

To whom it may concern,

Please accept this as a letter of intent for our application for a Liquor Primary License with a Family Dining. The Fernwood Inn has been a long-standing Food Primary establishment for the past 20 plus years. Our primary reason for changing over is to accommodate being more of a live music venue with local bands, quiz nights, events (weddings and mingling office groups) and DJs. It is still important to allow kids into the establishment to and that is why we would like the family dining endorsement.

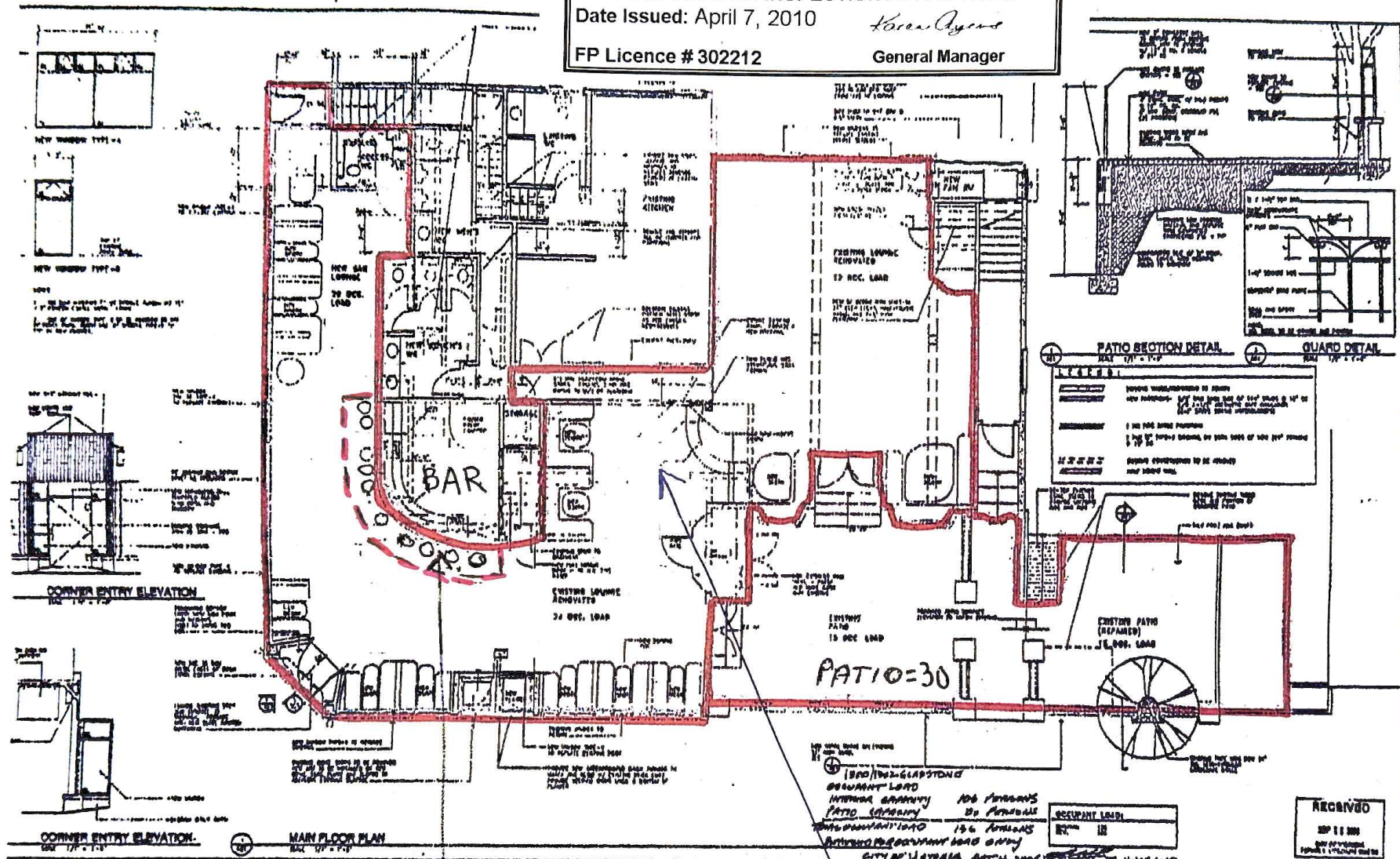
Any questions please contact me personally,

