

Rezoning to

# THE GREEN HART, 475 GORGE ROAD

## LEGEND

- Regulated Fire Hydrant
- Curb
- Property Lines
- Residential Parking
- Time Limited Parking
- No Stopping
- Bike Rack
- Tree

## LIST OF DRAWINGS

- ARCHITECTURAL**
- A-000 Drawing List, Legend, Code Review, Project Information Table & Site Plan
  - A-001 Site Plan
  - A-002 Existing Floor Plan
  - A-003 Exterior Photos
  - A-004 400m Radius Map

## PROJECT INFORMATION TABLE

PROJECT INFORMATION TABLE	
Zone (Existing)	S-1
Site Area (sq.m)	886.2 sq.m
Unit Floor Area (sq.m)	188.1 sq.m
Parking Stalls (Number on Site)	1 Loading, 13 On Site
Bicycle Parking Number (Class 1 and 2)	Class 1-4, Class 2-0

**Parking Calculation - Schedule C**  
 C4 - Retail Stores - 1 space per 37.5 sq.m gross floor area  
 Gross Floor Area (Retail) = 153.3 sq.m  
 153.3 sq.m / 37.5 sq.m = 4.1

**C5 - Other Offices - 1 space per 65 sq.m gross floor area**  
 Gross Floor Area (Offices) = 17.6 sq.m  
 17.6 sq.m / 65 sq.m = 0.3

Required Parking Stalls - 6 Stalls

## CODE REVIEW

Item	2012 British Columbia Building Code - Data Matrix	Part 1 - BCBC 2012 Reference
1	Address: 475 Gorge Road, Victoria, BC V8T 2L1	
2	Legal Description: Lot 10, 475 Gorge Road, Victoria, BC V8T 2L1	
3	Project Description: Rezoning for use as a Cannabis Retailer	
4	Classification of Building: Class 1-4, Class 2-0	312(1)
5	Number of Storeys: 1	1412.1
6	Floor Area: 886.2 sq.m	1412.1
7	Occupant Load: 13	3117.4
8	Number of Entrances: 1	1412.1, 3117.1
9	Height of Storey (RM): 3.0 m	3221.0
10	Exposure: 0	3221.0
11	Fire Rating: 1.5 hr	3221.0
12	Location of Exit: 1	3125
13	Number of Exits: 1	3722
14	Assembly Workplaces: 0	3722



2 - Site Plan  
1:500

ISSUED FOR REZONING	2018 07 20
numberTEN	10
2-4, 1000 Douglas Street, Victoria, BC V8T 2L1	
PROJECT NAME	The Green Hart
PROJECT ADDRESS	475 Gorge Road
PROJECT CITY	Victoria, BC V8T 2L1
DATE	2018 07 20
PROJECT NUMBER	A-000
PROJECT TITLE	Storefront Cannabis Retailer Rezoning
PROJECT DESCRIPTION	Drawing List, Legend, Code Review, Project Information Table Overall Site Plan
PROJECT NUMBER	A-000



