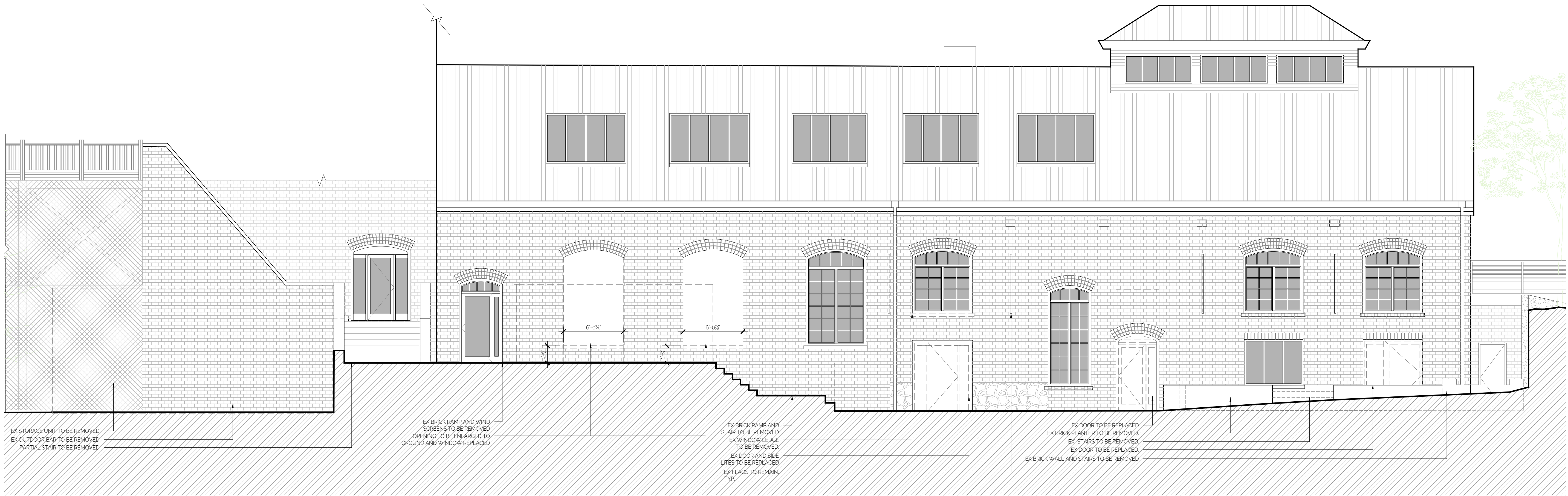
LA

CHECKED BY

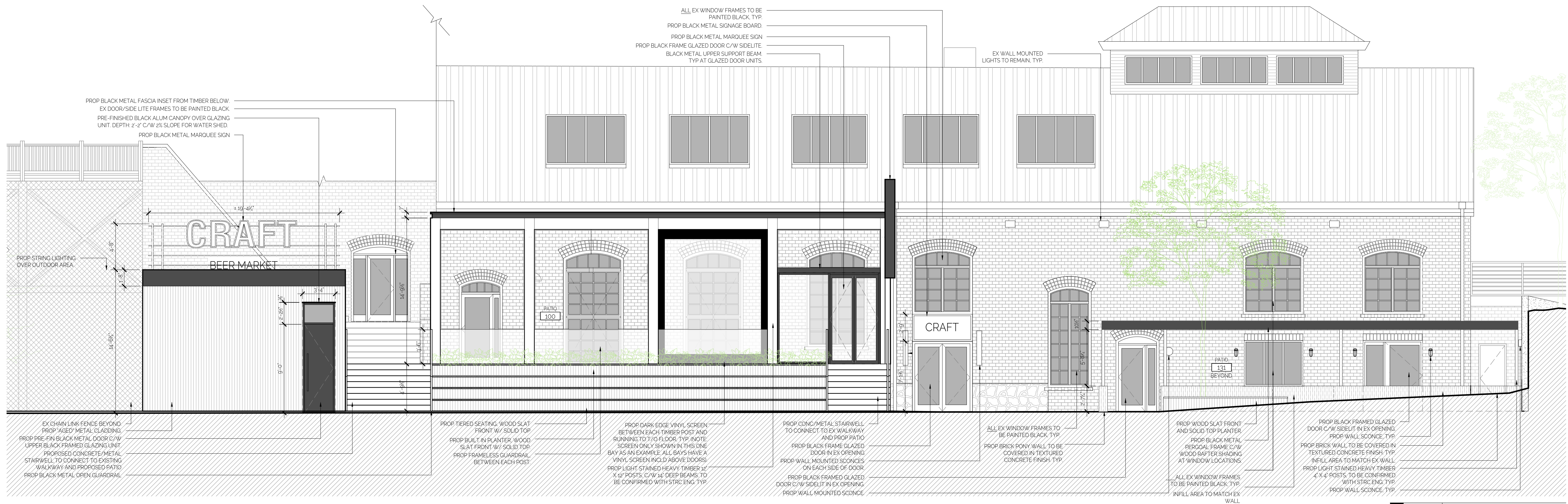
REVISION

SHEET

A204



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



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

NOTES

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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	2021-06-04
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 2039