Sincerely

Michael Colwill

Owner/Operator

LCLB OFFICIAL PLAN  
 MUST BE KEPT WITH LIQUOR LICENCE AND  
 AVAILABLE FOR INSPECTION AT ALL TIMES  
 Date Issued: April 7, 2010 *Karen Ayres*  
 FP Licence # 302212 General Manager



FERNWOOD HOTEL INTERIOR RENOVATION  
 300 - 1302 GLADSTONE AT FERNWOOD  
 VICTORIA BC

FLOOR PLAN  
 ELEVATIONS  
 PATIO SECTION DETAILS

RECEIVED  
 SEP 11 2009  
 100% GLASS STONE

A01

Lounge = 10

Person 01 = 96



PROJECT INFORMATION  
CIVIC ADDRESS:  
LEGAL ADDRESS:

1302 GLADSTONE AVENUE, VICTORIA BC (P.I.D. 017-328-055)  
LOT A, SECTION 75, VICTORIA PLAN VIP 52331

BUILDING CODE SUMMARY  
MAJOR OCCUPANCY TYPE(S):

GROUP C (RESIDENTIAL RENTAL) SUPERIMPOSED MAJOR OCCUPANCIES PER BCBC SENTENCE 3.2.2.7.(2)  
GROUP A, DIV. 2 (RESTAURANT/PUB) EXISTING 1-HR FRR FIRE SEPARATION ABOVE CLGS. PER BCBC TABLE 3.1.3.1.

BUILDING AREA (AS DEFINED BY BCBC)  
GROSS FLOOR AREA(S)  
NUMBER OF STOREY(S)  
STREETS FACED:

331.7m<sup>2</sup> (3,570 SQ. FT.)  
47.25m<sup>2</sup> (508 SQ. FT.) FOR NEW STREET PATIO & 323.88m<sup>2</sup> (3,485 SQ. FT.) FOR EXISTING RESTAURANT/PUB  
3  
2

OCCUPANT LOAD CALCULATION (FOR NEW STREET PATIO)  
MAXIMUM OCCUPANCY LOAD (AS DESIGNED PER BCBC CLAUSE 3.1.17.1.(1)(c))  
OUTDOOR STREET PATIO (5 TABLES + 2 COUNTERS) 50 PERSONS (INCL. STAFF)

TRAVEL DISTANCE CALCULATION  
MAX. TRAVEL DISTANCE BASED ON OCCUPANCY: 30m  
(AS REQ'D PER BCBC CLAUSE 3.4.2.5.(1)(f))  
MAX TRAVEL DISTANCE TO AT LEAST ONE EXIT: 18.8m

OCCUPANCY LOAD FOR WC COUNT & EXIT WIDTH PURPOSES (FERNWOOD INN)  
EXISTING INDOOR SEATING CAPACITY (RESTAURANT/PUB) 136 PERSONS (INCL.STAFF)  
NEW OUTDOOR STREET PATIO (5 TABLES + 2 COUNTERS) 50 PERSONS (INCL.STAFF)

WC COUNT CALCULATION  
FOR MAX OCCUPANT LOAD (AS REQ'D PER BCBC TABLE 3.7.2.2-A)  
NUMBER OF WC FOR AN ASSEMBLY OCCUPANCY  
2 MALE WC + 4 FEMALE WC = 6 WC REQ'D  
  
NUMBER OF WC PROVIDED ON SITE (EXISTING)  
1 GENDER NEUTRAL ACCESSIBLE WC (DESIGNED PER BCBC ARTICLE 3.7.2.10)  
1 MALE WC + 3 URINALS  
2 FEMALE WC STALLS + 1 ACCESSIBLE WC STALL  
1 GENDER NEUTRAL STAFF WC

EXIT WIDTH CALCULATION (FERNWOOD INN)  
EXIT WIDTH BASED ON OCCUPANT LOAD (AS REQ'D PER BCBC CLAUSE 3.4.23.2.(1)(a))  
MINIMUM AGGREGATE REQ'D WIDTH OF EXITS: 1.135m  
THREE EXITS PROVIDED - TOTAL AGGREGATE WIDTH: 4.369m