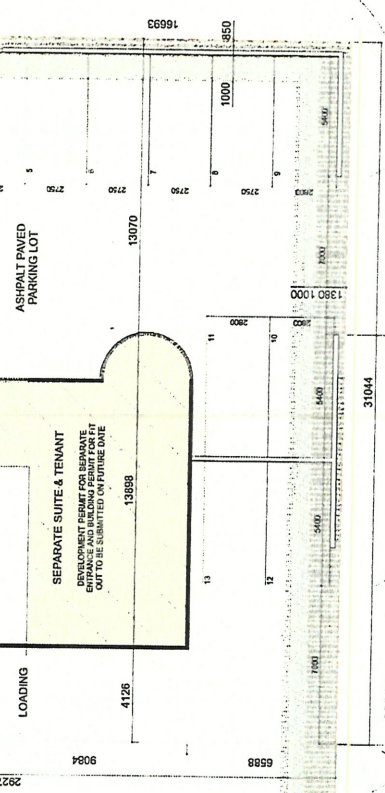
GORGE ROAD EAST

BRIDGE STREET

GARBALLY ROAD

STATUTORY RIGHT-OF-WAY

1 METRE BUFFER ZONE



1	ISSUED FOR REFERRING	DATE
	2018/07/20	

**number 10**  
number 10 LIMITED

28. HOLLAND BLVD  
VANCOUVER, BC V6Z 3M1  
TEL: 604-275-8888  
WWW.NUMBER10.COM

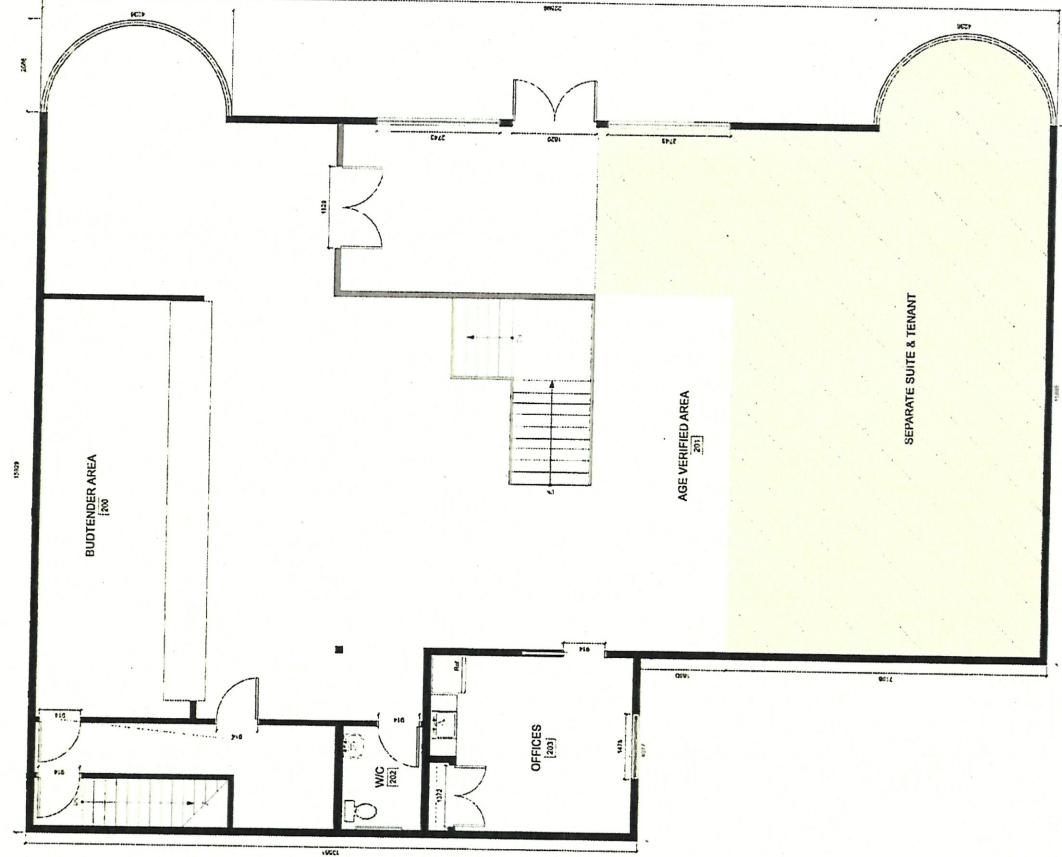
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**The Green Hart**  
Storefront Cannabis Retailer Rezoning  
475 Gorge Road  
Victoria, BC V8T 2L1