SCALE 3/16" = 1'-0"

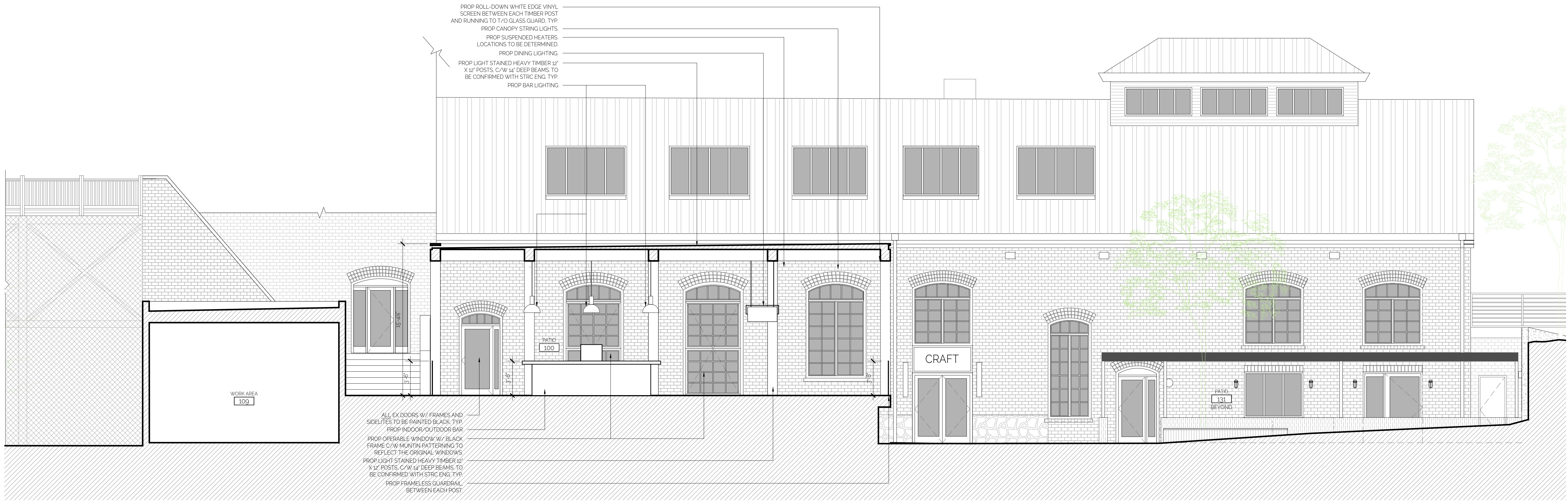
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CHECKED BY