EDGE

GASTÓN CASTAÑO  
ARCHITECT AIBC  
1202B-115 FULFORD-GANGES RD.  
SALT SPRING ISLAND, BC  
V8K 2T9  
250-858-6956  
GASTON@EDGE-ARCH.COM

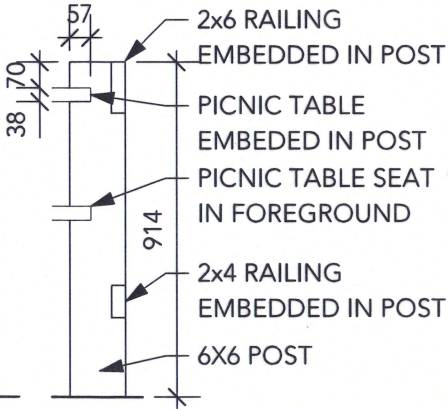
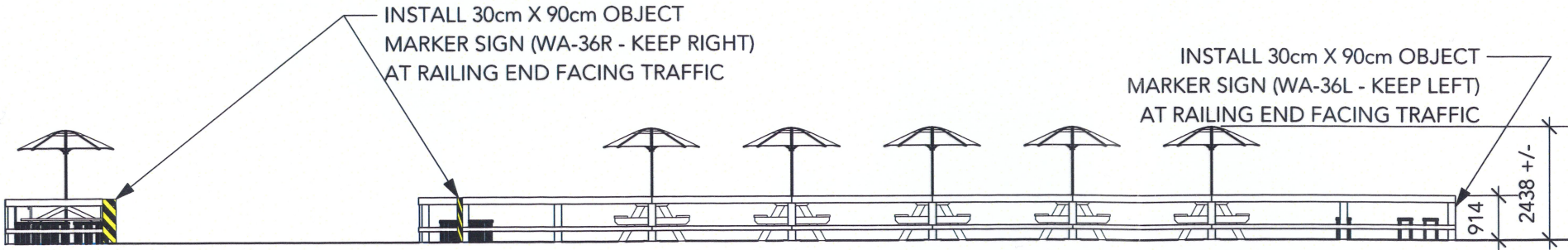
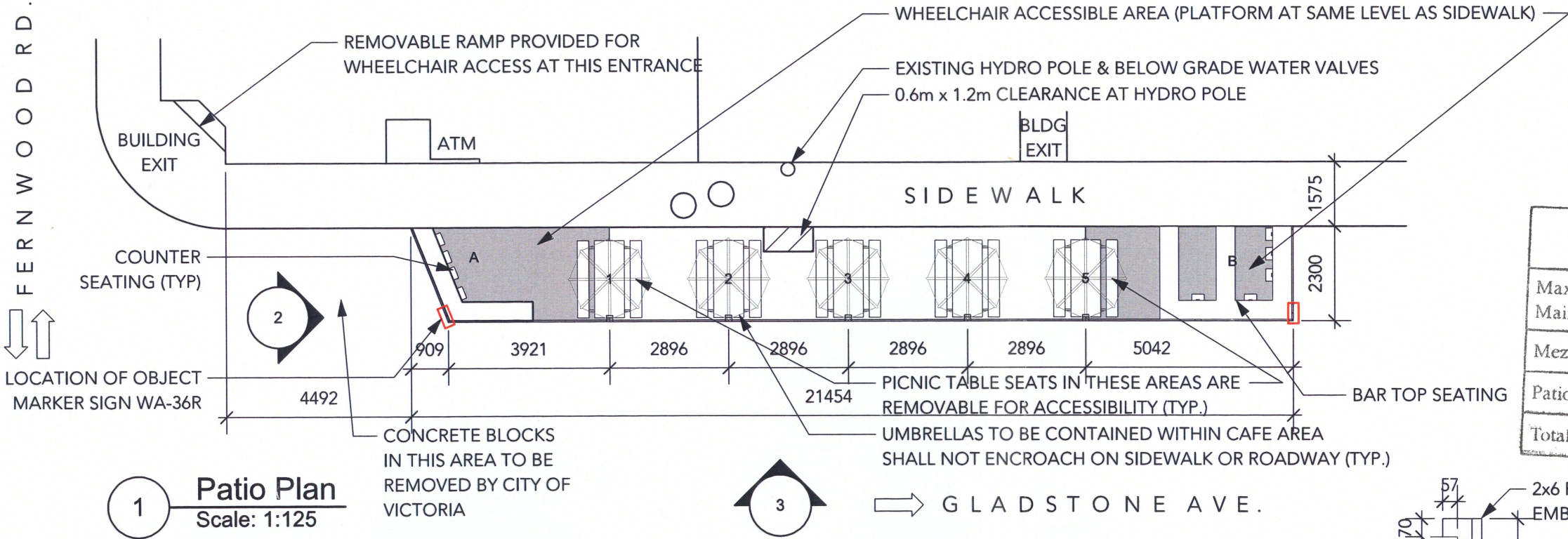
APPLICANT  
Village Hospitality dba Fernwood Inn  
c/o Mike Colwill, General Manager  
1302 Gladstone Ave.  
Victoria BC V8R 1S1  
250-889-6582