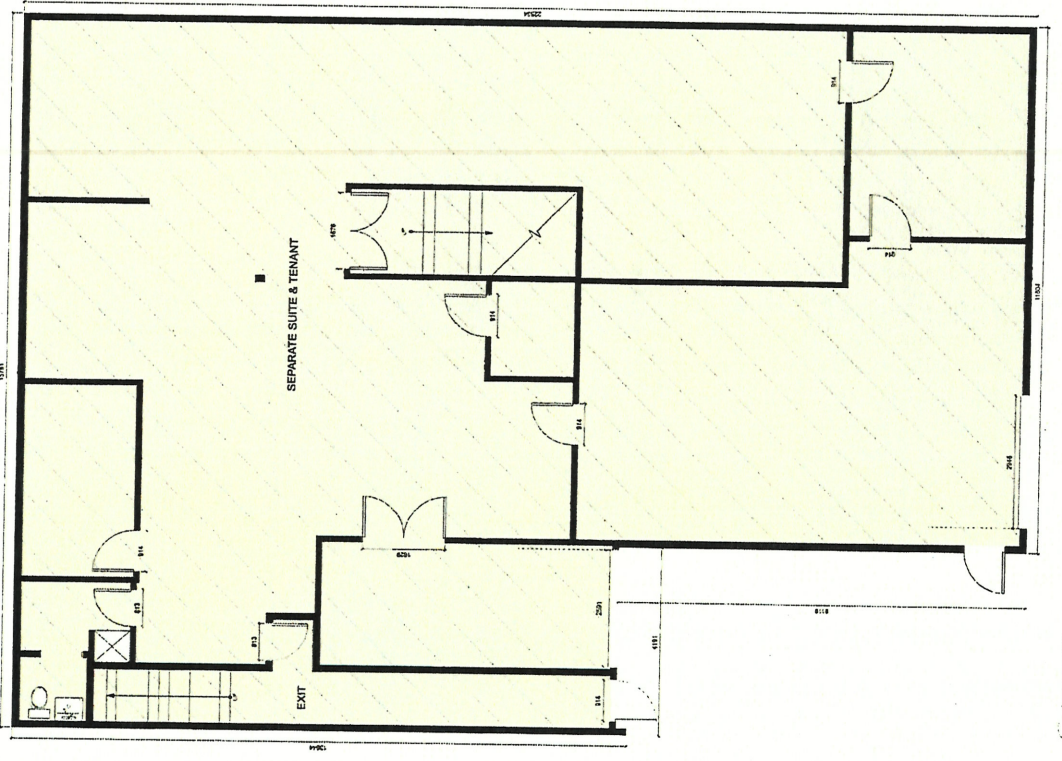
PROJECT	UT	DATE	2018/07/20
CLIENT	UT	DATE	2018/07/20
CITY	UT	DATE	2018/07/20

Site Plan

A-001



2 Ground Level Plan



1 Lower Level Plan

number **TEN** number **10**

100% CANNABIS RETAILER

2018-07-20

**The Green Hart**  
 Streetfront Cannabis Retailer Rezoning  
 475 Gorge Road  
 Victoria, BC V8T 2L1

Floor Plans

DATE	1:30	DATE	2018-07-20
BY		BY	
CHECKED BY		CHECKED BY	
APPROVED BY		APPROVED BY	
DATE		DATE	
BY		BY	
CHECKED BY		CHECKED BY	
APPROVED BY		APPROVED BY	

UT

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**A-002**



1 Exterior Photo - East Face



2 Exterior Photo - East Face  
SIGNAGE BOXES BEEN REMOVED  
AND REPLACED WITH NEW SIGN



3 Exterior Photo - South Face



4 Exterior Photo - South/East Face



5 Exterior Photo - North Face



6 Exterior Photo - North Face

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1. ASSIGNED FOR REZONING  
2018/07/20