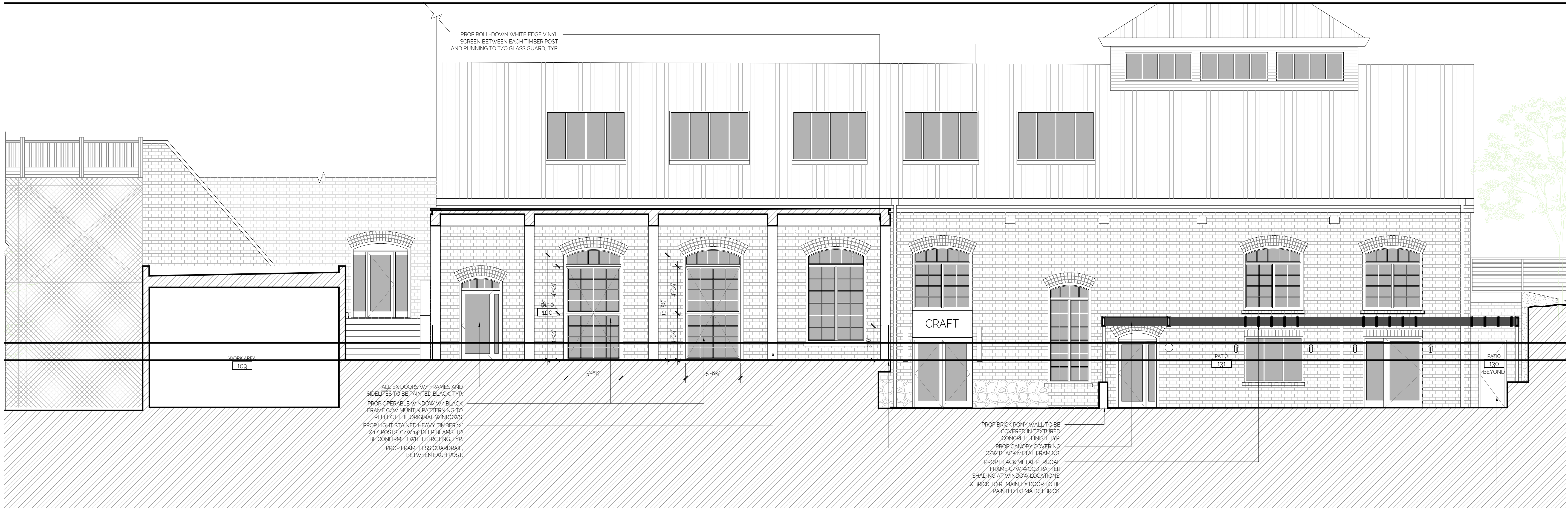
REVISION

SHEET

A301



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



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

0 5'-0"

NOTES

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FORT

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	2021-06-04

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

A402

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED

FOR

ISSUED		
NO	ISSUE	DATE
1	ISSUED FOR REVIEW	2020-07-01
2	ISSUED FOR REVIEW	2020-11-05
3	ISSUED FOR REVIEW	2021-03-04
4	ISSUED FOR DP	2021-03-23
5	ISSUED IN RESPONSE TO REVIEW SUMMARY	2021-06-04