mcolwill@hotmail.com

OWNER  
Fernwood Inn Investments Ltd.  
c/o Mike Colwill  
1300 Gladstone Ave.  
Victoria BC V8R 1S1  
250-889-6582

meelwill@hotmail.com

City of Victoria – Fire Department			
* Occupant Load Reviewed Under Current BC Fire Code Only			
Maximum Occupant Load is:		Fire Prevention Officer:	
Main Floor:	Persons	Name:	CHRIS KELLY
Mezzanine:	Persons	Signature:	
Patio/Deck:	50 Persons	Date:	Feb 20 / 2024
Total:	50 Persons		



REGISTERED ARCHITECT  
GASTÓN R. CASTAÑO  
BRITISH COLUMBIA  
30 JAN 2004

2 Patio Elevation - Facing Fernwood Rd.  
Scale: 1:125

3 Patio Elevation  
Scale: 1:125

PROJECT  
FERNWOOD INN  
NEW STREET PATIO

ADDRESS  
1302 Gladstone Ave.  
Victoria BC

DRAWING TITLE  
OCCUPANT LOAD CALCULATION FOR NEW STREET PATIO

DRAWING NO.

OCL-1





Liquor and Cannabis Regulation Branch  
**Food Primary #302212**  
**Expires on September 30, 2025**

Establishment Name: **The Fernwood Inn (302212)**  
Licence Name: **The Fernwood Inn (302212)**  
Location Address: 1302 Gladstone Ave.  
VICTORIA, B.C., V8R1S1  
Issued to: VILLAGE HOSPITALITY LTD.

**TERMS AND CONDITIONS**

**HOURS OF SALE**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
<b>Start</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>	<b>09:00</b>
<b>End</b>	<b>00:00</b>	<b>00:00</b>	<b>00:00</b>	<b>00:00</b>	<b>00:00</b>	<b>00:00</b>	<b>00:00</b>

**CAPACITY**

Patio1	30	Person01	106	Patio2	50
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- Patio extension permitted as outlined in red on the official plan.
- The terms and conditions to which this licence is subject include the terms and conditions contained in the licensee Terms and Conditions Handbook, which is available on the Liquor and Cannabis Regulation Branch website. The Terms and Conditions Handbook is amended from time to time.
- For the sale and consumption of all types of liquor in establishments with a primary focus on the service of food.
- Liquor may only be sold, served and consumed within the service areas outlined on the official plan, unless otherwise endorsed or approved by the LCRB
- Only servers are permitted to carry liquor across the unlicensed sidewalk to the patio.

YOUR CURRENT VALID LICENCE MUST BE  
PROMINENTLY DISPLAYED AT ALL TIMES.  
TAMPERING, ALTERING OR DEFACING THIS  
LICENCE IN ANY MANNER MAY RESULT IN THE  
LICENCE BEING CANCELLED.

Licence issued by the General Manager under the  
authority of the Liquor Control and Licensing Act.

Licence Printed: November 25, 2024