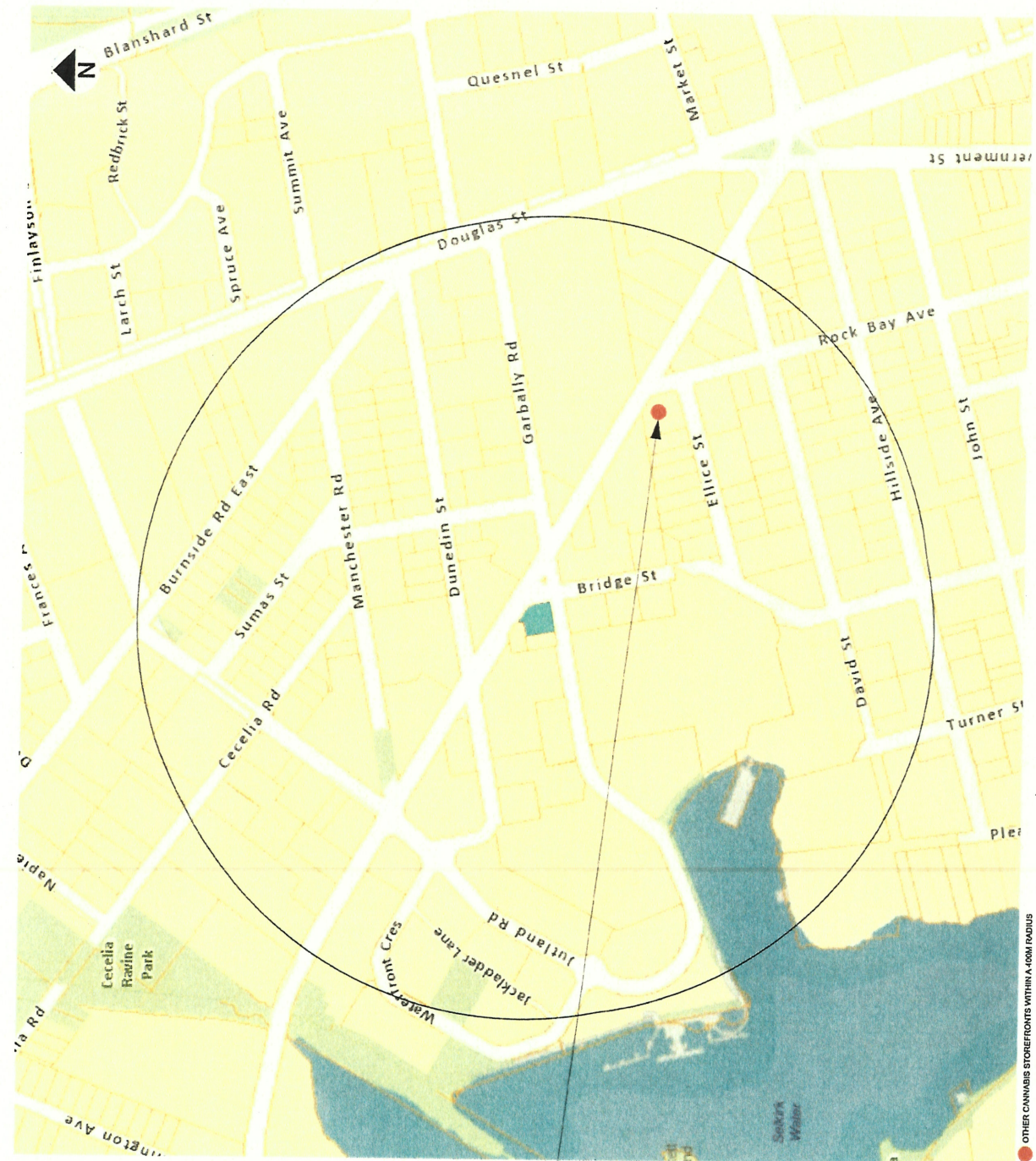
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1. ASSIGNED FOR REZONING  
2018/07/20

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Victoria, BC V8T 2L1

400m Radius Plan

PLAN  
A-004



Gorge Medijuana Dispensary  
603 Gorge Road West

● OTHER CANNABIS STOREFRONTS WITHIN A 400M RADIUS