CRAFT BEER MARKET VICTORIA

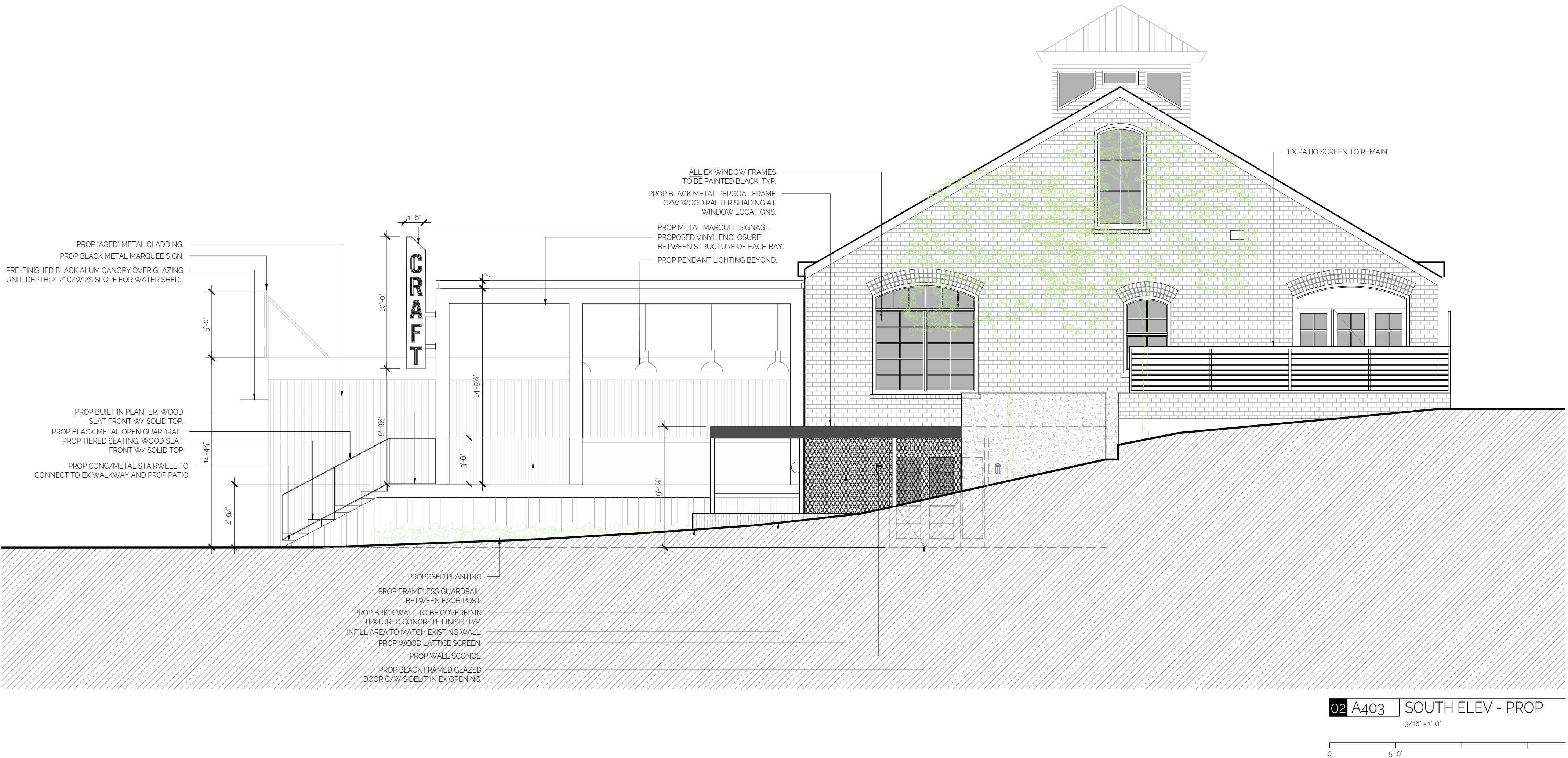
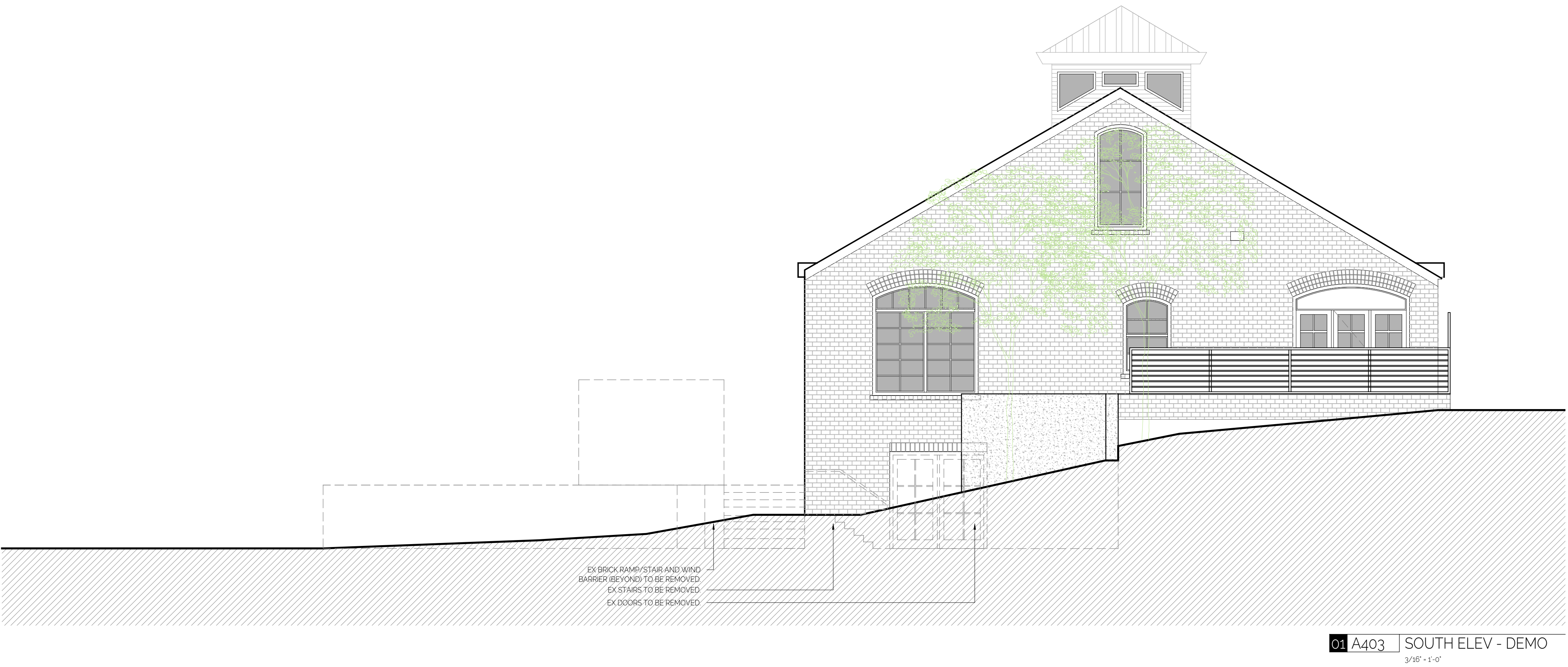
LEGAL ADDRESS:
LOT 1, PLAN VIP 38884 AND
LOT A, PLAN VIP 85421

EXTERIOR ELEVATIONS

PROJECT	
PROJECT NO	2019
SCALE	3/16" = 1'-0"
DRAWN BY	MB
CHECKED BY	

REVISION SHEET

A403





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

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FORT

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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 3J3

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

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